

## 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.

**LBH Ref Nos:** 23846/APP/2013/2401

**Drawing Nos:** D517/01  
517/05  
517/06  
517/07  
517/08  
Existing Floor Plan and Elevations to Dovecote (un-numbered)  
Existing Site Plan (un-numbered)  
517/03  
517/04  
517/02  
Bat Survey Report, dated August 2013  
Archaeological Report, dated July 2012  
Design and Access Statement

**Date Plans Received:** 21/08/2013                      **Date(s) of Amendment(s):**

**Date Application Valid:** 23/08/2013

### 1. SUMMARY

The application seeks planning permission for:

(1) Repairs to the stable building to create a community use space with kitchenette and disabled toilet involving the insertion of double doors to a new external terrace;

(2) The erection of a new building linked by covered way to the stables to provide space for a cafe (with indoor and outdoor seating areas), a site manager office, storage area at 1st floor and toilet facilities;

(3) Repairs and improvements to the Dovecote including re-instatement of the louvers in the cupola; the construction of replica nesting boxes, erection of exhibition boards for interpretation purposes and the installation of electricity.

(4) Straightening and raising of the south and east walls of the Walled Garden

(5) 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).

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 and the National Planning policy Framework this scheme is recommended for approval.

The Council legally can not determine the associated Listed Building Consent application (23846/APP/2013/2400) given that the scheme involves works to the listed building and is under Council ownership. Accordingly it is recommended that this planning application is approved, subject to the Department of Communities and Local Government approving the parallel listed building consent application. The Listed Building Consent application is also before this committee to consider.

## **2. RECOMMENDATION**

**APPROVAL subject to the following:**

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

**3 CAC14 Further details on the works to the stable building**

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 CAC14 Further details on the works to the dovecote**

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 CAC14 Further details on the works to the Walled Garden walls**

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 CAC14 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:

- (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 COM15 Sustainable Drainage System & Water Management**

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

Thereafter the development shall proceed in accordance with the approved scheme.

#### REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 5.12.

#### **8 NONSC Ecological Enhancement Scheme**

Prior to commencement of development an ecological enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly detail measures to promote and enhancement roosting and foraging opportunities for bats including the incorporation of new roosting facilities within the fabric of the buildings. The scheme shall also include details of planting to replace the trees and shrubs lost with regards to ecological as well as landscape improvements. The development must proceed in accordance with the approved plans.

#### REASON

To ensure the development contributes to ecological enhancement in accordance with Policy EM7 (Local Plan) and Policy 7.28 of the London Plan.

#### **9 N8 Limit for site noise level**

The level of noise emitted from the site shall be 3dB below background noise at any time, as measured at the boundary of the nearest noise sensitive premises.

#### REASON

To safeguard the amenity of the surrounding area in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policy 7.15

#### **10 COM10 Tree to be retained**

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a

schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

#### REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

#### **11 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)

#### **12 COM8 Tree Protection**

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

#### REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

#### **13 COM9 Landscaping**

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

##### 1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

##### 2. Details of Hard Landscaping

2.a Refuse Storage

2.b Means of enclosure/boundary treatments

2.c Hard Surfacing Materials

2.d External Lighting

##### 3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years.

3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

##### 4. Schedule for Implementation

##### 5. Other

5.a Existing and proposed functional services above and below ground

5.b Proposed finishing levels or contours

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

#### REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies of the London Plan (July 2011)

#### **14 N12 Air extraction system - noise and odour**

No air extraction system shall be used on the premises until a scheme for the control of noise and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be fully implemented before the development is occupied/the use commences and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

#### REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007)

and London Plan (July 2011) Policy 7.15

## INFORMATIVES

### 1 112 Notification to Building Contractors

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

### 2 152 Compulsory Informative (1)

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

### 3 153 Compulsory Informative (2)

The scheme is recommended for APPROVAL subject to Secretary of State approving the parallel Listed Building Consent (23846/APP/2013/2400) 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
BE8	Planning applications for alteration or extension of listed buildings
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
OE1	Protection of the character and amenities of surrounding properties and the local area
NPPF12	

## 3. CONSIDERATIONS

### 3.1 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.

### 3.2 Proposed Scheme

The current planning application scheme stems from a successful Heritage Lottery Fund bid for the improve of the physical condition and facilities of Eastcote Gardens including the opportunities the scheme will bring for 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

The Eastcote Garden project also involves the relocation of the current informal car parking arrangement that is located in front of the Stables Building, to a new purpose built car park that would be located in an area which benefits from trees located towards the Eastcote High Road entrance. No trees of significant amenity value would be lost as a result of the new car park. The car park is to provide improved facilities and visitor safety and to enable the enhancement of the setting of the Stables. The works to make new car park area to Eastcote Gardens are being undertaken under general permitted development rights bestowed upon the Council and therefore lie outside this planning application.

