

Report of the Head of Planning, Sport and Green Spaces

Address ROYAL QUAY, COPPERMILL LOCK PARK LANE HAREFIELD

Development: Listed Building Consent for the conversion and refurbishment of the Manor House to provide 4 x 2-bed flats, together with associated car parking and landscaping works.

LBH Ref Nos: **43159/APP/2013/1095**

Drawing Nos: 1336/009B
2008-A-1000 Rev. A
2008-A-1001 Rev. A
2008-A-1005 Rev. Z1
2008-A-1010 Rev. D
2008-A-1200 Rev. D
2008-A-1201 Rev. C
2008-A-3000 Rev. H
2008-A-3001 Rev. A
2008-A-3010 Rev. D
2008-A-3011 Rev. E
2008-A-3012 Rev. B
2008-A-3013 Rev. C
2008-A-3030 Rev. E
2008-A-3040 Rev. C
2008-A-3050 Rev. C
2008-A-3060 Rev. B
2008-A-3061 Rev. B
2008-A-3070 Rev. A
2008-C-1005 Rev. Z1
2008-C-1011 Rev. B
2008-SK-1200 Rev. D
1336/001 Rev. D
1336/002 Rev. B
1336/003 Rev. C
1336/004 Rev. G
1336/006 Rev. A
1336/007
1336/008 Rev. A
Design & Access Statement - April 2013
Arboricultural Impact Assessment - ASH18404aia (22/04/2013)
2008-C-1012 Rev. B
Archaeological Desk Based Assessment - RM/14668 (Nov 2012)
Ecological Appraisal - ASH18404_Ph1 (25/04/2013)
Heritage Assessment - 12/0689 (Apr 2013)
Landscape Strategy - 1336/005C (Apr 2013)
Planning Statement - April 2013
Summary of the Community Involvement Programme - April 2013
Tree Report - ASH18404tr (25/02/2013)

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Date Plans Received: 30/04/2013

Date(s) of Amendment(s): 21/08/2013

Date Application Valid: 07/05/2013

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the northern side of Park Lane, and is bordered the east by Summerhill Lane, and to the west by the Grand Union Canal and Coppermill Lock. The site is irregular in shape and is bisected by a separate channel which runs parallel to the canal. Originally forming part of the Bell Works site, some original buildings have long since been demolished leaving large areas of concrete hard-standing. Notable exceptions are two listed buildings, the disused Manor House on the site frontage (to the right of the entrance) and the Long Room, towards the rear of the site, which runs parallel to the side channel.□

□

The site has been historically used for a number of industrial uses, and currently consists of a number of buildings that are either vacant or are used for office/studio or workshop uses. A large amount of car parking and hardstanding makes up a large portion of the remainder of the site.□

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Situated to the north-west of Harefield, the site lies on the edge of the floodplain, bounded to the west by the Grand Union Canal, the River Colne and the flooded gravel pits of the Colne Valley. The site is cut into the hillside on its east boundary, where it rises steeply towards Summerhouse Lane. The site is accessed off Park Lane, with existing commercial development to the left of the entrance.□

□

Residential uses lie to the east and west of the site, with a commercial business park opposite the site to the south. Commercial buildings also occupy the south of the site, but are not included within this application. The Hillingdon Narrowboats Association occupies a small portion of the north of the site, but is also not included within the application.□

□

The site lies within the Black Jacks and Coppermill Lock Conservation Area, and the 'Manor House' is a Grade II Listed Buildings, whilst the 'Long Room' is a Locally Listed Building.

1.2 Proposed Scheme

The application seeks planning permission for the conversion and refurbishment of the Manor House to provide 4 x 2-bed flats, the construction of 9 x 3-bed three-storey houses

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and 10 x 4-bed four-storey houses and a three-storey building comprising 6 x 2-bed flats, the refurbishment of the Long Room for continued office use, together with associated car parking and landscaping. □

□

The proposal involves the conversion of the listed 'Manor House' to the front of the site to create four residential units (4 x 2-bed), the construction of a new building to the north of the peninsular portion of the site to provide six residential units (6 x 2-bed), and the construction of 19 houses along the east and west of the site (9 x 3-bed and 10 x 4-bed). Two wheelchair standard units (10%) are proposed. The 'Long Room' running to the north is to be refurbished, but is to be retained in office use. □

□

60 new car parking spaces are proposed for the residential units (48 spaces, 10 garages, and two car ports), including 8 visitor spaces. 91 spaces are proposed across the site for the use of the commercial premises, although the majority of these spaces already exist on the site. Cycle storage and refuse storage are provided at ground floor level, with amenity space provided for the residential units at ground floor level by way of private gardens and communal amenity space.

