

Report of the Head of Planning & Enforcement Services

Address BREAKSPEAR HOUSE BREAKSPEAR ROAD NORTH HAREFIELD

Development: Proposal to enclose the lightwell between the original manor house and the 2 storey car park to create 2 rooms to serve 2 individual flats within the original manor house

LBH Ref Nos: 7610/APP/2012/2637

Drawing Nos: 99225-1401
99225-400 Rev. F
Design, Access and Statement of Significance dated October 2012
Key Plan at Scale 1:1250
99225-402

Date Plans Received: 24/10/2012 **Date(s) of Amendment(s):**

Date Application Valid: 24/10/2012

1. SUMMARY

The application seeks to enclose the screened lightwell located between the original manor house and the 2 storey car park to create 2 rooms to serve 2 ground floor apartments located within the manor house.

The design of the extension is well detailed, would not be readily visible from the front, side or rear of the manor house as the extension will be fully screened by a wall that encloses the bin stores for the flats within Breakspear House, and by built out enabling development to the rear and side. The scheme would not intrude upon the open setting of the Green Belt, or have a detrimental impact upon the appearance or architectural integrity of the manor house or present any amenity issues. Accordingly the scheme is considered acceptable and consistent with relevant adopted Council planning policies and is thus recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 RES3 Time Limit

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

REASON

To comply with Section 91 of the Town and Country Planning Act 1990

2 RES4 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, numbers 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 of the Hillingdon Local Plan: Part One and Part Two - Saved UDP Policies and the London Plan (July 2011).

3 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) Drawing showing how the ceiling level detail avoids the fanlight.
- (b) Samples of the brick and mortar mix for the front elevation and of the natural stone coping, cill, and door threshold.
- (c) Drawing of the design and method of construction of the glazed rear elevation (at minimum 1:20 scale).
- (d) Drawing detail showing how the ceiling level avoids the fanlight.
- e) Design and method of construction of sash windows and timber door frontage (including cross section of glazing bar)
- (f) Details of method of ventilation to the extension.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies

4 NONSC Non Standard Condition

The scheme shall be completed with the following:

- (i) Lead shall be used on the roof and dressed up into the brickwork/render of the end elevation
- (ii) The projecting stump of brickwork (the end of a vault) shall be retained

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies

INFORMATIVES

1 I52 Compulsory Informative (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 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan: Part One and Part Two - Saved UDP Policies set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

LPP 7.8	(2011) Heritage assets and archaeology
LPP 7.16	(2011) Green Belt
BE4	New development within or on the fringes of conservation areas
BE8	Planning applications for alteration or extension of listed buildings
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.

BE21 Siting, bulk and proximity of new buildings/extensions.

3 112 Notification to Building Contractors

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

3. CONSIDERATIONS

3.1 Site and Locality

Breakspear House is a Grade 1 listed building and is located on the south western side of Breakspear Road North approximately 1 kilometre to the south east of Harefield Village. The proposed extension is situated on the flank north west facing wall of the manor house and sandwiched between this flank wall and the enabling development 2 storey car park.

The site is screened from the front (north east facing) elevation of the manor house by an original wall running off the external north west corner of the manor house and to the south west (the rear of the manor house) and to the side (north west) by enabling development. The site of the existing lightwell was filled by a boiler house building when Breakspear House was a single dwelling house.

3.2 Proposed Scheme

The extension would be a linear rectangular extension no wider than 3.35m wide and 13.6m long occupying the full width (3.35m) of the existing lightwell. Its external footprint would be approximately 46 sq.m.

The extension would be attached to the flank wall of the original manor house but is set back from the front and rear elevation of the manor house to provide for two small outdoor spaces opening off the extensions - both of these outdoor 'terrace spaces' are less than 10sq.m in area.

The extension would be finished with a flat roof and contain 4 light roofs. The maximum height of the extension (to the top of the maximum height of the roof light) would be 3.45m. The extension would be screened from all side by existing walls that are substantially higher than the extension itself (the wall to the north west serving the bin store is 4.1m high).

3.3 Relevant Planning History

Comment on Relevant Planning History

None relevant to this application.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.HE1 (2012) Heritage
PT1.BE1 (2012) Built Environment

Part 2 Policies:

- LPP 7.8 (2011) Heritage assets and archaeology
LPP 7.16 (2011) Green Belt
BE4 New development within or on the fringes of conservation areas
BE8 Planning applications for alteration or extension of listed buildings
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.
BE21 Siting, bulk and proximity of new buildings/extensions.