### **3.3 Relevant Planning History**

23846/APP/2013/2400 Eastcote House Gardens High Road Eastcote

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).

**Decision:**

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

No planning history directly relevant to this planning application, other than the parallel Listed Building Consent application to this scheme (23846/APP/2013/2400).

### **4. Planning Policies and Standards**

## **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:

BE1 Development within archaeological priority areas

BE4 New development within or on the fringes of conservation areas

BE8 Planning applications for alteration or extension of listed buildings

BE13 New development must harmonise with the existing street scene.

BE19 New development must improve or complement the character of the area.

OE1 Protection of the character and amenities of surrounding properties and the local area

NPPF12

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

**5.1** Advertisement Expiry Date:- Not applicable

**5.2** Site Notice Expiry Date:- Not applicable

### **6. Consultations**

#### **External Consultees**

Individual letters were sent to 140 owner/occupiers and to the local amenity societies. A site notice was displayed and the application advertised in the local newspaper.

Four letters were received from neighbours. All are objecting to the scheme. The comments and reasons of objection can be summarised as follows:

1. I am pleased that the historic buildings on this site are going to be repaired and preserved however objection to several elements of the proposal.

2. A scheme of this size and type will substantially increase parking in the area around the site.

3. 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.

4. 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.

5. The on-site car parking is unlikely to be sufficient, even for small events.

6. 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.

7. Have concerns over a new entrance to provide access then blocked with gates.
8. 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.
9. The planting proposed will be poisonous.
10. An established access path will be blocked.
11. Trees will be felled to create a new car park.
12. The scheme will disturb the peace of Eastcote Gardens. I would rather see the Stables Building lost forever to preserve the existing peace.
13. There is no need for cafe, there are facilities in the area that provide these services.
14. Unhappy with the level of local public consultation prior to submission of the application.
15. The scheme bears no relation to the original plan to find a home for the Eastcote Billiards Club in the Stables Building.
16. The scheme will effect property values adversely and this should be a material planning consideration.
17. The money would be better spent on the entrance to the Eastcote Gardens.
18. A new entrance to the Walled Gardens will result in people throwing stones into the back gardens of neighbours in St Lawrence Drive.

#### 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.

#### **Internal Consultees**

##### CONSERVATION TEAM:

PROPOSAL: Full planning permission for 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.

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).

BACKGROUND: The site, which falls within a public park originally formed part of the grounds to Eastcote House, (now demolished). It is within the Eastcote Village Conservation Area and includes a number of outbuildings and structures associated with the former house. These are an 18th century dovecot, a 17th century timber framed stable block and a flint lined ha ha (protective garden wall within a ditch). All of the buildings are listed at grade II and the ha ha is also considered to be protected as it falls within the curtilage of the listed structures. The park is included on the London Parks and Gardens Trust Inventory and falls within an area designated as a Green Link in the saved UDP policies.

The Council has recently undertaken basic repairs to all of the buildings and the walled garden, however, the stables, in particular, now require considerable repair and upgrading.

COMMENTS: The scheme subject of these applications has been developed as part of an HLF bid

and in conjunction with a steering group comprising local groups, Council and English Heritage Officers and Ward Councillors. The proposals have been refined following extensive public consultation and provide for the repair and reuse of the stables as a community facility and an adjacent new structure, approximately in the position of the former coach house, to provide new facilities. This would be linked to the stables, via a simple covered pergola structure, and used to provide a cafe and park manager's office, plus providing much needed public toilets. The works within the park also include the repair and restoration of the dovecote; works to push the two leaning walls of the walled garden back to vertical and to return them to their original height, and the repair of the ha ha. A new car park, the relaying of the existing stable courtyard area and the provision of a new facility for the gardeners to the rear of the walled garden, are part of the overall scheme of works for the site, but are considered as permitted development.

