

Report of the Head of Planning & Enforcement Services

Address EASTCOTE HOUSE AND GARDENS HIGH ROAD EASTCOTE

Development: Repair works to garden wall, installation of new gate to eastern side of wall and repair of stable block and installation of 2 micro CCTV cameras and burglar alarm to eaves of stable block (Application for Listed Building Consent).

LBH Ref Nos: 23846/APP/2012/1133

Drawing Nos: 2011/P118/D/02
2011/P118/D/03
2011/P118/D/04
2011/P118/D/07
2011/P118/D/08
2011/P118/D/09
2011/P118/D/10
2011/P118/D/11
2011/P118/D/01
2011/P118/D/14
2011/P118/D/15
2011/P118/D/16
2011/P118/D/17 Rev. A
2011/P118/D/12 Rev. A
2011/P118/D/13 Rev. A
2011/P118/D/05 Rev. A
Design & Access Statement
Photographs

Date Plans Received: 10/05/2012 **Date(s) of Amendment(s):** 21/06/2012
Date Application Valid: 10/05/2012

1. CONSIDERATIONS

1.1 Site and Locality

The application site forms part of Eastcote House Gardens, a Council owned public park located on the south eastern side of High Road Eastcote, to the north of its junction with Field End Road. This part of the park contains a 16th century timber framed former stables and a 17th century walled garden and Dovecote. These are all that remain of the outbuildings of Eastcote Manor House, an early timber framed building with later additions that was demolished in the 1960s. All of the buildings are grade II listed and are included on the English Heritage Buildings at Risk Register. Eastcote House Gardens form part of the Eastcote Village Conservation Area and an area forming a link in a Green Chain as

identified in the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

Adjoining the park to the south east are the rear gardens of properties fronting Pamela Gardens, and those on St Lawrence Drive to the north east. The River Pinn marks the northern boundary. The application site forms the middle section of the gardens, including the main vehicular access into the gardens and its listed buildings and car park from High Road Eastcote.

1.2 Proposed Scheme

This application seeks listed building consent for repair works to the walls of the walled garden, installation of a new gated opening in the eastern wall of the walled garden towards its southern end and repair works to the former stable building and installation of two micro CCTV cameras and a burglar alarm box to the eaves on the western elevation of the building.

Repair works to the walls involve where appropriate, the clearing of vegetation, removal of wire mesh trellis that supports the wall, making good identified cracks and render, re-pointing of brickwork and insertion of clay pipes at base of the wall to form weep holes.

The repair works to the former stable building include where appropriate the re-pointing and repair of brickwork, re-packing of gaps between brickwork and timber frame, removal and replacement of broken tiles, making good rainwater goods and flashing, re-glazing of ground floor window in west elevation and salvaging/replacement of its window furniture.

The application is supported by a Design and Access Statement which advises that the works represent initial steps towards a larger project to restore and develop the gardens for wider community use. This is currently subject to an HLF funding bid, which has been successful at Stage 1 and is now at the Development Stage. The works will provide greater access to the walled garden, linking it to other ongoing projects within the park and also improve the security of the former stables building, which is likely to become vacant later this year when the current occupiers move to new premises.

The new gated opening in the walled garden would be in the south eastern section where the wall is modern (presumably as a result of some earlier repair works) and in poor condition and includes a straight joint that forms a natural break for the creation of the new opening. The design of the new gate will follow that of the gate in the west wall (of mild steel, painted black) and include its date of construction within its design. The width of the opening and the gate will allow disabled access.

The statement advises that the stables have been the subject of vandalism in recent years and the installation of two micro cameras is intended as a temporary and fully reversible measure to protect the building and its users whilst the HLF scheme is developed that will include fully worked up security measures and a CCTV system for the whole park.

1.3 Relevant Planning History Comment on Planning History

There is no relevant planning history on this site.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. **Comments on Public Consultations**

EXTERNAL CONSULTEES:

A site notice was displayed at the entrance into the site on 25/5/12. No responses received.

INTERNAL CONSULTEES:

Urban Design/Conservation Officer:

There are no objections to these works, which have been subject to extensive discussion with the Council's Architects, EH and the Eastcote House Gardens Steering Group.

