

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

**Address** EASTCOTE HOUSE GARDENS HIGH ROAD EASTCOTE

**Development:** Refurbishment and alteration of the stables, including external and internal works to building, partial rebuilding of front wall, removal of fireplace, creation of new entrance on south side, altering south and east walls of the walled garden; and erection of new cafe building with site managers office, store and toilets and associated external works (Application for Listed Building Consent).

**LBH Ref Nos:** 23846/APP/2013/2400

**Drawing Nos:** Archaeology Report, dated July 2012  
D517/01  
517/02  
1517/03  
517/04  
517/05  
517/06  
517/07  
517/08  
Design & Access Statement

**Date Plans Received:** 20/08/2013                      **Date(s) of Amendment(s):**  
**Date Application Valid:** 23/08/2013

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

Eastcote House Gardens is a peaceful park of local and historical importance. It lies immediately east of the historic Eastcote Village and is included in the Conservation Area. The River Pinn, which carries 'The Celandine Route', Haydon Hall grounds, Forge Green Open Space and Long Meadow all lie to the north of the site and together form a green and pleasant matrix of public open space

#### 1.2 Proposed Scheme

The current listed building consent application stems from a successful Heritage Lottery Fund bid to improve the physical condition and facilities of Eastcote Gardens. The lottery funded project includes the opportunity bring forward further archaeological investigations of the site, the latter undertaken as a community led archaeological project.

The works include repair to the listed Stables building to form a community space, with new kitchenette and disabled toilet, storage for tables and chairs and double doors to rear terrace.

A new cafe building is also proposed that would be partially set into the ground taking advantage of the change of site levels to minimise its visual intrusion. The new building would have an external footprint of 76 square metres, be rectangular in shape and be

approximately 13m long and 6 metres deep, finished with a pitch roof rising to 6metre (in contrast to the ridge height of 9 metre on the existing Stable Building). The new building would be linked by covered way to the Stables, to accommodate and provide indoor and outdoor covered sitting areas, toilet facilities, a Site Manager's office and Gardeners' toilet and storage at first floor.

The scheme would also involve repairs and improvements to the Dovecote with re-instatement of the louvers in the cupola, the building of a set of nesting boxes, the insertion of a door of wire mesh behind the upper half of the stable doors, the erection of exhibition boards for interpretation purposes and the installation of electricity.

The scheme would also involve:

(i) Straightening and raising of the south and east walls of the listed Walled Garden structures, with brick nibs on the south side of the south wall to form the framework for a facility for the volunteer gardeners' at the rear.

(ii) The repair of the ha-ha.

Other works that form part of the Heritage Lottery funded scheme for the site include:-

· Relocation of the car park to a site by the recently erected ornamental gates off Eastcote High Road;

· A series of archaeological excavations focused on the site of the old house and other areas;

· Improvements to aid the flow and biodiversity of the River Pinn, also a board walk, beach for 'pond dipping', ecology walk and outdoor classroom space

· The provision of CCTV, enhanced boundary planting, lighting and alarms to increase security

These latter bullet pointed works fall within permitted development, under the Council's permitted development rights and as such do not require express planning permission (or listed building consent as do those related to the listed structures or within the curtilage of the listed buildings).

### **1.3 Relevant Planning History**

#### **Comment on Planning History**

No planning history directly relevant to this planning application, other than the parallel full planning application to this scheme (23846/APP/2013/2401)

### **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**

A site notice was displayed and the application was advertised in the local newspaper and

the local amenity societies were consulted in writing.

Two written responses were received from neighbours to the listed building consent application. Both these were letters of objection. The reasons of objection can be summarised as follows.

1. A scheme of this size and type will substantially increase car parking in the area around the site.
2. The application should include transport /travel study to assess the impact of parking on the surrounding roads. This was raised at the consultation meetings relating to this project and we were assured that it would be included in the planning submission.
3. Recent events at Eastcote House have resulted in an unacceptable level of parking in the nearby roads. This is more than an annoyance. It is a danger to both drivers and pedestrians given the surrounding road layout. Emergency vehicles have great difficulty in getting through.
4. The on-site car parking is unlikely to be sufficient, even for small events.
5. Have concerns over the hours of operation and seek controls over this as part of any approval with no events after 8.30pm and no amplified music at any time, no alcohol, no bookings for private parties permitted.
- 6 . Have concerns over a new entrance to provide access then blocked with gates.
7. The only path leading to the Dovecote and the new will be over a steep and uneven grassy slope, which is no good from access perspective, as is the different surface treatments and level changes.
8. An established access path will be blocked.
9. I thoroughly reject any plans to alter this historic building. Renovation and sustaining of the original facade is essential, but turning it into some mix of ancient and modern is bordering on vandalism. The building should be maintained as an example of historic interest, not turned into some commercial enterprise which, if its successful will turn the tranquil park into a far less pleasurable place with increased traffic and parking, in addition to putting a 'carbuncle' on the side of a much loved building.

