

Report of the Head of Planning, Sport and Green Spaces

Address GREAT HARMONDSWORTH BARN (ADJACENT TO MANOR COURT)
HIGH STREET HARMONDSWORTH

Development: Reinstatement of historic eaves overhang, repairs to timber frame structure of barn, re-roofing (using new handmade clay peg tiles and salvaged tiles from barn), replacement of softwood battens with oak battens, repairs to external timber cladding, replacement of some boarding with new matching oak boarding, reinstating historic vertical boarding, removal of 20th century boarding on south elevation and reinstatement of historic south elevation including the insertion of high level doors and repairs to historic threshing floor and new internal lighting scheme

LBH Ref Nos: 27256/APP/2013/1444

Drawing Nos: L.03 Rev. A
L.04 Rev. A
L.05 Rev. A
L.06 Rev. A
S.03 Rev. A
S.04 Rev. A
S.05 Rev. A
S.06 Rev. A
S.07 Rev. A
Design And Access Statement
Bat Survey (July 2013)
Structural Specification Report
Letter from Turnstone Ecology Ltd dated 12 September 2013
S.03 Rev. A
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1194332 E15 T1
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S07 Rev. A
L.01 Rev A
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Date Plans Received:	31/05/2013	Date(s) of Amendment(s):	06/06/2013
Date Application Valid:	22/08/2013		06/08/2013
			04/10/2013

1. SUMMARY

The application concerns works to the Great Barn which is a Grade I listed building constructed in 1426/7.

The scheme would involve no extensions or additions to the building rather the application focuses on necessary repairs to the building fabric and replacement and reinstatement of historic features. The application is made by English Heritage who took public ownership of the Great Barn in 2011.

The approach to the proposed works is informed by extensive research into the history of the barn, including research undertaken by the Secretary of the Friends of the Great Barn and recent dendrochronological dating of the existing timbers.

The scheme involves no alteration to the use of the site and no changes to the hours of regular public access (namely opening on the 2nd and 4th Sunday of each month). The proposed development raises no amenity issues to neighbours or Green Belt issues. Accordingly, the main planning considerations are twofold, firstly whether the works are sensitive and appropriate to the architectural features of the building and secondly, does the scheme take adequate measures to secure the future of the protected bats that roost within the structure. In respect to both matters, the extensive documentation supporting the application is considered to adequately address both the heritage issues and the protection of the bat roosts and is such is commended for approval

The Council can not legally determine the associated Listed Building Consent application (27256/APP/2013/1445) given that the scheme involves works to a listed building that is in the ownership of English Heritage. 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 COM3 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning 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 L.03 Rev. A, L.04 Rev. A, L.05 Rev. A, L.06 Rev. A, S.03 Rev. A, S.04 Rev. A, S.05 Rev. A, S.06 Rev. A, S.07 Rev. A, S.03 Rev. A, S.01, S.04 Rev. A, S.05 Rev. A, S.06 Rev. A, 1194332 E15 T1, 1194332 E16 T1, 1194332 E17 T1, 1194332 E18 T1, 1194332 E19 T1, 1194332 E205 T1, 1194332 E21 T1, 1194332 E22 T1, 1194332 SO1 T1, 1194332 SO2 T1, 1194332 SO3 T3, 1194332 SO4 T1, S07 Rev. A, L.01 Rev A, S.02 and shall thereafter be retained/maintained for as long as the development remains in existence.

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 COM5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Building Works: Design and Access Statement, dated May 2013 &
Protection of Bats: Bat Survey (July 2013), Letter from Turnstone Ecology Ltd dated 12 September 2013

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence

REASON

To ensure that the development complies with the objectives of Policies BE8 and BE9 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 CAC12 Materials

The replacement roof tile used for the Great Barn roof shall be the 'HG Matthews Clay Tile' as inspected on site by the local planning authority in July 2013.

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).