5. Advertisement and Site Notice

- 5.1** Advertisement Expiry Date:- Not applicable
5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A site notice was displayed and a press notice was placed. No comments were received.

English Heritage: No objection, sought it to be determined in accordance with local and national guidance, and on the basis of the Council's specialist conservation officer advice.

Harefield Conservation Area Advisory Panel: The Panel, having considered the application very carefully, has no objection to the proposal and recommends approval

Internal Consultees

CONSERVATION OFFICER:

No objection following receipt of revised drawings and further information that can be addressed by condition relating to the following:-

- . Confirmation the front elevation will be traditional, in brick and include cambered arches over the opens etc. In contrast, the rear can be lightweight, modern and glazed.
- . Revised drawings showing the ceiling level avoids the fanlight.
- . Revised drawings that the projecting stump of brickwork (the end of a vault) in the end wall of the house should be retained.
- . Following receipt drawing the introduction of the parapet to the front elevation could do with being taller to hide the rooflight to the rear
- . Following confirmation the lead forming the roof will be dressed up into the brickwork/render of the end elevation.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application for modest extension to 2 residential flats located within the manor house presents no issues of the principle of the development subject to it not having an adverse impact on the Green Belt or upon the architectural integrity of this Grade 1 listed building.

7.02 Density of the proposed development

Not applicable to this application.

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

Policies BE8 and BE9 of the Hillingdon Local Plan: Part Two - Saved UDP Policies require that any extensions and alterations to listed buildings do not have any detrimental impact on the architectural integrity of the listed building, its historic value or its visual appearance and setting. The proposed development is not visible (except from above and its flat roof with roof lights from the adjacent top storey of the enabling development car park) and would involve minimal impact upon the flank wall of Breakspear House in terms of structural means of attachment. Accordingly it is considered the scheme is consistent with the aforementioned Hillingdon Local Plan: Part Two - Saved UDP Policies.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

The scheme would not be visible from any direction and would not intensify the general use of the wider site accordingly the extension is not considered to raise any Green Belt issues and is consistent with Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies.

7.07 Impact on the character & appearance of the area

The extension would not be visible from the wider area or indeed from the immediate landscaped grounds of Breakspear House and therefore is considered will have no adverse impact on the character or appearance of the area.

7.08 Impact on neighbours

The extension is situated on a flank wall of the house and would provide no opportunity for overlooking into any residential units within the house or the adjacent enabling houses and presents no adverse change in terms of potential noise from the associated outside spaces compared to the presence of the existing lightwell accordingly the scheme is considered to comply with BE24 of Hillingdon Local Plan: Part Two - Saved UDP Policies.

7.09 Living conditions for future occupiers

The site of the extension currently serves as a lightwell and outdoor amenity space for the two flats which the extension would serve. However given it is linear in shape, north facing and enclosed on all 4 sides by high walls it gain little sunlight and provide little amenity value to these flats as outdoor amenity space. Enclosing this space to provide an extension to the existing units, with retention of 2 outdoor terraces is considered to provide more useful space for the future occupants of these flats. Accordingly the scheme is considered to comply with Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Not applicable to this application.

7.11 Urban design, access and security

The changes proposed would not impact upon the security of the 2 residential flats the extension would serve.

7.12 Disabled access

The proposed changes would not impact on the primary access into the 2 flats the extension would serve.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Not applicable to this application.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application..

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

The scheme that infills an existing lightwell (that is presently capable of producing a certain degree of echo) is not considered to raise any adverse noise or any air quality issues.