#### CASE OFFICER RESPONSE:

The issues raised surrounding car parking, impact on the surrounding road network and hours of operation, amplified music, alcohol and private functions are not material planning considerations in respect of this Listed Building Consent application but are addressed in the report that accompanies the parallel

Points 6, 7, and 8 There are no new gates proposed or shown on plan, there will be level access provided to the Dovecote and no established path within the site will be blocked.

Point 9. Dealt with in the main body of this report. However it is not considered the scheme will be detrimental to the historic fabric and historic importance of the site and

building features, rather to the contrary it will improve the repair, fabric and original listed features. The new building will be a modest sympathetic addition to the site that would enhance the site as a community asset. The scheme's objectives are to improve the heritage assets on the site and to enhance the community function as opposed to being a commercially driven venture not withstanding there will be income generation arising from the cafe and community hall.

#### ENGLISH HERITAGE

The application concerns two listed buildings; the formers stable block and the garden walls to Eastcote House, both of which are of 17th century origin. The house itself was unfortunately demolished in the mid 20th century, and the stables and walled garden have been incorporated into a public park. Despite considerable efforts from local volunteers the stables, walled garden and dovecote have been deteriorating for some time, and are included on English Heritage' register of Heritage at Risk.

We are please to support the application, the principles of which reflect advice provided by English Heritage at pre-application stage. The proposed alterations to the stable block are modest and will sustain its significance, while the new facilities associated are of appropriate scale and design and will preserve the setting of the former stable block.

Partial rebuilding is proposed to the South and East walls of the walled garden. The walls are already much altered, and we understand a substantial building of the east wall taking place in 1981. The proposed works will restore the walls to their original height while conserving remaining historic fabric, greatly enhancing the special character of the walled garden but also providing horticultural and site security benefits.

#### RECOMMENDATION:

English Heritage is pleased to support this application, which secures the long term sustainable management of these designated assets. The application should therefore be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again. However, if you would like further advice, please contact us to explain your request.

#### SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS:

The work to the dovecote is limited and is confined to the replacement of the boarding to the cupola by timber louvers, which would appear to be a traditional arrangement. We therefore have no concerns about this aspect of the proposal.

· It seems that the structural frame of the stable building is suffering from decay at high level in the north gable and the proposed solution is to protect the historic fabric from the weather by adding a layer of timber boarding. This would seem to be an acceptable response to the problem, though we note that care should be taken to ensure that the framing that supports the boarding does not damage the historic structural frame. The verges and other abutments will also need to be adjusted to provide proper weather protection to the structure below. In addition, a new link to the cafe is to adjoin the south gable where there is an existing opening and the east wall is to be opened up where there was formally an opening. We have no adverse comments to make regarding these changes.

· The east and south garden walls are currently leaning and it is proposed these should be pushed back into an upright position. If this intervention is to be carried out, it is important that a detailed method statement is set out in advance and that the structural details, such as the new foundations, are fully considered and agreed before work commences. We would like to be informed of the progress with these arrangements if possible, as this is an unusual strategy and the outcome is of interest to the Society.

#### **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.CI2 (2012) Leisure and Recreation
- PT1.HE1 (2012) Heritage

Part 2 Policies:

- BE1 Development within archaeological priority areas
- BE4 New development within or on the fringes of conservation areas
- BE9 Listed building consent applications for alterations or extensions
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- LPP 7.8 (2011) Heritage assets and archaeology
- LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
- NPPF

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

The scheme would improve the physical repair and appearance of the listed buildings and the wider site more generally. The new cafe building is considered to have a subservient and sympathetic visual relationship to the Stable Building and not intrude unduly upon the listed Walled Garden. Previously there was a Coach House on the site of the new cafe.

A programme of archaeological investigation and historic building recording was undertaken at Eastcote House Gardens as part of the development stage of the funding application to this development scheme. These are detailed in the Archaeological Report that accompanies this application

Integral to the Eastcote House Gardens heritage funded project is an archaeological excavation to take place over four seasons, on the site of the old house, and on other sites within the grounds highlighted in the archaeological surveys. This is to inform the interpretation of the site and involve the whole community in archaeology.