**CONCLUSION:** There are no objections to these applications; the proposed work will secure the long term future of the park and its historic structures, making them more accessible and providing additional community facilities for local residents.

If minded to recommend these applications for approval, then the following conditions should be considered:

#### Stables

- A schedule/specification for repairs and upgrading works to the stables to be submitted for agreement prior to the start of works on this building; details to include the repair of the timber framing; 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.
- 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.
- 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.
- Details of services to be provided, including radiator locations, wiring and pipework runs
- Details of bat mitigation measures to be incorporated into the new work

#### Dovecote

- 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.

#### Garden walls

- Details of new opening and gate in garden wall adjacent to dovecote.
- Methodology for works to push garden walls upright; details of post supports, plates and fixing system.
- 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.
- Details of the construction, materials and fixing of the pergola to the existing wall within the gardeners' compound and fences to this area to be agreed prior to the start of work in this area.

#### New Buildings

- 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.

- 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.
- Details of the materials, finish and design of the new windows and external doors,
- Details of design and materials of the external steps and handrails,
- Details of external flues and vents, and the
- Design and materials of the bin enclosure, to be submitted prior to the start of work on these elements of the scheme.

**WASTE DEVELOPMENT MANAGER:**

No objection, the bin and recycling provision is consistent with the Council's refuse capacity guidelines.

**FLOOD AND WATER MANAGAMENT OFFICER:**

No objection subject to standard Sustainable Urban Drainage condition being applied.

**SUSTAINABILITY OFFICER:**

**Ecology**

I have no objections to the proposed development subject to the following comments:

A bat survey has been undertaken in accordance with best practice and Natural England standing advice. The proposals have been determined to have a likely adverse impact on bats.

The implications of the Habitat Directive and in turn the Conservation Regulations must be considered when a development is considered to have an impact on a European protected species (all bats fall into this category). The Council must be assured that the development is necessary, there are no alternatives, and that if it proceeds that the favourable status of European protect species is maintained.

The applicant has submitted the evidence to demonstrate the application of these three derogation tests and I am satisfied that the implications for bats has been properly considered.

The recommendations in the Ecology survey will ensure that there is suitable mitigation, but as the designs of the final development are subject to tweaking the mitigation measures need to be confirmed.

Furthermore, there is extensive removal of vegetation that I was not previously aware of. From a broader ecological point of view, I am not satisfied that the current plans demonstrate the suitable protection of what is there now, or replacement for what will be lost. Limited enhancement measures have been put forward and therefore the following condition is necessary to secure the recommended mitigation measures for bats, and to deliver broader ecological enhancements:

**CONDITION**

Prior to commencement of development an ecological enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly detail measures to promote and enhancement roosting and foraging opportunities for bats including the incorporation of new roosting facilities within the fabric of the buildings. The scheme shall also include details of planting to replace the trees and scrubs lost with regards to ecological as well as landscape improvements. The development must proceed in accordance with the approved plans.

**REASON**

To ensure the development contributes to ecological enhancement in accordance with Policy EM7

(Local Plan) and Policy 7.28 of the London Plan.

HIGHWAYS OFFICER:

The parking provision associated with this development is being increased from 8 to 23. It is considered unlikely to contribute significantly to the peak hour trips so as to be a cause for concern. No objections are raised on highway grounds.

ACCESS OFFICER:

1. Accessible car-parking bays should be sited within 40m of the entrance. They should be a minimum of 4.8m x 2.4m and marked and signed in accordance with BS 8300.
2. A suitable access route to the building should be provided from the car parking area. Paths forming access routes should be a minimum of 1.5m clear wide, no steeper than 1:21(unless designed as a suitable ramp), non-slip, well lit and clearly defined using texture and visual contrasts.
3. Whilst works are in progress to regrade the courtyard area, the opportunity should be taken to provide a more comfortable surface material for wheelchair users. Where the joints between paving materials are filled but recessed below the surface, the difference in level between adjacent units should be no greater than 2mm, with the joints no wider than 10mm and the recess no deeper than 5mm. Where the joints are unfilled, the difference in level between adjacent units should be no greater than 2mm, with the joints no wider than 5mm.
4. Toilets should be designed and fitted in accordance with the guidance given in Approved Document M to the Buildings Regulations 2004. The accessible toilet should be signed either "Accessible WC" or "Unisex". Alternatively, the use of the "wheelchair" symbol and the words "Ladies" and "Gentlemen" or "Unisex" would be acceptable.
5. A combination of both left and right hand transfer spaces should be provided, as more than one unisex accessible toilet facility is proposed.
6. The approach to the accessible toilet facilities should be improved by reworking the lobby areas to ensure that the door openings do not conflict. The door leading into the new toilet block should open outwards, as should the external door on the lean-to element.

