

## 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:** Agent;s email dated 16/7/13  
1604 (PL)001  
1604 (PL)011  
1604 (PL)012  
1604 (PL)013  
1604 (PL)014  
1604 (PL)015  
1604 (PL)016  
1604 (PL)017  
1604 (PL)018  
1604 (PL)019  
1604 (PL)020  
1604 (PL)021  
1604 (PL)022  
1604 (PL)050  
1604 (PL)051  
1604 (PL)052  
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1604 (PL)100  
1604 (PL)101  
1604 (PL)102  
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1604 (PL)109  
1604 (PL)120  
1604 (PL)150  
1604 (PL)151  
1604 (PL)153  
1604 (PL)154  
1604 (PL)200  
1604 (PL)252  
1604 (PL)253  
1604 (PL)254

1604 (PL)211  
1604 (PL)212  
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1604 (PL)256  
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1604 (PL)260  
1604 (PL)261  
1604 (PL)262  
1604 (PL)263  
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  
1604(PL)152

**Date Plans Received:** 21/12/2012                      **Date(s) of Amendment(s):** 21/12/2012  
**Date Application Valid:** 22/01/2013                      16/07/2013

## **1. CONSIDERATIONS**

### **1.1 Site and Locality**

This is described in Section 3.1 of the officer's report on the application for planning permission also being reported to this committee (ref. 23202/APP/2013/12).

### **1.2 Proposed Scheme**

This application is to consider the works to the listed buildings only. The planning merits of the residential conversion of Swakeleys House and stable blocks, demolition of 1980s buildings and extensions, new buildings and landscaping works are assessed under planning refs. 23202/APP/2013/12 and 14 which are also on this committee agenda.

As regards Swakeleys House, the main external alterations proposed would be the removal of the 1980s entrance foyer and connecting links to the stable blocks to be replaced with smaller link extensions. The internal alterations mainly involve removal of 1980s fabric, such as the enclosure around the service stairs between the first and second floors. The historic room proportions would mainly be retained. A door is to be added on the ground floor from the entrance hall to the cloak/storage area to optimise the layout and create a symmetrical appearance to the wall that faces the Entrance Hall Screen, with the existing doorway retained but closed off. Where new partitions are to be installed, fittings shall match the existing. On the first floor, the Great Chamber would be retained and used as a master bedroom, with the conversion of the side wings to bathrooms which would re-introduce former partition walls in the wings and a dais in each bathroom to create voids in which to hide plumbing.

In the stable block, many of the 1980s partitions and suspended ceilings would be removed, with the spaces opened up to expose the historic fabric.

The 1980s Vyners House together with its connecting link to one of the stable blocks would be demolished, as would the 1980s Ice House.

### **1.3 Relevant Planning History Comment on Planning History**

Relevant planning history is cited at Section 3.3 of the planning application (23202/APP/2013/12).

### **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**

The public comments received on this scheme and those from statutory consultees can be found in Section 6.0 on the associated planning application 23202/APP/2013/12 which is also being reported to this committee.

#### **INTERNAL CONSULTEES**

#### **URBAN DESIGN/CONSERVATION OFFICER:**

##### **Background:**

This is an exceptionally fine, early Jacobean house, in the Artisan Mannerist tradition. It is a most unusual historic house, in that it has retained its exterior character and appearance almost entirely, together with the majority of its original ground and first floor plans. It is thus imperative that any alterations required for its future use respect this historic character, and incorporate sensitive solutions to the installation of modern services.

The applicant has approached the challenge with a consultancy team of very high calibre,

who have researched and written an excellent Heritage Statement to determine the significance of each aspect of the house.

At pre-application meetings on site with officers of the Council and English Heritage, every detail of the proposals, and their likely impact upon the house, were discussed. It was agreed that the removal of some of the 1980's additions and alterations to the house (including the service staircase, the reception building and side wings, the office style light fittings and the partitions and suspended ceilings in the east stable wing) would be of benefit, whilst the new services are planned to utilise widened chimney breasts, existing voids and 1980's service routes. The removal of Vyners House, and the look-alike ice house, both built in the 1980s, were welcomed.