5 CAC14 Further Details

Detailed drawings and 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 the construction and materials of the new threshing floor.
- (b) Details of the internal lighting scheme.
- (c) Details and samples where appropriate of new external paving and landscaping works.
- (d) Confirmation of works to modern high level struts and associated flitching of original purlins.
- (e) Details of materials and method of construction to new external doors.
- (f) Colour of external metal work.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policies BE8 and BE9 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

6 NONSC Archaeological Investigation

No development shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved in writing by the local planning authority. No development shall take place other than in accordance with the Written Scheme of Investigation.

REASON:

Harmondsworth Barn is a heritage asset of archaeological interest. The planning

authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF.

7 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 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.

NB: The applicant must be made aware that the works will require a Natural England bat licence. No works to the barn can commence until the licence has been secured. Natural England will be forwarded this response.

8 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 Means of enclosure/boundary treatments
 - 2.b Car Parking Layouts (
 - 2.c Hard Surfacing Materials

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 surfing/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

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 BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (July 2011)

INFORMATIVES

1 152 Archaeology Informative

The decision to APPROVAL subject to the Secretary of State approving the associated list building consent application (27256/APP/2013/1445) 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).

2 153 Compulsory Informative (1)

The decision to APPROVAL subject to the Secretary of State approving the associated list building consent application (27256/APP/2013/1445) 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.

OL1	Green Belt - acceptable open land uses and restrictions on new development
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.
LPP 7.8	(2011) Heritage assets and archaeology
LPP 7.19	(2011) Biodiversity and access to nature
NPPF12	
NPPF11	

3. CONSIDERATIONS

3.1 Site and Locality

The Great Barn is Grade I listed and located at the western end of the High Street, within the Harmondsworth Village Conservation Area. The Great Barn is over 60 metres long and 12 metres wide and is one of the largest historic timber frame buildings in England, and was described by John Bejamin as the "Cathedral of Middlesex". It forms part of a group of buildings that includes the Great Barn itself, the Manor Court (a grade II listed) at the southern end of the site, which has been used as a care home although currently appears to be vacant, and a series of modern agricultural styled buildings and structures. The latter buildings have office B1(a) use, although these also appear to be presently vacant.

The site is adjoined to the east by St Mary's Church, which is grade II* listed. To the north, west and south is open land, with the area to the west being the site of a former Benedictine Priory College. To the south is also a small cul-de sac with a number of residential properties.

The site and the adjoining land forms part of Green Belt and is located within an Archaeological Priority Area. The site is also covered by TPO30.

3.2 Proposed Scheme

The application concerns the following range of works to the Great Barn:

A) Repairs to the Roof:

A specialist survey has indicated that the tiles have begun to fail, and others have slipped from the roof, with many of the tiles damaged by rusted metal nail fixings, introduced prior to the 2nd World War. In light of this, the scheme proposes to remove all the existing tiles from the roof and to use a mix of salvaged tiles (from the roof) and new handmade clay tiles. The latter tiles would make up approximately 75% of the tile cover with salvaged tiles used for the rest.

Other proposed works to the roof include the replacement of the existing softwood battens dating from the 1930's with oak battens, that would be nailed to the rafters with non-ferrous fixings that are stable with oak.

B) Repairs to the main barn framework:

- Digging of trail pits to the plinth wall
- Possible joint strengthening of the barn bays (if required following further investigations)
- Drill survey to investigate decay cavities and to fill the cavities,
- Repairs to the aisle frames, involving packing with seasoned oak where appropriate,
- Additional non ferrous straps and ties added to the aisle post jowls where necessary (following further investigation),
- Removal of the upper level props if found to be necessary;

C) External works to the barn elevations:

- Replacement of 3 pairs of softwood door frames and doors (both of relative modernity) in east elevation with oakwood frames, to provide greater security as existing have suffered damage from the elements.

- Replace the timber cladding on the north elevation. Installed in the 1980's, with oak cladding that replicates the more traditional pattern as used (in the 1970's) on the south elevation.