Conclusion:

The proposal is considered to be acceptable for a accessibility standpoint subject to a planning condition to address these minor revisions to the internal layouts.

TREES & LANDSAPE OFFICER:

CONTEXT: The site is the gardens and parkland which formed the setting created for the former Eastcote House. The house no longer exists although the parkland with terraces, paths and mature trees remain, as do the Stables, Dovecote and Walled Garden, all of which are listed Grade II. There are no Tree Preservation Orders affecting trees on the site, although the Gardens lie within the Eastcote Village Conservation Area, a designation which protects existing trees.

LANDSCAPE CONSIDERATIONS: Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and hard landscaping wherever it is appropriate.

- The design proposals were set out in the successful Stage 2 application to the Heritage Lottery Fund and are briefly described in the Design & Access Statement.
- No tree survey has been submitted. However, a minimal amount of tree removal (including selected removal from part of a group of Yews) will be necessitated by the proposed new building. This enabling work was agreed during the pre-application discussions and development of the HLF bid.
- While the submitted drawings and descriptions of work focus on the new build and restoration elements of the project, the associated hard and soft external landscape elements will be an integral feature of the development.
- Good quality materials, finishes and detailing will be required to link and visually complement the built elements and enhance the visitor experience.
- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and appearance of the area.

RECOMMENDATIONS: No objection subject to the above observations and conditions COM6, COM8, COM9 (parts 1,2,4,5 and 6), COM10

#### ENVIRONMENT PROTECTION UNIT:

No objection, subject to standard condition in respect of control of odours and noise from air extraction systems.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The site is currently a public park. The scheme involves no change of use for the site, rather it seeks to repair and improve the existing facilities and historic structures in the gardens and to provide a new cafe building that would serve the park and the walled gardens in particular. As such there is no issue to consider in respect to the principle of the development in planning policy land use terms.

### **7.02 Density of the proposed development**

The issue of residential density is not applicable to this non-residential scheme.

### **7.03 Impact on archaeology/CAs/LBs or Areas of Special Character**

The site is located in Eastcote Village Conservation Area. Policy BE4 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) states new development within or on the fringes of conservation areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities; development should avoid the demolition or loss of such features. There will be a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area. applications for planning permission should contain full details, including siting and design, or replacement buildings. applications for consent for demolition will depend upon the submission and approval of such details.

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 Eastcote Gardens or the Walled Garden. The scheme would also prove a valuable community asset and enable better interpretation of this important local heritage asset. As such the scheme is considered to comply with Policy BE4.

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 and this scheme 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 scheme is consistent with Policy BE1 and London Plan policy 7.8 in respect of safeguarding archaeology and historic building conditions, subject to appropriate planning conditions.

#### **7.04 Airport safeguarding**

The scheme provides no airport safeguarding issues to consider.

#### **7.05 Impact on the green belt**

Not applicable as site is not located within designated Green Belt or adjacent to designated Green Belt

#### **7.07 Impact on the character & appearance of the area**

Policy BE4 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) states new development within or on the fringes of conservation areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities.

Policy BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) states the local planning authority will seek to ensure that new development within residential areas complements or improves the amenity and character of the area.

The proposed scheme will provide valuable capital investment to the listed structures on site that will better safeguard them and the scheme would restore a series of original heritage features. The scheme would also provide an opportunity for this heritage asset to be more used by the general public and the local community with the provision of a new public hall space (located within the stable block) and through the addition of a new cafe facility.