The main planning consideration with this application relate to historic heritage issues and whether the scheme involving repairs, alterations and improvements to the listed buildings

and structures are sympathetic to and positively enhance the listed assets and whether the new cafe building represents a sympathetic neighbour to the listed stable building.

The works proposed are considered sensitive to the architectural and historic features of the site and the listed structures.

This lottery funded scheme taken as a whole is considered to improve the usability of this community asset. The repairs and improvements to the Stables Building, the ha-ha and Walled Garden walls are welcomed as they safeguard and enhance the listed heritage structures on the site. The new cafe building is considered appropriate in scale and footprint, meretricious in visual appearance terms and generally sympathetic to the setting of the Grade II listed Stables Building. The cafe building would occupy the site of an old Coach House which was demolished in 1964.

The planning application is not considered to raise any amenity issues to neighbours and the associated works falling within permitted development (therefore not material to this planning application scheme as such) have been reviewed by the relevant specialist development control officers and are considered acceptable from a heritage perspective, landscape and tree protection aspect, and with regard to highway and pedestrian safety.

In view of the scheme complying with relevant policies of the Hillingdon Local Plan Part 1 and Part 2, London Plan this scheme is recommended for approval.

The scheme would help safeguard the future physical condition of the listed structures and provide enhanced opportunities for visitors to the site to gain interpretation of this important heritage asset, to enjoy the site more generally, and for it to be used as a community resource. The scheme is consistent with Policy BE1, BE4 and BE9 the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), London Plan Policy 7.8 and the National Planning policy Framework in respect of safeguarding archaeology and historic building.

The Council legally can not determine this Listed Building Consent given that the scheme involves works to the listed building and is under Council ownership. Accordingly it is recommended that this application is commended to the Department of Communities and Local Government for approval by the Secretary of

## **6. RECOMMENDATION**

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

#### **1 CAC16 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 COM4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers D517/01, 517/02,

1517/03, 517/04, 517/05, 517/06, 517/07, 517/08, Existing Walled Garden (un-numbered), Existing plan and elevations to Dovecote (un-numbered), Existing Site plan (un-numbered) and shall thereafter be retained/maintained for as long as the development remains in existence.

**REASON**

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

**REASON**

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

**3 NONSC Non Standard Condition**

Details in respect of the following aspect of the works to the former stable building shall be submitted to and approved in writing by the Local Planning Authority:

(a) A schedule/ specification for repairs and upgrading works to the stables with details to include the repair of the timber framing before the relevant part of the work is begun; new plasterwork and external render; weather boarding; reinstatement of lead gutter to front elevation ; details of insulation; upgrading works to meet means of escape and fire protection requirements.

(b) Details of the works to rebuild the front ground floor brick skin of the building to be submitted for agreement prior to the start of work on this element of the building; details to include confirmation of the position and size of the new and amended window and door openings; design/construction of brick arches over openings; samples of brickwork and details of bonding, mortar mix and pointing style.

(c) Details of all new and altered doors and windows; information to include samples of materials and details of colours and finishes; design and construction of new frames and windows casements, including glazing bars, and glazing; the design and construction of new doors, door frames and architraves.

(d) Details of services to be provided, including radiator locations, wiring and pipework runs

(e) Details of bat mitigation measures to be incorporated into the new work

**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 NONSC Non Standard Condition**

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:

a) Details of works to dovecote, including design, construction and fixing of nesting boxes; design and construction of mesh screen to door, works to potence and new louvers to cupola

#### 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 Non Standard Condition

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:

- (a) Details of new opening and gate in garden wall adjacent to dovecote.
- (b) Methodology for works to push garden walls upright; details of post supports, plates and fixing system.
- (c) A sample panel of brickwork, illustrating bonding, mortar mix (mix to be agreed) and pointing style to be agreed on site for the reinstatement of the walls and new walls, panel to be kept on site during the works.
- (d) Details of the construction, materials and fixing of the pergola to the existing wall within the gardeners' compound and fences to this area.

#### 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** NONSC Non Standard Condition

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:

- (a) Samples of materials for new building, to include brickwork, tiles and other roofing materials to be submitted for agreement prior to the start of works.
- (b) Details of the construction and design of the covered link at 1:50, 1:20 or 1:1, as appropriate, to be submitted prior to the start of works on this element of the scheme.
- (c) Details of the materials, finish and design of the new windows and external doors.
- (d) Details of design and materials of the external steps and handrails.
- (e) Details of external flues and vents.
- (f) Design and materials of the bin enclosure