1.3 Relevant Planning History

43159/APP/2005/191 Royal Quay, Coppermill Lock Park Lane Harefield

ERECTION OF 3 RESIDENTIAL BUILDINGS OF 3 TO 4.5 STOREYS COMPRISING 83 RESIDENTIAL APARTMENTS, CAR PARKING AND LANDSCAPING

Decision Date: 07-04-2005 Refused **Appeal:** 22-MAR-06 Withdrawn

43159/APP/2009/711 Royal Quay, Coppermill Lock Park Lane Harefield

Residential development of 95 residential units in 8 buildings of two to four storeys, with decked and surface car parking for apartments and existing offices, associated landscaping, access alterations and footbridge across canal basin.

Decision Date: 27-01-2012 NFA **Appeal:**

43159/AR/99/1504 Royal Quay, Coppermill Lock Park Lane Harefield

ERECTION OF CLASS B1 OFFICES AND DECKED CAR PARK (AMENDED PHASE II OF DEVELOPMENT PARTIALLY IMPLEMENTED)

Decision Date: 03-03-2004 Approved **Appeal:**

43159/H/89/2471 Coppermill Lock Park Lane Harefield

Erection of 2-3 storey buildings for use as offices and workshops; a decked car park and a boathouse facility; restoration/refurbishment of listed buildings and other buildings in the Conservation Area for office and workshop use; Access improvements including widening of Summerhouse Lane

Decision Date: 29-03-1993 Approved **Appeal:**

43159/J/89/2472 Coppermill Lock Park Lane Harefield

Alterations and Refurbishment of building and Change of Use to workshops with ancillary office accommodation (Application for Listed Building Consent)

Decision Date: 18-07-1990 Approved **Appeal:**

43159/K/89/2473 Coppermill Lock Park Lane Harefield

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Alterations and refurbishment of Building 'B' (Application for Listed Building Consent)

Decision Date: 18-07-1990 **Approved** **Appeal:**
43159/L/89/2474 Coppermill Lock Park Lane Harefield
Demolition of existing buildings (Application for Conservation Area Consent)

Decision Date: 18-07-1990 **Approved** **Appeal:**

Comment on Planning History

The relevant planning history is listed above.

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

Consultation letters were sent to 59 local owner/occupiers on 13/05/2013. The application was also advertised by way of site and press notices. No objections were received.

ENGLISH HERITAGE:

Our specialist staff have considered the information received and we do not wish to offer any comments on this occasion. This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

CONSERVATION AND URBAN DESIGN:

The proposals for the conversion of the listed building have been refined following discussion with the applicant and are considered to be acceptable in principle.

The subdivision of the old manor house formerly used as offices is not ideal in historic building terms, however, given that the building has been vacant for some considerable time, and that its interior retains very few features of interest, its conversion and subdivision are considered acceptable in this instance. This position is supported by English Heritage.

The larger development scheme for the site also includes improvements to the setting of the Manor House by creating more green space around it. The house would have a garden reinstated to the front and additional tree planting to the side garden area to screen the road.

Conclusion:

No objections, conditions would need to be attached re the following:

- Details of the design, construction and materials of the new window, to include cross-sections of glazing bars and frame; internal doors and joinery
- Details of secondary glazing
- Partitions to be scribed around existing plasterwork cornices

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- New brickwork to match existing in terms of colour, texture and size; bonding, mortar mix and pointing style
- Notwithstanding that shown on the drawings, all external vents, including the staircase smoke vent and boiler flue positions/types are to be agreed
- Details of sound and fire proofing works as required by Building Control
- A photographic record of the building is to be made and submitted for agreement before the start of works on site. 2 copies are to be provided
- If possible a condition that requires the Manor House to be converted and completed by the end of phase 2 of the works, and before the houses in this phase are occupied, should also be included. This will ensure that the building is repaired and converted for residential use as part of the scheme.

A conservation/management plan for the listed building should also be required, either by condition, or via a S106 agreement.

4. **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

BE4 New development within or on the fringes of conservation areas

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

>> London Plan (2011) Policies:

LPP 7.1 (2011) Building London's neighbourhoods and communities

LPP 7.4 (2011) Local character

LPP 7.6 (2011) Architecture

LPP 7.8 (2011) Heritage assets and archaeology

5. **MAIN PLANNING ISSUES**

The NPPF recognises that patterns of economic activity inevitably change over time, and as such planning controls should not unnecessarily prevent changes of use within historically significant buildings.

This canal side area has a long history, the remaining historic buildings being only a small fragment of the earlier industrial structures on the site. The buildings are currently vacant or only partly occupied and the site has a derelict and unkept appearance, with areas having been cleared and left, or hard surfaced, for car parking.