The new cafe/site office building is of a comparable footprint to the stable block but will be significantly lower in ridge height than the stable block helping to ensure it is subservient in character to the listed building. The new building's visual imposition from the rear (from the south east) is reduced further by the change in levels and the scheme involving excavating into the site. The simple and unfussy design approach taken to the elevations, which is evident in the elevation facing the stable block further underline its subservient design that will complement the listed building and enhance the general character of the Eastcote Village Conservation Area. As such the scheme is considered to comply with Policies BE4 and BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

The additional car parking provision is not formally part of the application as it falls within permitted development. However the car parking provision is considered to be more discretely located than the existing informal car parking arrangement within the stable block courtyard area. The new car parking area would be well screened from the wider park and streetscene by established trees and other vegetation.

#### **7.08 Impact on neighbours**

The scheme does not involve a change of use for the site. Whilst it is considered the

gardens will be used more frequently and intensely following the improvement to the site and the provision of a public cafe, given the fact that the nearest residential properties are some 90 metres away from the cafe building, and the new cafe building is single storey, and would be screened from the nearest residential properties by the Walled Gardens it is not considered the scheme will have any adverse amenity impact to any neighbouring residents.

The traffic and parking impact of the scheme and the additional car parking associated with the scheme but achieved under permitted development and therefore not formally part of the application are addressed elsewhere in Section 7.10 of the report

#### **7.09 Living conditions for future occupiers**

Not applicable as not a residential scheme.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

Policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) new development will only be permitted where it is in accordance with the council's adopted car parking standards. The scheme provides additional car parking provision to the public park and with regard to the new cafe and enhanced community space within the stable block the Council's Highway Engineer has reviewed the scheme and considers the provision is consistent with Policy AM14.

#### **7.11 Urban design, access and security**

URBAN DESIGN/HERITAGE:

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. They will help safeguard the future physical condition of the listed structures and provide opportunities for the site to be enjoyed by more people as a community resource for the residents of Eastcote and beyond. As such the scheme is considered to comply with Policies BE4, BE8, BE19 and R7 of the of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **7.12 Disabled access**

Policies R16 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) seek to ensure that developments of this type incorporate inclusive design, as do Policies 7.1 and 7.2 of the London Plan. Further detailed guidance is provided within the Accessible Hillingdon SPD.

The scheme would improve accessibility to the site for all. The Stables building is currently inaccessible to wheelchair users and the infirm with no level access to the front or rear. The proposed scheme with new door in the south wall will provide level access have and the courtyard will be re laid to allow level access to the west door. A disabled toilet will be provided in the lean-to, for the use of groups hiring the Stables.

The New Build will have level access to its indoor and outdoor seating areas, and a second disabled toilet will be provided. The upper level (with the office, gardeners' toilet and storage) will be able to be accessed by path from the rear.

The Walled Garden would have an additional gate inserted to assist disabled visitors with the gradient on the south side of the Garden. This would help with access to the

Gardeners' Facility.

Resurfacing and levelling of the paths is proposed, with a new, level access to the Dovecote with a paved area outside its door. The creation of raised beds with a sensory garden is proposed for the benefit of wheelchair users and vision impaired visitors.

The car park will be resited, properly laid out and lit and two disabled spaces provided. The boardwalk will make the bridge over the Pinn much more accessible in wet weather to those with mobility difficulties.

The scheme has been reviewed with the Council's Access Officer and no objection raised to the scheme. Subject to an appropriate condition it is considered that the proposal would provide an inclusive environment for future users in accordance with Policies R16 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 7.1 and 7.2 of the London Plan

#### **7.13 Provision of affordable & special needs housing**

Not applicable as not a residential scheme.

#### **7.14 Trees, Landscaping and Ecology**

##### TREES AND LANDSCAPING

The Council's Landscape & Tree Officer has reviewed the scheme and confirmed no valuable trees would be lost to make space for the new car park. As such the car parking provision is not detrimental to the natural features worthy of retention and as such is consistent with Policy BE4 and BE38.

Integral to the success of the overall scheme will be the adoption of high quality materials in respect to the hardstanding areas and in respect to the specification of the soft external landscape elements.

This scheme has been subject to extensive pre-application discussions with the Council's Tree and Landscape Officer.