#### 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** COM6 Levels



No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

#### REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

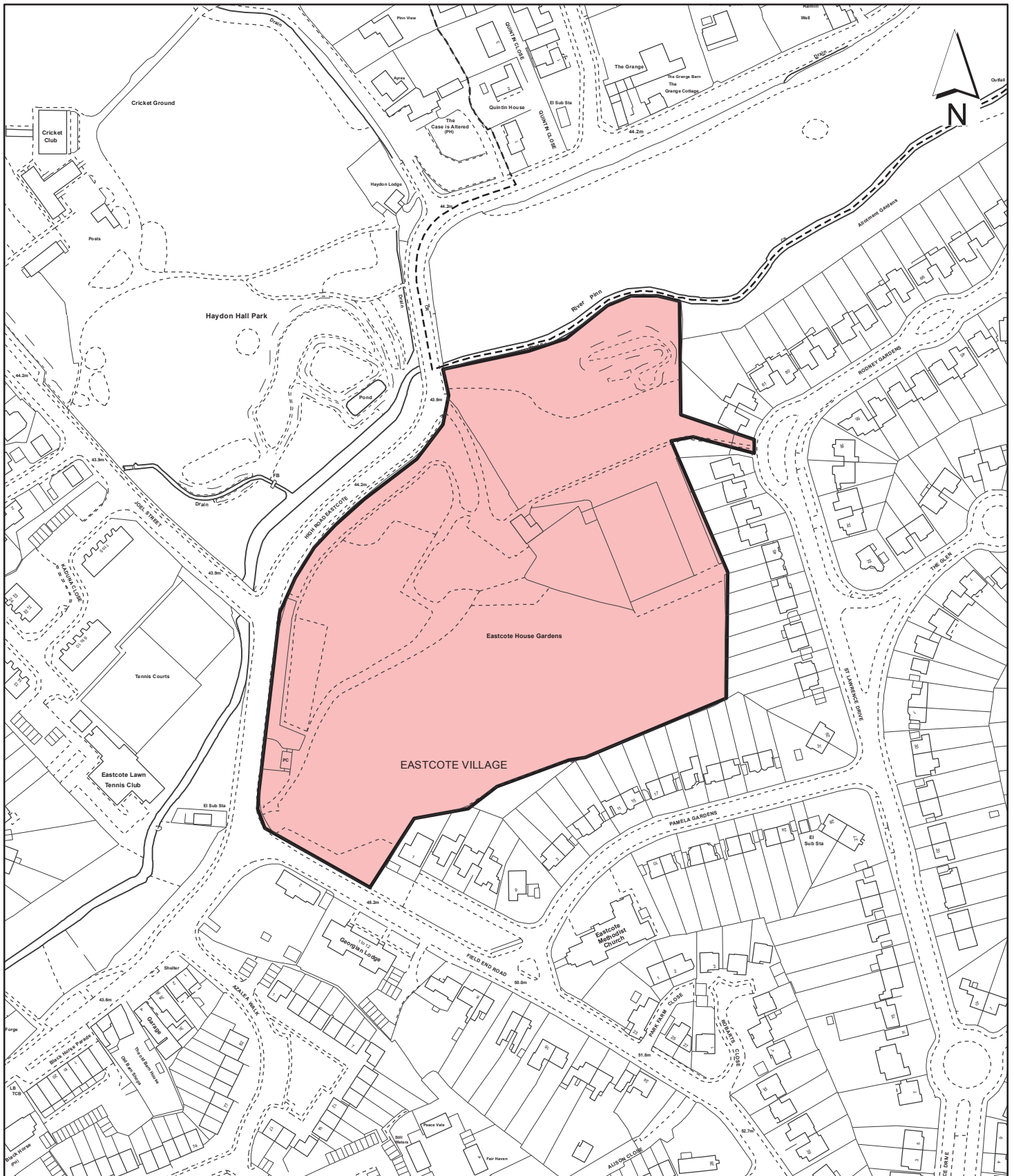
#### INFORMATIVES

- 1 The decision to recommend APPROVAL of this scheme to the Secretary of State 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 recommend APPROVAL of this scheme to the Secretary of State 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.

BE1	Development within archaeological priority areas
BE4	New development within or on the fringes of conservation areas
BE9	Listed building consent applications for alterations or extensions
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LPP 7.8	(2011) Heritage assets and archaeology
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
NPPF	

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**Notes**

 Site boundary

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Site Address

**Eastcote House Gardens  
 High Road  
 Eastcote**

**LONDON BOROUGH  
 OF HILLINGDON  
 Residents Services**

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

Planning Application Ref:  
**23846/APP/2013/2400**

Scale  
**1:2,500**

Planning Committee  
**North**

Date  
**October  
 2013**



**HILLINGDON**  
 LONDON