- Restoration of the previously truncated eaves on the north and west elevations to provide a proper eaves overhang to give greater protection to the fabric of the building from water run off from the roof.

- Repair to the main timber boards on the east and west elevation (where following further investigation it is deemed necessary), splicing in new oak timbers where necessary and similar timber repairs to the main east door.

- Restore two high level doors on the northern elevation, that were a feature of the barn in the 18th/19th century.

D) Internal floor & lighting scheme:

- The scheme includes an option to reinstate the mud floor threshing floor replacing an existing area of concrete.

- Introduce a new low level and discrete lighting scheme, to replace the existing functional

lighting.

3.3 Relevant Planning History

Comment on Relevant Planning History

No planning history directly relevant to the planning application other than the concurrent Listed Building Works consent application (27256/APP/2013/1445) for the same works.

Some of the sought works arise from the works undertaken to the Great Barn following the very damaging fire in 1972.

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.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

PT1.HE1 (2012) Heritage

Part 2 Policies:

OL1 Green Belt - acceptable open land uses and restrictions on new development

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.

LPP 7.8 (2011) Heritage assets and archaeology

LPP 7.19 (2011) Biodiversity and access to nature

NPPF12

NPPF11

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **14th September 2013**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Three adjoining owner/occupiers were consulted in writing as were Harmondsworth and Sipson Residents Association and Harmondsworth Conservation Area Advisory Panel. A site notice was also displayed and the application was advertised in the local newspaper.

No written responses were received from individual neighbours.

Society for the Protection Of Ancient Buildings:

Thank you for sending the Society details of this application. The proposals relate to the repair of the historic tithe barn.

We are pleased to have been given notice of the proposed works to this very important building and, having considered the reports and drawings provided, we confirm that we are in general agreement with the approach that has been adopted. It appears that the intention is to continue the tradition of simple robust repairs where possible, though there is some discussion about more invasive work to the main structure, which would be possible if the roof covering is stripped off and replaced.

Taking the roof repairs first, we note that the deformation of the upper purlins is the result of weakened joints; a problem that was overcome in the 1980s repair work by introducing propping. There is now some discussion in the Design and Access Statement about flitching the purlins to allow the props to be removed. In our view, this might be overly invasive and we would argue that the props should be retained as they are. In any event, the purlins and the surrounding structure may have moved to take up the historic deformation and therefore the level of intervention might be best kept to the absolute minimum. There is also mention of the loss of material at the structural joints and it is proposed in the English Heritage Report either to fill the voids with resin or to plate them. In our view, the latter would be the better option as there is no assurance that all decayed material can be removed from the void and the intervention would also be fully reversible.

In addition, it seems that the roof tiling is to be stripped and replaced, retaining the historic tiles where possible and making up the shortfall with new tiles. As a general principle, we would not advocate the use of second hand tiles other than those belonging to the building. We note that the new battens are to be oak though it is not stated if these are to be cleft or machine sawn - riven battens would be preferable. We also offer the thought that as it has become evident that roofs of this type are becoming increasingly vulnerable to extreme weather conditions and strong winds consideration should be given to the fixings and to the penetration of wind-blown rain through the tiles. Torching might help to seal the roof and secure the tiles though this may not have been used in this location in the past.

We also note that the roof is to have sprockets added to the eaves to give a better throw for rainwater and we would be interested to know if this is a feature that existed before the re-tiling in the 1930s.

In terms of the treatment of the elevations, it seems that the existing boarding is to be repaired and stained to match the tone of the existing tarred finish. However, the boarding to the south elevation is to be replaced and doors reinserted to replicate the situation that existed before the fire in 1972. We hope that the detailing of this new work will be carried out in such a way as to make it evident to the trained eye that this element replaces the temporary boarding added after the fire. Similarly, we note that there is a proposal to replace the timber boarding of the threshing floors. These areas should also be detailed so that they read as modern additions. Where areas of the floor retain their original earth finish the aim should be to conserve and protect the historic surface.