The most difficult aspect of the conversion was perhaps the use of the Great Chamber (the size of a small ballroom) as a master bedroom, with the conversion of the side wings to bathrooms. This has been achieved however with the re-introduction of the former partition walls in the wings, the use of demountable furniture to create partitions and a dais in each bathroom to create voids in which to hide plumbing. These are considered to be most elegant solutions.

It is considered that the listed building consent proposal is exceptionally well devised and researched and offers, overall, a set of enhancements, rather than compromises, to the interior and exterior of this outstanding listed building.

Recommendations: Acceptable

#### **4. 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

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

#### **5. MAIN PLANNING ISSUES**

The proposed works have been the subject of much discussion with English Heritage and

the Council's Urban Design/Conservation Officer who are fully supportive of the proposals. The conversion works have been kept to a minimum, which retain and restore as much of the historic fabric of the building as possible.

Furthermore, no objections are raised to the removal of the 1980s entrance foyer and connecting link extensions which conceal much of the north facade of the original building. The removal of Vyners House and its connecting link and the Ice House are also supported, as they are of little architectural or historical merit and particularly in the case of Vyners House, are considered to dominant and detract from the northern approach to the building.

## 6. **RECOMMENDATION**

### **APPROVAL subject to the following:**

#### **1 LB1 Time Limit (3 years) - Listed Building Consent**

The works hereby permitted shall be begun before the expiration of five years from the date of this consent.

#### **REASON**

To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

#### **2 NONSC Non Standard Condition**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1604 (PL)001, 1604 (PL)011, 1604 (PL)012, 1604 (PL)013, 1604 (PL)014, 1604 (PL)015, 1604 (PL)016, 1604 (PL)017, 1604 (PL)018, 1604 (PL)019, 1604 (PL)020, 1604 (PL)021, 1604 (PL)022, 1604 (PL)050, 1604 (PL)051, 1604 (PL)052, 1604 (PL)053, 1604 (PL)054, 1604 (PL)055, 1604 (PL)100, 1604 (PL)101, 1604 (PL)102, 1604 (PL)103, 1604 (PL)104, 1604 (PL)105, 1604 (PL)106, 1604 (PL)107, 1604 (PL)108, 1604 (PL)109, 1604 (PL)120, 1604 (PL)150, 1604 (PL)151, 1604 (PL)153, 1604 (PL)154, 1604 (PL)200, 1604 (PL)201 rev. A, 1604 (PL)211, 1604 (PL)212, 1604 (PL)213, 1604 (PL)214, 1604 (PL)215, 1604 (PL)216, 1604 (PL)217, 1604 (PL)218, 1604 (PL)219, 1604 (PL)250 rev. A, 1604 (PL)251 rev. A, 1604 (PL)252, 1604 (PL)253, 1604 (PL)254, 1604 (PL)255, 1604 (PL)256, 1604 (PL)257, 1604 (PL)258, 1604 (PL)259, 1604 (PL)260, 1604 (PL)261, 1604 (PL)262, 1604 (PL)263, 1604 (PL)264 and 1604 (PL)265 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 Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

#### **3 NONSC Non Standard Condition**

Prior to the commencement of any internal demolition work, a method statement shall be submitted to and approved by the Local Planning Authority, detailing the extent of the demolition works, methods of working, full details of the construction works and materials for making good and the timescales for completion. The works shall be carried out in strict accordance with the approved details.

#### REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **4** NONSC Non Standard Condition

Prior to the commencement of works, fully detailed drawings of the new link buildings, together with materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

#### REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **5** LB2 Making good of any damage

Any damage caused to the building in execution of the works shall be made good to the satisfaction of the Local Planning Authority within 3 months of the works being completed.

#### REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

### **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) 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

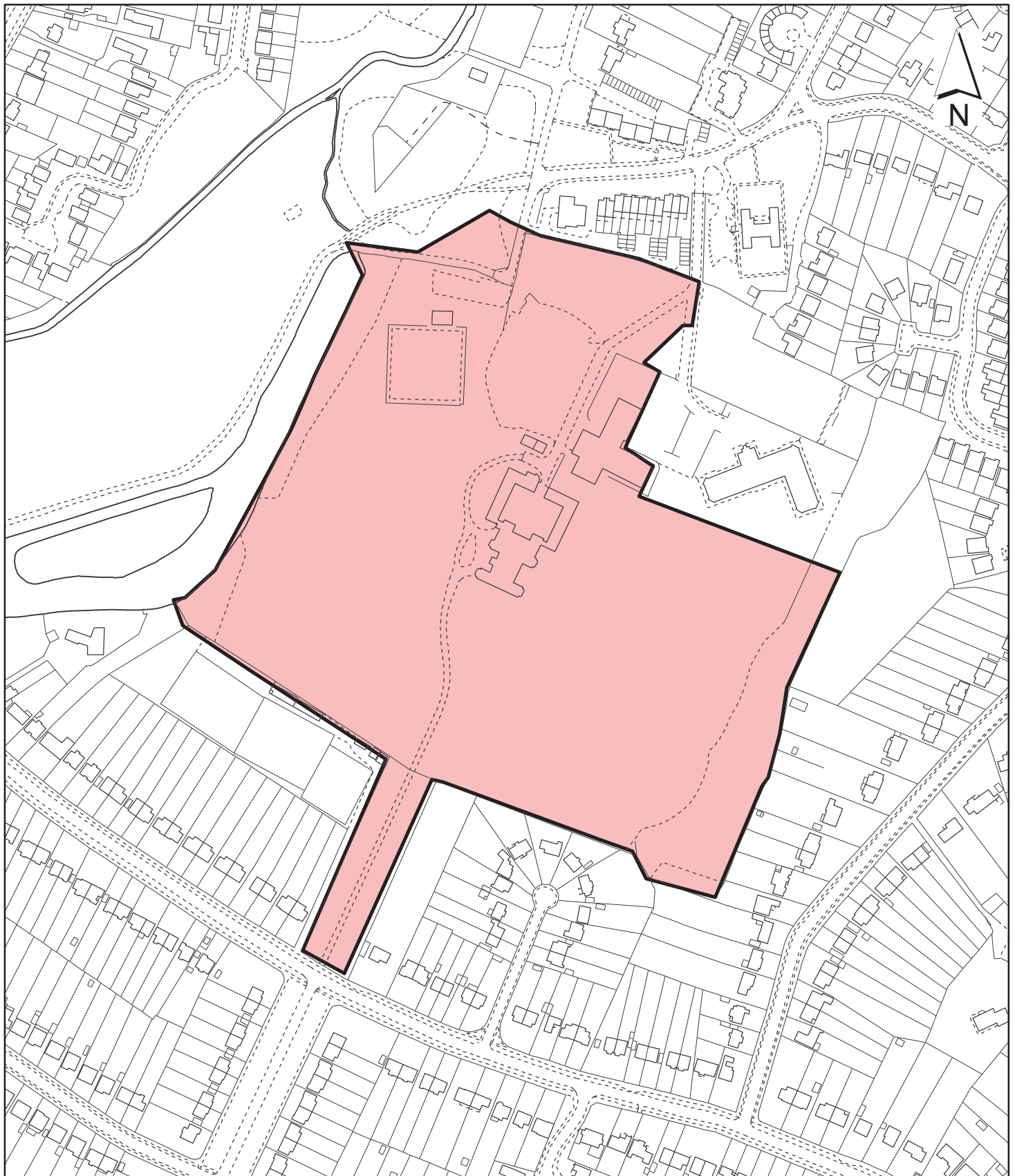
BE9 Listed building consent applications for alterations or extensions

BE10 Proposals detrimental to the setting of a listed building

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

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**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