The Landscape Officer is satisfied with the design approach taken to the walled garden and the surrounding landscaped areas and as such raises no objection subject to further details being provided prior to commencement that can be addressed by planning condition.

##### ECOLOGY:

A bat survey accompanied the application and the Sustainability officer has confirmed the applicant has provided evidence to demonstrate the application meets the 3 derogation tests. Mitigation measures are contained within the survey report and I am satisfied that the implications for bats has been properly considered.

There is extensive removal of vegetation on the wider site. To address this a condition is necessary to deliver broader ecological enhancements and safeguard the bats. The scheme is considered to be in accordance with Policy EM7 (Local Plan) and Policy 7.28 of the London Plan.

#### **7.15 Sustainable waste management**

The waste storage and collection arrangements are considered acceptable and consistent with Council's refuse and recycling capacity standards.

#### **7.16 Renewable energy / Sustainability**

Given both the small scale nature of the new built development and the sensitivities of the new cafe building in respect to the setting of the listed stable block it is not considered necessary to require any renewable energy measures for the scheme.

#### **7.17 Flooding or Drainage Issues**

The works that form part of the planning application and the works to create a new car park do not fall within the flood risk area that runs along the River Pinn. The Council's Flood and Water Management Officer has reviewed the application and is satisfied with the scheme subject to a sustainable urban drainage condition.

#### **7.18 Noise or Air Quality Issues**

##### **NOISE**

The nearest residential dwelling is located over 90 metres away from the former stable building and the new cafe building and an equal distance would be maintained between the new car park serving the scheme and the nearest residential dwelling. As such the scheme is not considered to raise any noise related amenity issues to neighbours from activities within these buildings from the car park. A minimum distance of over 50 metres is provided from Eastcote Road so the scheme requires no measures controlled by planning condition

##### **AIR QUALITY**

The site is not located in an Air Quality Management Area. The scheme is not considered of a scale to raise any adverse issues in air quality terms.

#### **7.19 Comments on Public Consultations**

Point 1 is noted.

Points 2- 5 No commitment was made that the scheme would be accompanied by a Transport Study. It was guaranteed that a Highways Officer would be consulted on the scheme. These comments are provided elsewhere in the report.

Point 6 - The hours of operation will be controlled by licensing. A condition will be attached in respect to amplified music. It is considered unreasonable to curb private hire of the venue.

Point 9 - The scheme proposes no new Yew trees. The details of the landscaping and planting will be dealt with by planning condition

Points 7 and 10 - No existing path or new paths will be blocked as part of the scheme. No gates are shown on the plans.

Point 8 - The scheme will provide level access to the Dovecote. The surface treatment and the access arrangements will be significantly better than is current.

Point 11 - The Council's landscape Officer has reviewed the scheme and no trees of any note would be lost and replacement planting scheme.

Point 12 Comment is noted. The Council as owner of the Stables a Grade II listed building are under a statutory obligation to safeguard its future.

Point 13 - It is considered the cafe will be an important community resource that will enhance the life and use of Eastcote Gardens and provide a focus to the scheme

Point 14 - There has been very extensive community consultation on the scheme undertaken by officer of the Council and the Friends of Eastcote Gardens as community partners to the scheme

Point 15 Is noted but is beyond the control of the local planning authority.

#### **7.20 Planning Obligations**

None.

#### **7.21 Expediency of enforcement action**

Not applicable.

#### **7.22 Other Issues**

ECOLOGY:

### **8. Observations of the Borough Solicitor**

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

### **9. Observations of the Director of Finance**

### **10. CONCLUSION**

It is considered the scheme will bring tangible improvements to this community facility and safeguard and improve an important heritage that serves Eastcote. The new building will not have a negative impact upon the setting of the stable building or upon the walled gardens or upon any archaeological remains. Accordingly the scheme is considered to comply with Policies BE1, BE3, BE4, BE8, BE9, BE10, BE15, R7 and R16 of Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and relevant London Plan

policies and as such is recommended for approval subject to Department of Communities and Local Government approving the associated Listed Building Consent application (23846/APP/2013/2401).