Ancient Monuments Society:

No response received

Harmondsworth Conservation Area Advisory Panel:

I am writing on behalf of Harmondsworth Conservation Area Advisory Panel (though I should declare an interest as the Secretary to the Friends of the Great Barn, who are managing it on behalf of English Heritage). We have no objection to the proposed repairs to this building. In particular we welcome both the decision not to fit roofing felt or a similar membrane under the replacement tiles, as it would have a major impact on the appearance of the building, and the decision to extend the roof so the exposed purlin ends are covered as they were in the past. We are confused about what work is proposed to the three main doors as there is mention both of repairing the existing softwood doors with softwood (section 5.0 b), and of providing replacement doors made of oak (section 4.0 F and Fig 47); we have no objection to either course of action. We have no objection in principle to the reinstatement of lost timber threshing floors, but feel strongly that adequate archaeological recording of the areas should be a condition of LBC for this element of the proposed works. There should also be at least an archaeological watching brief when the proposed trial pits to assess the stability of the underpinned east wall and comparative areas are dug. These comments also apply to LBC application 27256/APP/2013/1445.

GREATER LONDON ARCHAEOLOGICAL ADVISORY SERVICE (GLAAS):

The planning application has been noted by the Greater London Archaeological Advisory Service (GLAAS) as affecting a heritage asset of archaeological interest or lying in an area where such assets are expected based on information held in the Greater London Historic Environment Record and/or made available in connection with this application.

The National Planning Policy Framework (Section 12) and the London Plan (2011 Policy 7.8) emphasise that the conservation of archaeological interest is a material consideration in the planning process. Paragraph 141 of the NPPF says that applicants should be required to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence publicly available.

The application affects Harmondsworth Tithe Barn, a grade I listed building with an archaeological interest equivalent to that of a scheduled monument. I note however that extensive detailed building recording has informed the current proposals and that only minor groundworks are proposed.

The development would not cause sufficient harm to justify refusal of planning permission provided that a condition is applied to require an investigation to be undertaken to advance understanding of the asset's significance. The archaeological interest should be conserved by attaching a condition as follows:

REASON:

Harmondsworth Barn is a heritage asset of archaeological interest. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF

Condition

No development shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved in writing by the local planning authority. No development shall take place other than in accordance with the Written Scheme of Investigation.

Informative

The written scheme of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. It must be approved by the planning authority before any on-site development related activity occurs.

I envisage that the archaeological fieldwork would comprise the following:

Watching Brief on groundworks

An archaeological watching brief involves observation of groundworks and investigation of features of archaeological interest which are revealed. A suitable working method with contingency arrangements for significant discoveries will need to be agreed. The outcome will be a report and archive.

Please do not hesitate to contact me should you require further information or assistance. I would be grateful to be kept informed of the progress of this application.

Please note that this response relates solely to archaeological considerations. If necessary my Inspector of Historic Buildings and Areas colleagues should be consulted separately regarding statutory matters or Borough Conservation Officer as appropriate.

ENGLISH HERITAGE:

No response provided. Comments received from English Heritage to the parallel Listed Building Consent application (27256/APP/2013/1444).

Internal Consultees

INTERNAL:

CONSERVATION TEAM:

Background:

Harmondsworth Barn dates from the 15th century and is grade I listed. It is one of the Borough's most important historic buildings and the current proposals for its repair are very much welcomed. The barn had been neglected by its previous owners and now in the care of EH, these works will secure its fabric and allow the building to be more readily available to the public and for community use.

Conclusion:

No objection in principle, the conditions as suggested below should be attached to any recommendation for approval; the application, all paperwork and the Council's resolution will need to be forwarded to the National Casework Unit for final approval.

Conditions to cover:

- Archaeological watching brief for works to create a new threshing floor and digging of trial pits to consider the structural stability of the walls- in accordance with the advice of GLAAS.
- Details of the construction and materials of the new threshing floor.
- Details of the internal lighting scheme.
- Details and samples where appropriate of new external paving and landscaping works.
- Confirmation of works to modern high level struts and associated fitching of original purlins.
- Details of materials and construction of new doors.
- Colour of external metal work.