7.19 Comments on Public Consultations

None received.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other

opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The main planning issue is a heritage concern that the extension does not having an adverse impact on the architectural integrity of the manor house or upon the character of the Harefield Conservation Area and the open appearance of the Green Belt. The modest extension is considered acceptable, subject to appropriate conditions to safeguard the historic fabric and appearance of the listed building and comply with relevant OL4, BE4, BE8, BE9, BE13, BE15, BE19, BE25 policies of the Hillingdon Local Plan: Part Two - Saved UDP Policies

11. Reference Documents

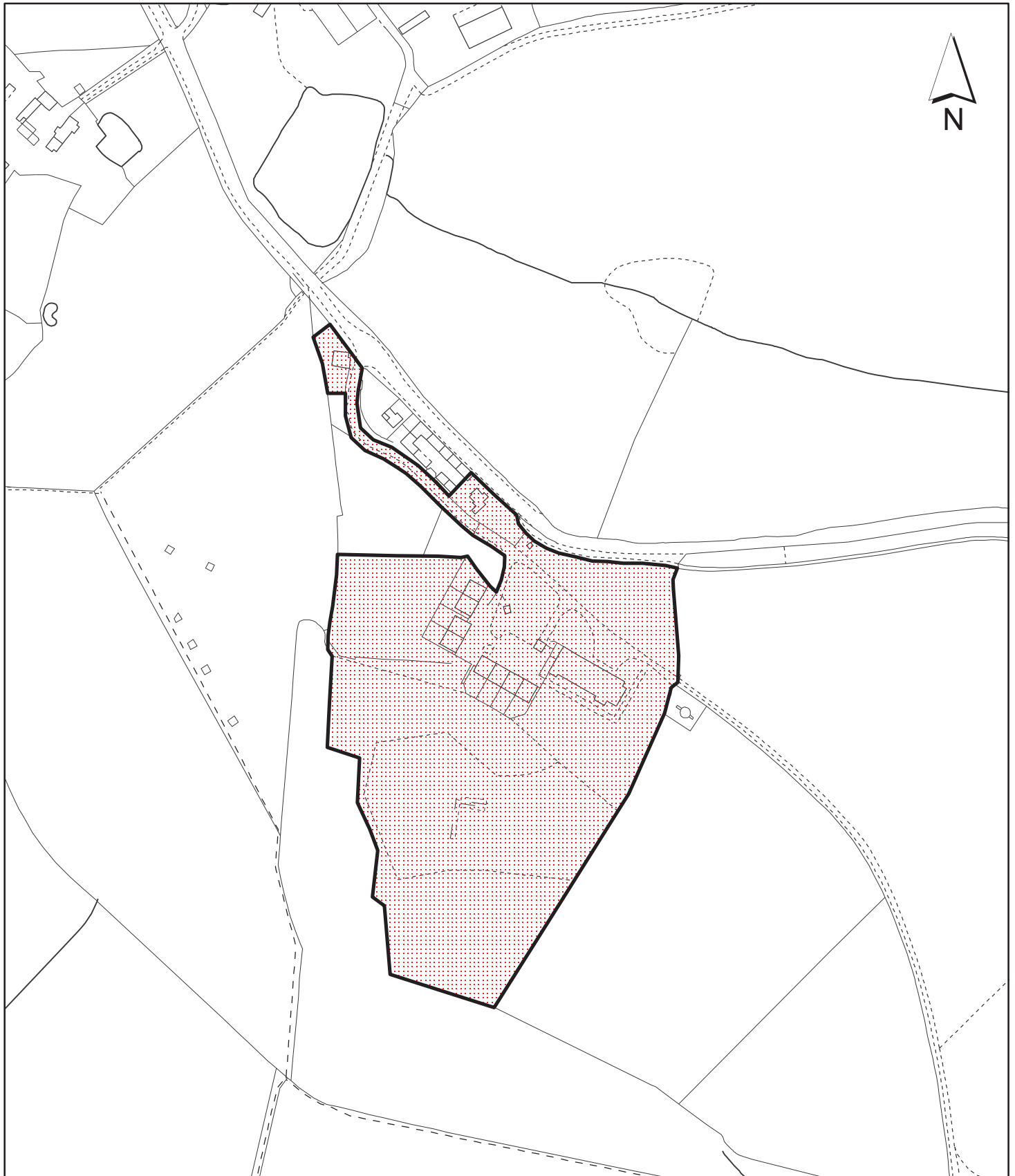
National Planning Policy Framework

Hillingdon Local Plan: Part One (November 2012)

Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

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Notes

 Site boundary

For identification purposes only.

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**LONDON BOROUGH
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Telephone No.: Uxbridge 250111

Planning Application Ref:

7610/APP/2012/2637

Scale

1:3,000

Planning Committee

North

Date

**November
2012**



HILLINGDON
LONDON