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The NPPF notes that new uses may often be the key to a building's preservation and that planning controls should be exercised sympathetically where this would enable a historic building to be given a new lease of life. This approach is echoed in saved policy BE12 of the UDP which notes that it is preferable that listed buildings remain in their historic use, but that alternative uses will be permitted if it is appropriate to secure the renovation and subsequent preservation of the building, features of architectural or historic interest and setting. □

□

This Listed Building application seeks to secure the appropriate renovation and subsequent preservation of the 'Manor House'. It is considered that the proposal is in keeping with guidance set out in the NPPF and policy BE12 of the UDP. As such, no objection is raised to the principle of the development. □

□

The proposals for the conversion of the Grade II Listed 'Manor House' have been refined following discussion with the applicant and are considered to be acceptable in principle. □

□

The subdivision of the old manor house formerly used as offices is not ideal in historic building terms, however, given that the building has been vacant for some considerable time, and that its interior retains very few features of interest, its conversion and subdivision are considered acceptable in this instance. This position is supported by English Heritage. □

□

The larger development scheme for the site also includes improvements to the setting of the Manor House by creating more green space around it. The house would have a garden reinstated to the front and additional tree planting to the side garden area to screen the road. □

□

The application was referred to the Council's Heritage advisor who raised no objection subject to the imposition of conditions to ensure development occurs as proposed and that before any development commences. □

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Therefore, on balance, it is considered that the scheme is designed and laid out in a way which would not impact on the character and appearance of the building or the heritage of the borough. □

□

With regard to the wider site and proposals, the proposed new buildings have a largely traditional appearance and are of a modest scale at between 2 and 3 storeys in height. They would sit comfortably with the existing buildings and canal features, and are of a simple architectural style that would compliment the overall character and appearance of the conservation area. Improvements are also proposed to the external appearance of the Long Room, and the proposed landscaping scheme for the site would provide positive benefits in terms of the setting of the historic buildings, in particular, the Manor House. This would have a garden setting reinstated to the front and additional tree planting to the side garden area to screen the road.

6. **RECOMMENDATION**

APPROVAL subject to the following:

1 G14 Time Limit (3 years) - Listed Building Consent

The works hereby permitted shall begin before the expiration of three years from the date

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this consent.

REASON

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

2 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

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 (November 2012).

3 LB11 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:

- i) Details of the design, construction and materials of the new windows, including cross-sections of glazing bars and frame
- ii) Internal doors and joinery
- iii) Details of secondary glazing
- iv) Partitions to be scribed around existing plasterwork cornices
- v) New brickwork to match existing in terms of colour, texture and size, bonding, mortar mix and pointing style
- vi) Notwithstanding that shown on the drawings, all external vents, including the staircase smoke vent and boiler flue positions/types
- vii) Details of sound and fire proofing works as required by Building Control

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 (November 2012).

4 LB9 Samples of materials

Samples of all materials and finishes to be used for all external surfaces of the building, including the erection of a sample panel, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun.

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 (November 2012).

5 NONSC Conservation Management Plan

Prior to the commencement of any works to the listed building, a conservation management plan for the listed building shall be submitted to and approved in writing by the Local Planning Authority.

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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 (November 2012).

6 **LB6** **Inspection of the building prior to demolition**

Prior to alteration, the building should be recorded to Level (1-4) as defined by English Heritage and following agreement with LBH and where appropriate English Heritage, copies of the document sent to the Uxbridge Local History Library archive and English Heritage for inclusion in the London Heritage Environment Record.

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 (November 2012).

7 **LB8** **Measures to protect the building**

Prior to works commencing, details of measures to protect the building from the weather, vandalism and accidental damage shall be submitted to and approved by the Local Planning Authority. Such measures shall be implemented prior to any works commencing and retained in situ until works are completed.

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 (November 2012).

8 **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 after the works are completed.

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 (November 2012).

9 **LB3** **Works to building's interior**

Unless specified on the approved drawings, the Local Planning Authority's agreement must be sought for the opening up of any part of the interior of the building.

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 (November 2012).

10 **LB12** **Hidden Features**

Any hidden historic features which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for the retention proper recording, as required by the Council.

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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 (November 2012).

11 G11 Listed Building Demolition

No demolition beyond that indicated on the approved drawings shall take place without the approval of the Local Planning Authority.□

□

REASON□

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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.