LANDSCAPE OFFICER:

No objection, subject to a condition providing further details of the external landscaping works.

SUSTAINABILITY OFFICER:

Proposal

Reinstatement of historic eaves overhang, repairs to timber frame structure of barn, re-roofing (using new handmade clay peg tiles and salvaged tiles from barn), replacement of softwood battens with oak battens, repairs to external timber cladding, replacement of some boarding with new matching oak boarding, reinstating historic vertical boarding, removal of 20th century boarding on south elevation and reinstatement of historic south elevation including the insertion of high level doors and repairs to historic threshing floor and new internal lighting scheme.

Ecology - Bats

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 (1) the development is necessary, (2) there are no alternatives, and (3) 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. This has been set out in a letter dated 12 September 2013 by Turnstone Ecology.

I am therefore satisfied that the works to the barn and the subsequent impacts on the bats is justified in this instance. Nonetheless, there will be a detrimental impact whilst the building works are done and it is therefore necessary to secure mitigation. The following condition is necessary:

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 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.

NB: The applicant must be made aware that the works will require a Natural England bat licence. No works to the barn can commence until the licence has been secured. Natural England will be forwarded this response.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application presents no issues in planning policy terms in respect to the principle of the development given the scheme involves no change of use of the site or indeed to the

intensity of use of the site but rather concerns itself with only works to the structure of the Great Barn, its internal lighting and the landscape treatment of its immediate surroundings.

7.02 Density of the proposed development

Not applicable to this application.

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

ARCHAEOLOGY

Given the age of the barn that has been on site for 6 centuries and the its historic significance the proposed works would be subject to an archaeological watching brief that will be controlled by planning condition. The set of works as detailed in the supporting documentation is considered to comply with BE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

IMPACT ON CONSERVATION AREA:

The Great Barn is located in the Harmondsworth Conservation Area and indeed is integral to the conservation area's character. The scheme by providing the opportunity to safeguard this heritage asset of both local and national significance and to restore historic features is considered to preserve and enhance the conservation area and the setting of the listed building and comply with Policy BE4 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

The scheme will have no impact upon the Green Belt.

7.07 Impact on the character & appearance of the area

The scheme will enhance and safeguard this important local and national heritage asset, as such the scheme is considered will be of positive benefit to the area and the general character and appearance of the Harmondsworth Conservation Area.

7.08 Impact on neighbours

The scheme will have no adverse impact to neighbours.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Not applicable to this application, as the scheme will not alter the level of car parking provision on site or the hours of opening.

7.11 Urban design, access and security

URBAN DESIGN/HERITAGE:

HERITAGE:

The information provided in the application demonstrates the clear need to undertake works to the roof to safeguard the building's long term future and to avoid future unsatisfactory piecemeal repair and restoration.

The application is submitted on behalf on English Heritage and the supporting documentation includes extensive site investigation, historic research and specialist survey work that has informed the works detailed in the application. Subject to the

appropriate planning conditions, it is considered the approach to the repair, restoration and replacement of lost features is considered sensitive to the building's architecture and fabric. As such, the scheme complies with Policies BE8 and BE9 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) London Plan policy 7.8 and the relevant national guidance and heritage considerations within the National Policy Framework.

SECURITY:

The wider Manor Court site is currently subject to 24 hour security surveillance and has locked gates as such it is not considered additional security measures need to be gained by the planning process.

ACCESS:

See section 7.12

7.12 Disabled access

The building is Grade I listed, its interior includes sections of earth floor and the building has an informal setting that includes an uneven grassed area to the barn entrance. These are integral to the historic significance of the building and its setting, so that the opportunities for standard surface treatments to benefit those who are wheelchair bound or have mobility issues are curtailed. However, access to wheelchair users will remain possible, albeit not to the usual accessibility standards.

