

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 (Application for Listed building Consent)

LBH Ref Nos: 7610/APP/2012/2638

Drawing Nos:

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

Date Application Valid: 24/10/2012

1. CONSIDERATIONS

1.1 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.

1.2 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).

1.3 Relevant Planning History

7610/APP/2012/2637 Breakspear House Breakspear Road North Harefield

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

Decision Date:

Appeal:

Comment on Planning History

None applicable.

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

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

EXTERNAL:

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:

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.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.9 To seek to preserve statutory Listed Buildings and buildings on the Local List. Replaced by PT1.HE1 (2012)

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE9 Listed building consent applications for alterations or extensions

5. MAIN PLANNING ISSUES

Policies BE9 of the Hillingdon Local Plan: Part Two - Saved UDP Policies require 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 scheme will not be visible from any frontage (except from above and through an open door frame within the north east wall running off the main house) and would involve minimal impact upon the flank wall of Breakspear House its structural means of attachment accordingly it is considered the scheme is consistent with the aforementioned Hillingdon Local Plan: Part Two - Saved UDP Policies and 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 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 Planning (Listed Buildings and Conservation Areas) Act 1990 and the provisions of the Hillingdon Local Plan: 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

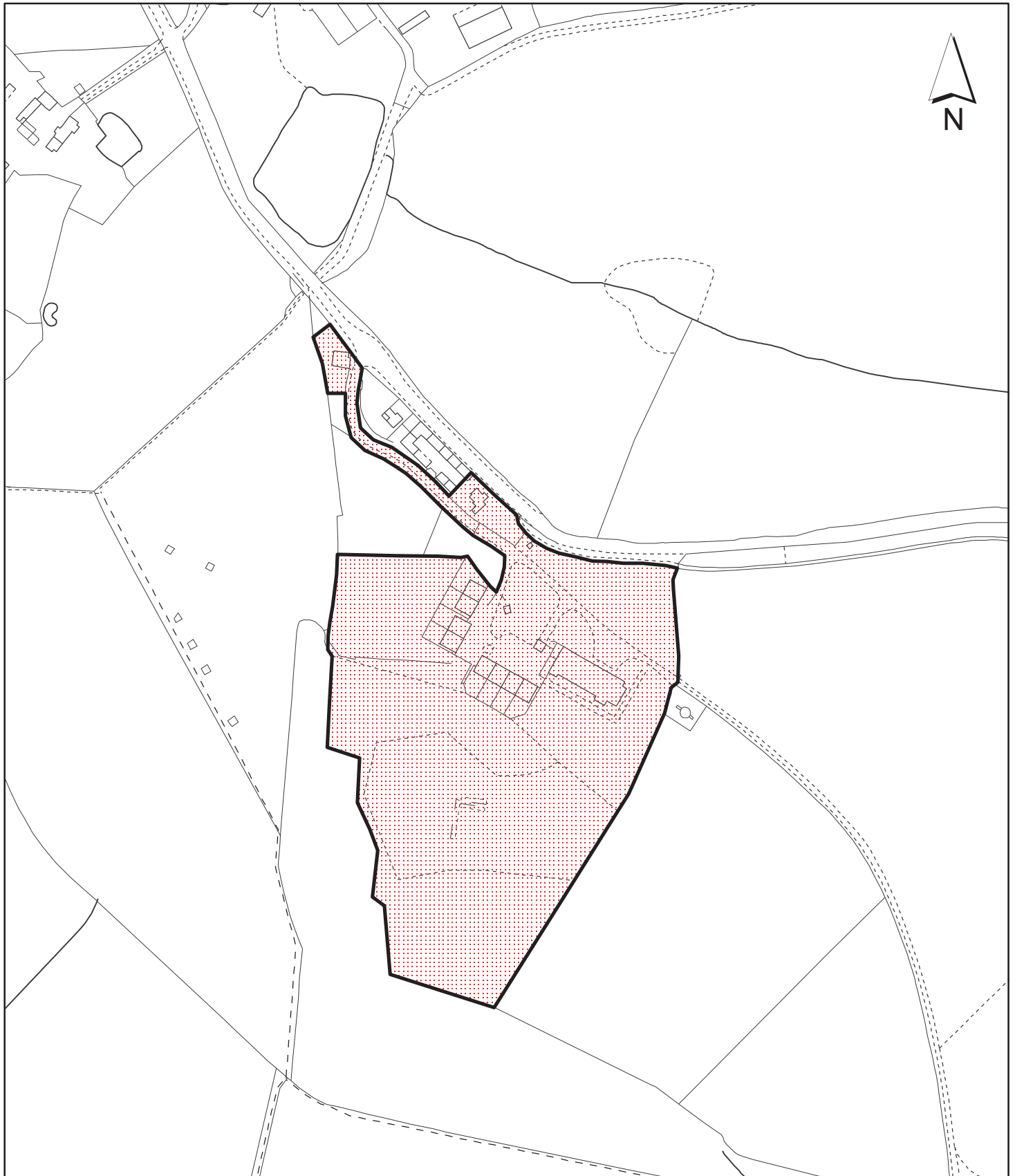
- 1** The decision to GRANT listed building consent has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, 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.

BE9 Listed building consent applications for alterations or extensions

- 3** 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.

Contact Officer: Gareth Gwynne

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Breakspeare House
Breakspeare Road North
Harefield**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

7610/APP/2012/2638

Scale

1:3,000

Planning Committee

North

Date

**November
2012**



HILLINGDON
LONDON