BE4 New development within or on the fringes of conservation areas

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 building

>> London Plan (2011) Policies:

LPP 7.1 (2011) Building London's neighbourhoods and communities

LPP 7.4 (2011) Local character

LPP 7.6 (2011) Architecture

LPP 7.8 (2011) Heritage assets and archaeology

3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

4 You are advised this permission relates to Listed Building Consent only and in no way removes the requirements to comply in full with the terms and conditions of planning permission Ref: 43159/APP/2013/1094.

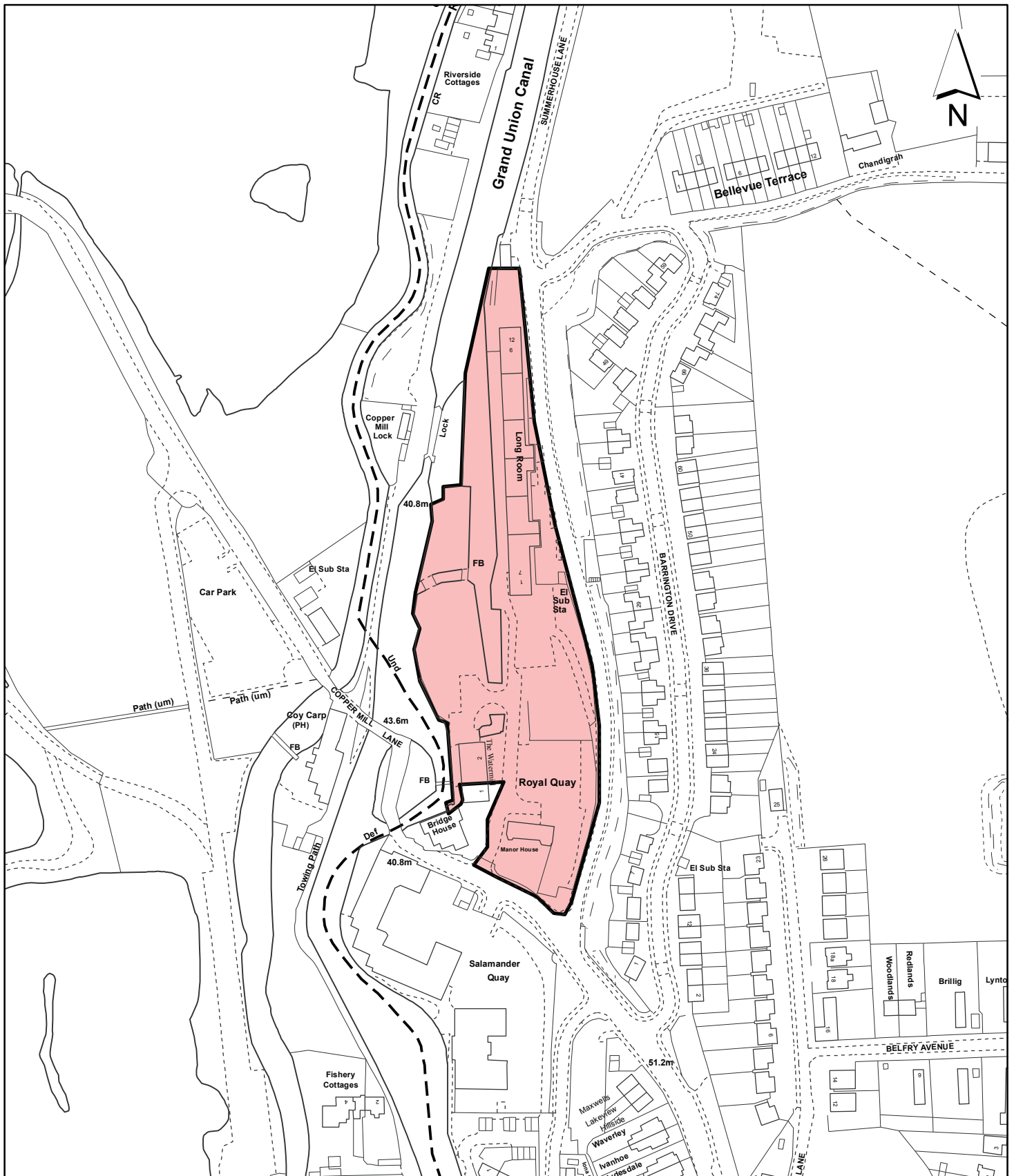
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- 5 This letter does not convey any consent or approval required under any enactment, byelaw, order or regulation, other than Section 8 and 17 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Contact Officer: Adam Flynn

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**Royal Quay
 Coppermill Lock
 Park Lane, Harefield**

**LONDON BOROUGH
 OF HILLINGDON
 Residents Services**

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

Planning Application Ref:
43159/APP/2013/1095

Scale
1:2,500

Planning Committee
Major Applications

Date
**September
 2013**



HILLINGDON
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