Please note as this is a Council owned property a decision on the application will need to be made by the DCLG, which will require a resolution from the Planning Committee and EH written support. Conditions should be attached to any recommendation covering:

- a) Brick samples
- b) Details of mortar mixes and sample areas of pointing to be agreed on site by LBH and EH
- c) Manufacturers details of the cameras and their exact position on the building to be supplied for agreement
- d) Details of the appearance and exact location of the burglar alarm
- e) Details of design of the new gate to the walled garden
- f) Materials for the re-glazing of the windows

These details should be supplied for agreement before the start of relevant area of work.

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

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

Part 1 Policies:

- | | |
|-------|--|
| PT1.4 | To safeguard a network of Green Chains from built development to provide a visual amenity and physical break in the built up area and opportunities for recreation and corridors for wildlife. |
| PT1.7 | To promote the conservation, protection and enhancement of the archaeological heritage of the Borough. |
| PT1.8 | To preserve or enhance those features of Conservation Areas which contribute to their special architectural and visual qualities. |
| PT1.9 | To seek to preserve statutory Listed Buildings and buildings on the Local List. |

Part 2 Policies:

NPPF	National Planning Policy Framework (March 2012)
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.8	(2011) Heritage assets and archaeology
OL11	Green Chains
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE4	New development within or on the fringes of conservation areas
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
BE11	Proposals for the demolition of statutory listed buildings
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

5. MAIN PLANNING ISSUES

The main consideration with this application concerns the impact of the scheme upon the historic fabric, appearance and overall setting of the listed buildings and walls and the implications of the works for disabled access.

It is considered by the Urban Design/Conservation Officer and officers of English Heritage that the proposed repairs are needed to assist with the restoration and upkeep of the buildings and walls. These will not have a negative impact upon either the integrity or character of any of the historic buildings or walls, subject to a condition controlling the materials and siting of the cameras and alarm.

Furthermore, the installation of the micro cameras and burglar alarm on the stables building at eaves level will improve the security of the building and are only intended to be temporary measures until such time as a comprehensive security scheme is worked up as part of the HLF scheme and are fully reversible.

The new opening into the walled garden on the eastern side will provide a second access point on the opposite side of the existing access on the west side which will improve accessibility and encourage use of the walled garden. The new gated opening will allow disabled access.

Given the nature of the works, it is unlikely that any archaeological remains will be affected.

In conclusion the scheme is considered to comply with Policies BE3, BE4, BE8, BE9, BE10 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

RECOMMENDATION:

As the application is for works to a listed building and the building is owned by the London Borough of Hillingdon, the application needs to be referred to the Secretary of State for Communities and Local Government for a formal decision. Thus it is recommended that the committee do not raise objection to the grant of Listed Building Consent and the application is thus referred to the Secretary of State for Communities and Local Government.

6. RECOMMENDATION

APPROVAL subject to the following:

1 SP01 Council Application Standard Paragraph

This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall enure only for the benefit of the land.

2 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 Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3 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, namely Drw. Nos. 2011/P118/D/01, 02, 03, 04, 05 Rev. A, 07, 08, 09, 10, 11, 12 Rev. A, 13 Rev. A, 14, 15, 16 and 17 Rev. A and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the London Plan (July 2011).

4 COM7 Materials (Submission)

No development shall take place on the relevant area of work until details of the following have been submitted to and approved in writing by the LPA:

- a) Brick samples
- b) Details of mortar mixes and sample areas of pointing to be agreed on site by the London Borough of Hillingdon and English Heritage
- c) Manufacturers details of the cameras and their exact position on the building
- d) Details of the appearance and exact location of the burglar alarm
- e) Details of design of the new gate to the walled garden
- f) Materials for the re-glazing of the windows

Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

REASON

To ensure that the repair works present a satisfactory appearance to safeguard the architectural and historical interest of the buildings, in accordance with Policies BE8 and BE9 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 (July 2011) and national guidance.

