

## Report of the Head of Planning, Sport and Green Spaces

**Address** SWAKELEYS HOUSE MILTON ROAD ICKENHAM

**Development:** Alterations to listed building; demolition of 1980s entrance foyer attached to northern elevation of Swakeleys House, demolition of Vyners House, the connecting link between Vyners House and Swakeleys House and the Ice House building (Application for Listed Building Consent).

**LBH Ref Nos:** 23202/APP/2013/13

**Drawing Nos:**

- 1604 (PL)001
- 1604 (PL)011
- 1604 (PL)012
- 1604 (PL)013
- 1604 (PL)014
- 1604 (PL)015
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1604 (PL)264  
1604 (PL)265  
1604 (PL)201 rev. A  
1604 (PL)250 rev. A  
1604 (PL)251 rev. A  
Design & Access Statement  
Planning Statement  
Heritage Statement  
Building Services Strategy  
Archaeological Desk Based Assessment  
Archaeological Geophysical Survey Report  
1604 (PL)255

**Date Plans Received:** 21/12/2012                      **Date(s) of Amendment(s):** 21/12/2012

**Date Application Valid:** 22/01/2013

## **2. RECOMMENDATION**

**APPROVAL subject to the following:**

### **1            LB1            Time Limit (3 years) - Listd 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.

## **INFORMATIVES**

### **1            I52            Compulsory Informative (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).

## 2 153 **Compulsory Informative (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) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

NPPF12

LPP 7.8 (2011) Heritage assets and archaeology

LPP 7.9 (2011) Heritage-led regeneration

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

BE12 Proposals for alternative use (to original historic use) of statutorily listed buildings

### 3. **CONSIDERATIONS**

#### 3.3 **Relevant Planning History**

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

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

Part 1 Policies:

PT1.HE1 (2012) Heritage

Part 2 Policies:

NPPF12

LPP 7.8 (2011) Heritage assets and archaeology

LPP 7.9 (2011) Heritage-led regeneration

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

BE4 New development within or on the fringes of conservation areas

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BE10 Proposals detrimental to the setting of a listed building

BE12 Proposals for alternative use (to original historic use) of statutorily listed buildings

#### 5. **Advertisement and Site Notice**

5.1 Advertisement Expiry Date:- Not applicable

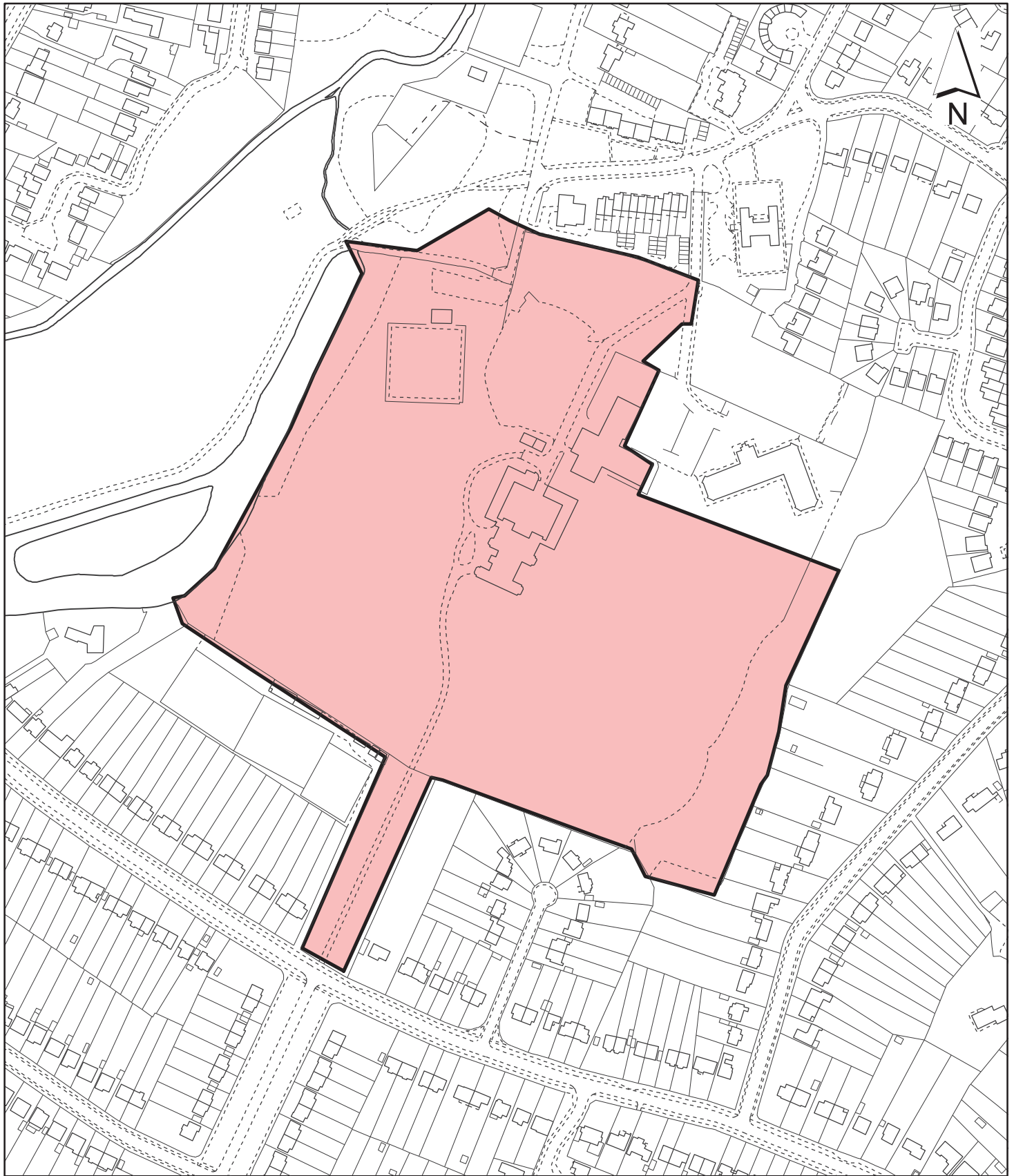
5.2 Site Notice Expiry Date:- Not applicable

#### 6. **Consultations**

**7. MAIN PLANNING ISSUES**

**Contact Officer:** Richard Phillips

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Swakeleys House  
Milton Road  
Ickenham**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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

Planning Application Ref:

**23202/APP/2013/13**

Scale

**1:3,000**

Planning Committee

**Major Applications**

Date

**July  
2013**



**HILLINGDON**  
LONDON