The lighting works shall benefit all users of the building by providing opportunities for visitors to more readily see and appreciate the details of the building's interior thereby improving the general visitor's appreciation/accessibility.

In view of the above and the constraints imposed upon providing level access due to the building being listed the scheme is considered to be consistent with Policy R16 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

LANDSCAPING:

The proposed alterations to the external planting arrangements (involving the removal of a length of box hedging and a clump of oriental grasses) and the removal of a small fence are welcomed from a heritage perspective, as that would reduce the visual clutter that is not conducive to the setting of such an important listed building. There are no trees that will be affected by the scheme.

The scheme proposes to replace an existing grass crete car park located to the west of the barn with a higher quality permeable surface treatment for the parking of cars. This car parking is presently little used, with visitors to the Great Barn parking elsewhere on the wider Manor Court site. The details of the final material treatment are not detailed within the current application. However in landscape terms the principle of seeking to improve the visual amenity value of this existing grass crete car park is welcomed and is considered acceptable subject to more detail being provided, that will be controlled by planning condition.

In summary the scheme is consistent with Policy BE38 of the Hillingdon Local Plan: Part

Two Saved UDP Policies (November 2012).

ECOLOGY:

There are 2 species of bats roosting in the Great Barn. The bat survey concludes the development would have a low or moderate impact on the bat population roosting. To minimise the impact mitigating measures shall be put in place to address the loss of individual roosts including avoiding relevant works to the Great Barn in the sensitive times of the year (i.e. winter) by providing alternative roosting point sites within timber joints of the Great Barn,.

The works to the Great Barn are required to demonstrate they meet the 3 tests of the European Directive derogation tests for protected species.

Harmondsworth Barn is a Grade 1 listed building and such there are recognised statutory obligation upon the owners to maintain the building in an appropriate condition. Given the deterioration in the roof and internal frame, with some beams damp and resulting in the frame and certain mortise joints not being stable, the requirement to address this issue including works to joints where bats roost is evident. In providing a reasoned justification in terms of safeguarding the future structural integrity of the building, and the safety of future visitors to the building, the scheme satisfies two of the three Directive tests. With regard to the third Directive test, providing 'favourable conservation status' of the species, this shall be addressed by providing alternative roosting sites for the Bats within the building.

7.15 Sustainable waste management

Not applicable to this application given the nature of the scheme and the fact it is a listed building with no running water within the barn.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

The scheme raises no fresh flooding or drainage issues.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The positive comments received by the Harmondsworth Conservation Area Advisory Panel are noted.

The concerns raised by Society of the Protection of Ancient Buildings in respect to the detailed methods of repair will be addressed by planning condition.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

The positive comments received to the scheme from Harmondsworth Conservation Area Advisory Panel are noted.

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

The work is mainly necessary to bring this Grade 1 listed building back into a state of good repair, as it suffered a long period of neglect in its previous ownership. The work will ensure the structural integrity of the timber frame and provide a good quality weather proof roof. The latter includes the introduction of an overhanging eaves detail, lost in previous years, that will avoid the need to install historically incorrect gutters and downpipes. The external appearance of the barn would be restored to something of its 18th century appearance by the introduction of appropriate new doors and boarding. Internally, a threshing floor will be reintroduced, which will help in the interpretation of the building. Specialist lighting, essential if the building is to be brought back into appropriate use, is also to be installed.

