

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

**Address** SWAKELEYS HOUSE MILTON ROAD ICKENHAM

**Development:** Demolition of 1980s entrance foyer attached to northern elevation of Swakeleys House together with the demolition of Vyners House. The connecting link between Vyners House and Swakeleys House and the Ice House Building located within the grounds of Swakeleys House (Application for Conservation Area Consent).

**LBH Ref Nos:** 23202/APP/2013/14

**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  
Design & Access Statement  
Planning Statement  
Heritage Statement  
Building Services Strategy  
Archaeological Desk Based Assessment  
Archaeological Geophysical Survey Report  
1604 (PL)201 rev. A  
1604 (PL)250 rev. A  
1604 (PL)251 rev. A

**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 CA1 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 CA2 Demolition - requirement for development contract**

The works of demolition of the entrance foyer and connecting wings to the Stable blocks, including partial demolition hereby approved shall not be commenced before contract(s) for the carrying out of the completion of the entire scheme of works approved under planning permission 23202/APP/2013/12, including the works contract, have been made and evidence of such contract(s) has been submitted to and accepted in writing by the Council as local planning authority.

## REASON

To ensure that premature demolition does not occur in accordance with Policy BE4 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

## INFORMATIVES

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

The decision to GRANT conservation area 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 I53 **Compulsory Informative (2)**

The decision to GRANT conservation area 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

BE4 New development within or on the fringes of conservation areas

BE13 New development must harmonise with the existing street scene.

## 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

BE4 New development within or on the fringes of conservation areas

BE13 New development must harmonise with the existing street scene.

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

5.1 Advertisement Expiry Date:- **20th February 2013**

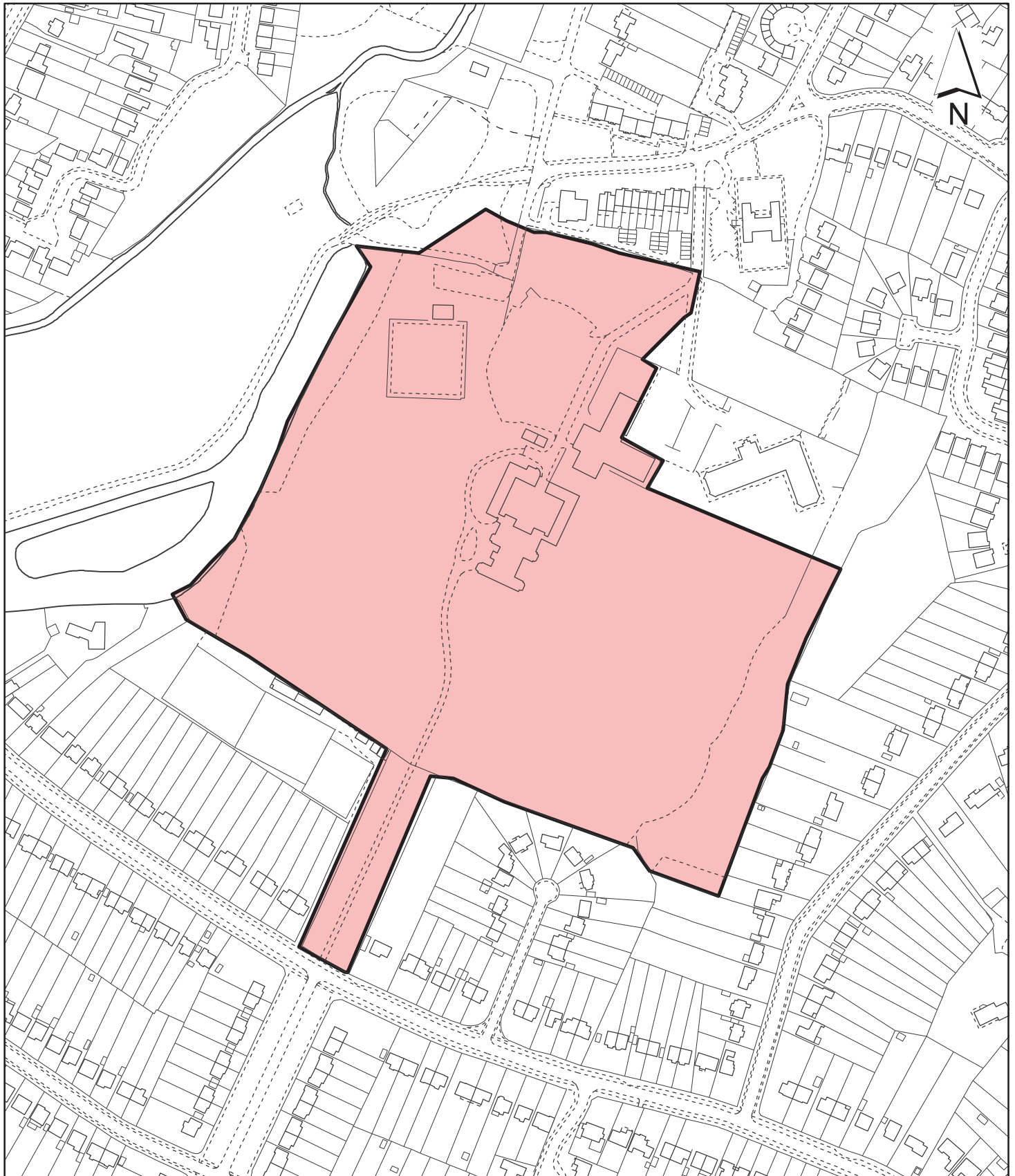
5.2 Site Notice Expiry Date:- Not applicable

## 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/2013/14**

Scale  
**1:3,000**

Planning Committee  
**Major Applications**

Date  
**July  
 2013**



**HILLINGDON**  
 LONDON