## **11. Reference Documents**

Hillingdon Local Plan: Part One (November 2012)

Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

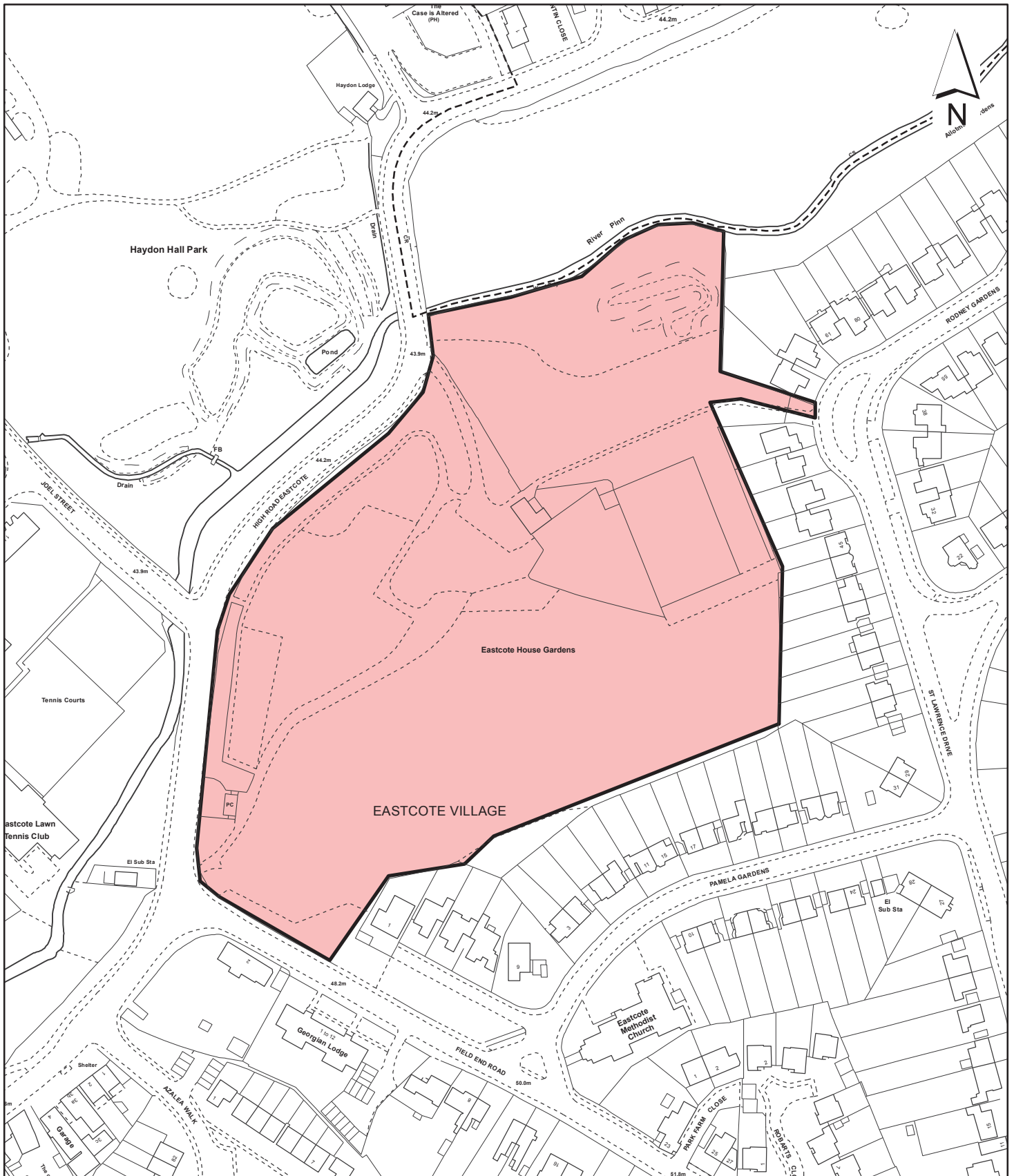
London Borough of Hillingdon's HDAS 'Accessible Hillingdon' Supplementary Planning Document (May 2013)

London Plan (July 2011)

National Planning Policy Framework (March 2012)

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**Notes**



Site boundary

For identification purposes only.

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Site Address

**Eastcote House Gardens  
Eastcote**

Planning Application Ref:

**23846/APP/2013/2401**

Planning Committee

**Major Applications**

Scale

**1:2,000**

Date

**October  
2013**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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