NPPF National Planning Policy Framework (March 2012)

LPP 7.2 (2011) An inclusive environment

LPP 7.3 (2011) Designing out crime

LPP 7.8 (2011) Heritage assets and archaeology

OL11 Green Chains

BE3 Investigation of sites of archaeological interest and protection of archaeological remains

BE4 New development within or on the fringes of conservation areas

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

BE11 Proposals for the demolition of statutory listed buildings

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

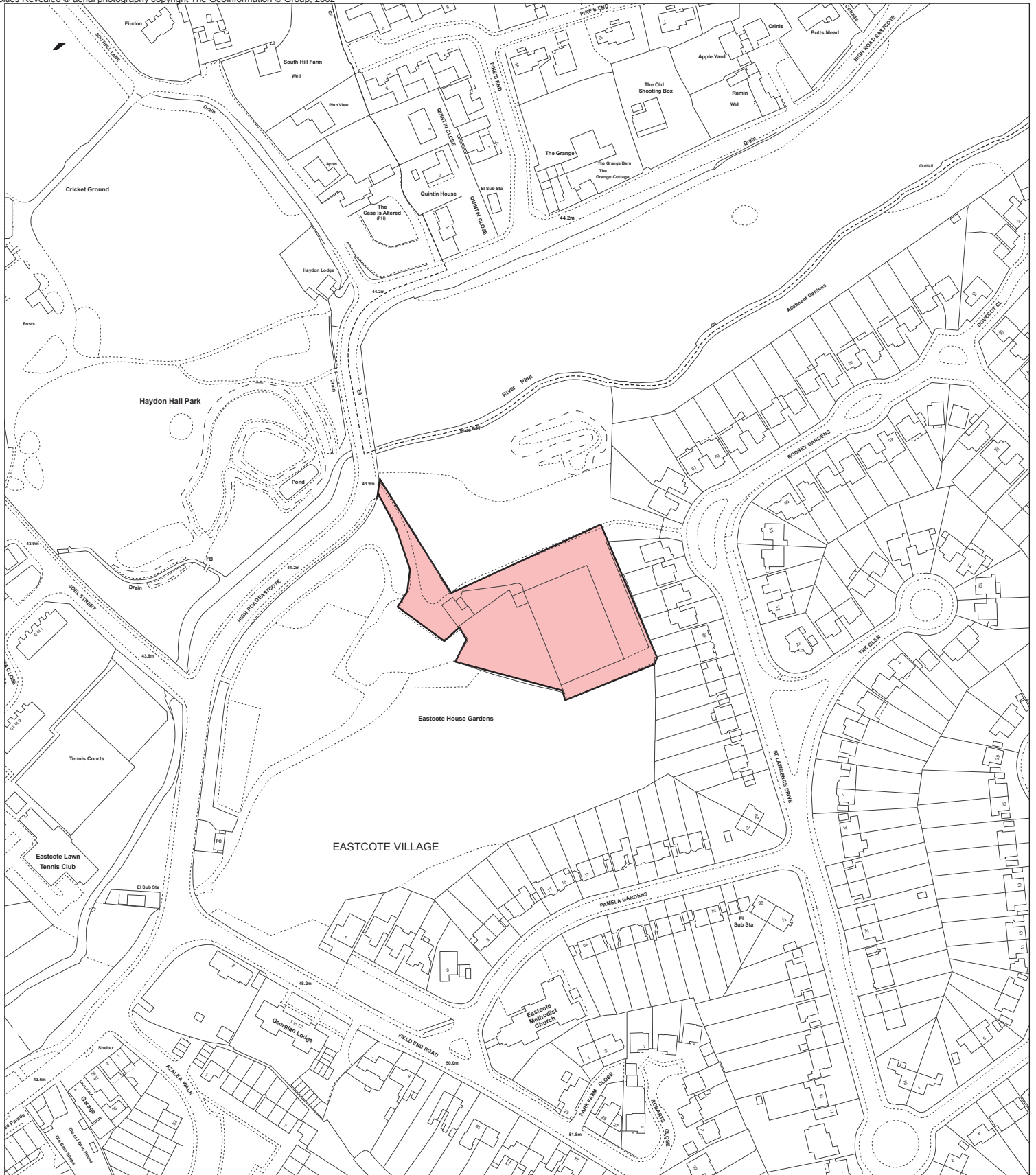
3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning 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).

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes



Site Boundary

For identification purposes only.

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Site Address

**Eastcote House and Gardens,
High Road,
Eastcote**

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

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

Planning Application Ref:

23846/APP/2012/1133

Scale

1:1,250

Planning Committee

North

Date

July 2012



HILLINGDON
LONDON