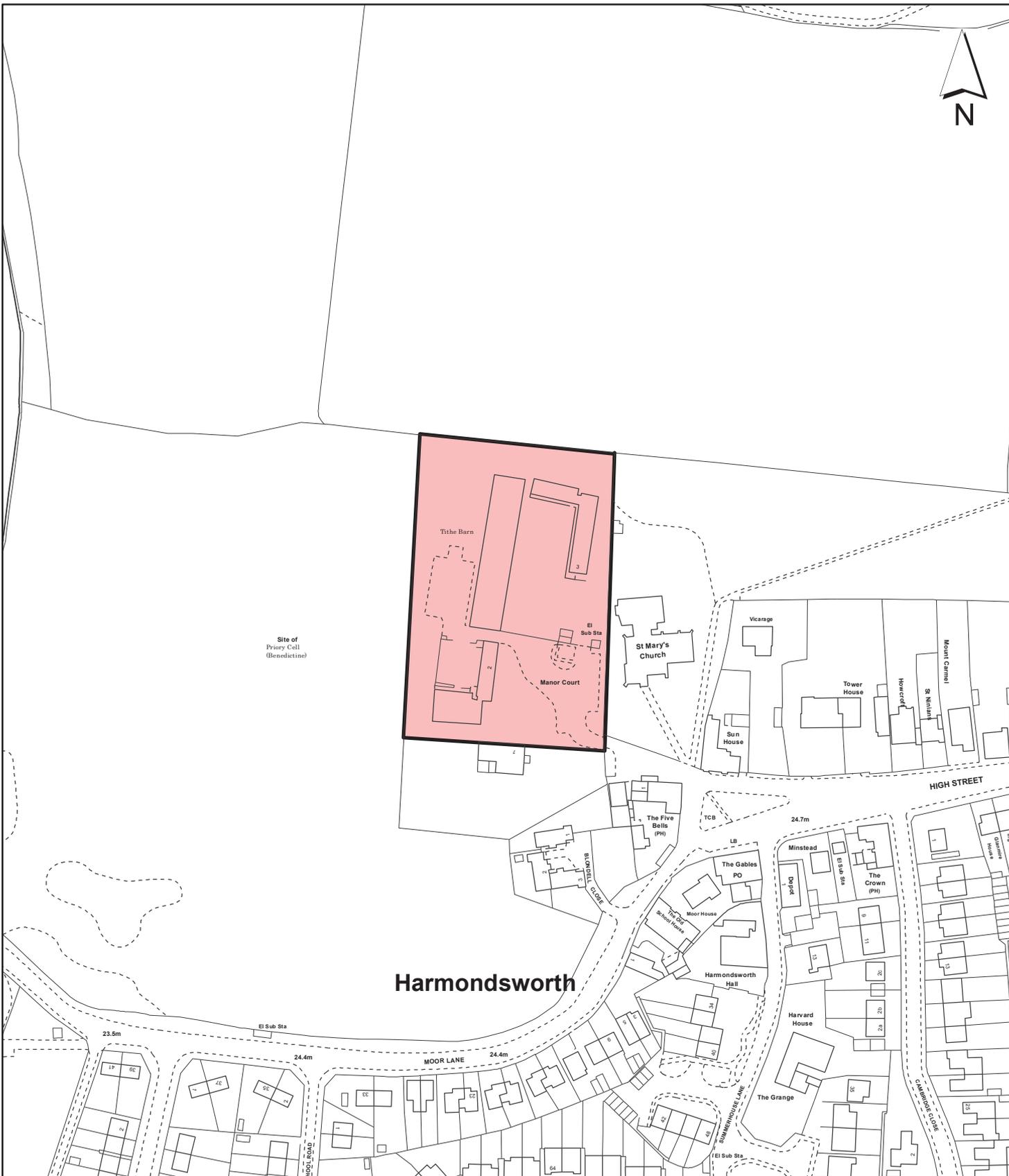
Accordingly the scheme is considered a positive development and consistent with relevant planning policy and national guidance for heritage assets and as such is commended for approval by the Secretary of State.

11. Reference Documents

Hillingdon Local Plan: Part One (November 2012)
Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)
London Plan (July 2011)
National Planning Policy Framework (March 2012)

Contact Officer: Gareth Gwynne

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**Great Harmondsworth Barn
(Adjacent to Manor Court)
Harmondsworth**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:
27256/PP/2013/1444

Scale
1:2,000

Planning Committee
Central & South

Date
**November
2013**



HILLINGDON
LONDON