

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)152
Agent's email dated 16/7/13
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1604 (PL)011
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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 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 demolition of Vyners House and the Ice House. It should be considered in conjunction with the applications for planning permission (23202/APP/2013/12) and listed building consent (23202/APP/2013/13) which are also

being reported to this committee.

1.3 Relevant Planning History Comment on Planning History

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 20th February 2013

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL CONSULTEES

The public comments and those of statutory consultees received on this scheme can be found in Section 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 application proposes the demolition of extensions to Swakeleys House and two buildings in the grounds, all of which were erected in the 1980's as part of the conversion of the site to office use.

The 1980's entrance foyer on the north side of the house is an unsympathetic addition which detracts greatly from the character and appearance of this elevation, and its removal, and the replacement of the links to either side with more appropriate structures, is to be welcomed.

Vyners House is a large, bulky office block of cruciform shape, on two floors with prominent Dutch gables. Built in the 1980's to fulfil the function of enabling the restoration of the house, it is overbearing and adversely affects the setting of the northern stable court. Its demolition is to be welcomed.

The Ice House building was built to house the plant room for Vyners House. Whilst there had been a dovecote, which also contained an ice house, in the grounds of Swakeleys House, it was not in this location. Thus this little building, which was a clever way of introducing a new plant room, has no historic merit or interest.

Whilst there would be no objection to the loss of any of these structures, the reception foyer and the structures linking it to the Stables should be retained until there is a contract for their replacement with the new link buildings. This is to ensure that the Stables remain physically linked to the house, which will assist in their continuing maintenance and security.

Recommendations: Acceptable, subject to condition relating to reception foyer.

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

BE4 New development within or on the fringes of conservation areas

BE13 New development must harmonise with the existing street scene.

5. **MAIN PLANNING ISSUES**

The main issue to be considered in the determination of this application is the acceptability of demolition of the buildings and their impact upon the character and appearance of the Ickenham Village Conservation Area.

As advised in the officer's report on the two other applications, the extensions and buildings were all built in the 1980s as part of the works to convert Swakeleys House to offices. The Council's Urban Design/Conservation Officer advises that the extensions are unsympathetic additions that detract from this elevation of Swakeleys House and their removal and replacement with more appropriate smaller scale link extensions would greatly enhance the northern elevation.

Furthermore, Vyners House is a large, bulky two storey building with large Dutch gables is overbearing and adversely affects the setting of the stable courtyard. The Urban Design/Conservation Officer raises no objections to its removal or the removal of the Ice House which was also built in the 1980s.

The officer does however advise that the extensions to Swakeleys House should not be removed until a contract for their replacement with the new link buildings has been agreed to ensure that the Stables remain physically linked to the house, which will assist in their continuing maintenance and security.

6. **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 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 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 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 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

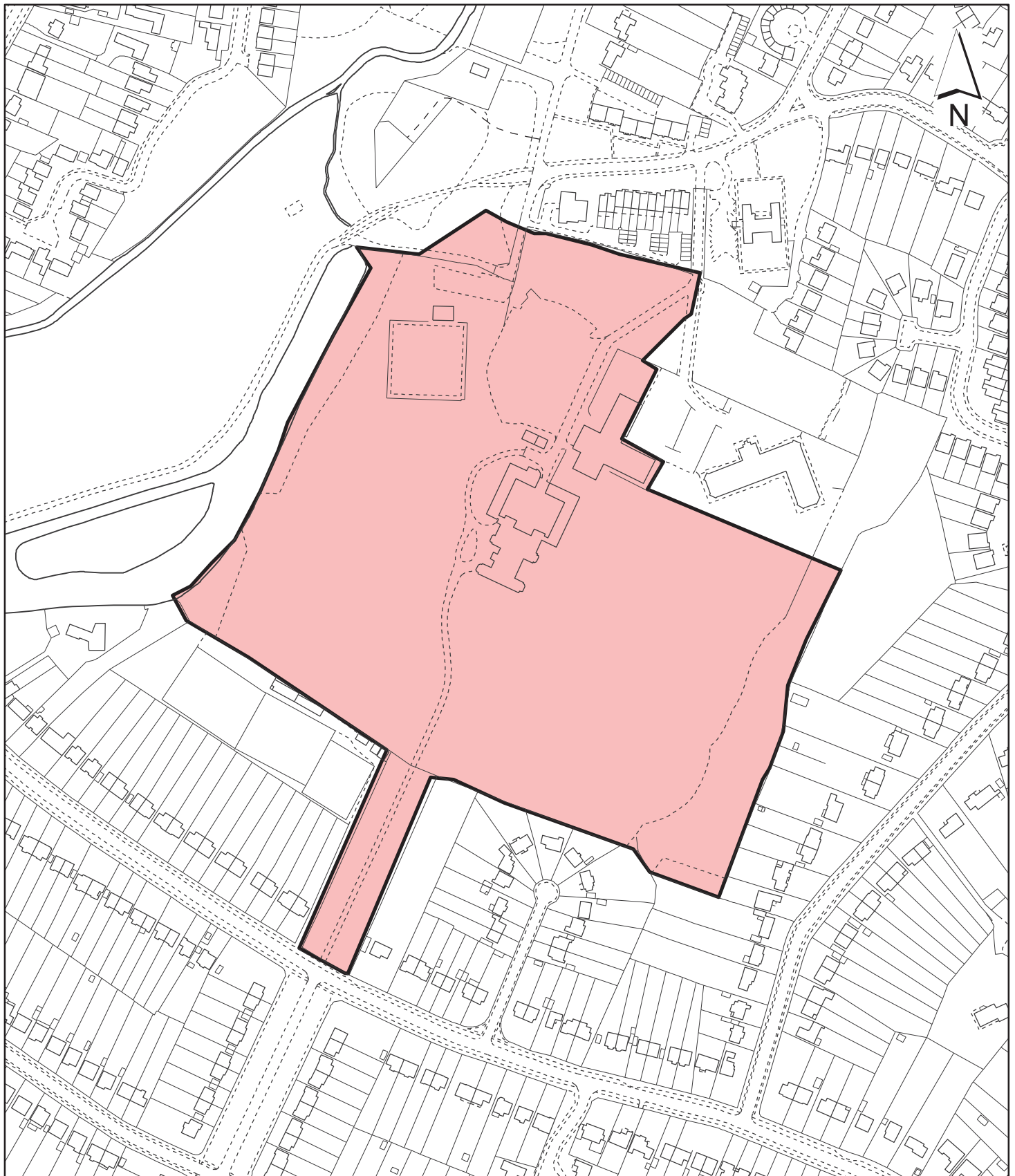
LPP 7.9 (2011) Heritage-led regeneration

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BE13 New development must harmonise with the existing street scene.

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Notes

 Site boundary

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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