

## 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. (Listed Building Consent)

**LBH Ref Nos:** 27256/APP/2013/1445

**Drawing Nos:** L.03 Rev. A  
L.04 Rev. A  
L.05 Rev.  
L.06 Rev. A  
L.06 Rev. A  
S.04 Rev. A  
S.06 Rev. A  
S.07 Rev. A  
Design and Access Statement  
Structural Specification Report  
S.05 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 E19 T1  
1194332 E20 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

**Date Plans Received:** 31/05/2013

**Date(s) of Amendment(s):**

**Date Application Valid:** 16/08/2013

## **1. CONSIDERATIONS**

### **1.1 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. It forms part of a group of buildings that includes the Manor Court (Grade II listed) at the southern end of the site, which has been in use as a care home although currently appears to be vacant, and a series of modern agricultural styled buildings and structures which have office B1(a) use, although these 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 there 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.

### **1.2 Proposed Scheme**

The application concerns the following range of works to the Great Barn and its immediate surroundings:

#### 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.

Works to the barn's immediate surroundings:

Removal of a clump of Pampas grass, removal of a short section of box hedging and removal of timber fencing to east of the barn and a replacement for the grass crete car park to the east of the Great Barn.

### 1.3 Relevant Planning History

27256/APP/2013/1444 Great Harmondsworth Barn (Adjacent To Manor Court) High St

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

**Decision Date:**

**Appeal:**

#### Comment on Planning History

No planning history directly relevant to the planning application other than the concurrent full planning application (27256/APP/2013/1444) for the same works.

Part of the sought works seek to rectify some of the basic repairs undertaken to the Great Barn following a very damaging fire in 1972.

### 2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

### 3. **Comments on Public Consultations**

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

No written responses were received from individual neighbours.

EXTERNAL:

Society for the Protection Of Ancient Buildings:

No response received.

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:

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 flitching 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

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:

We confirm that the application by English Heritage:

- was the subject of pre application discussion within English Heritage
- was considered against the standards we apply in advising on planning application
- is submitted with the corporate support of English Heritage.

Recommendation:

We recommend that this case should be determined in accordance with government guidance, development plan policies and with the benefit of any further necessary conservation advice locally. It is not therefore necessary for us to be consulted again on the this application

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

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.HE1 (2012) Heritage

Part 2 Policies:

- 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
- BE9 Listed building consent applications for alterations or extensions

LPP 7.8 (2011) Heritage assets and archaeology  
NPPF12

## 5. MAIN PLANNING ISSUES

The main planning consideration with regard to the Listed Building Consent are whether the works are appropriate and sympathetic to the historic features and fabric of this extremely important Grade I listed building and its archaeological significance.

The application is submitted on behalf on English Heritage and the supporting documentation includes extensive site investigations, 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.

## 6. RECOMMENDATION

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

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

The works hereby permitted shall begin before the expiration of three years from the date 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 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 CAC12 Roof Tiles**

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).

#### **4** CAC14 Further Details (Listed Buildings)

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) Confirmation of works to modern high level struts and associated flitching of original purlins.
- (d) Details of materials and method of construction to new external doors.
- (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)

#### REASON

To safeguard the special architectural and/or historic interest of the building in accordance with

#### **5** NONSC programme of 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.

### **INFORMATIVES**

- 1** The decision to recommend APPROVAL to the Secretary of State has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2** The decision to recommend APPROVAL to the Secretary of State has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

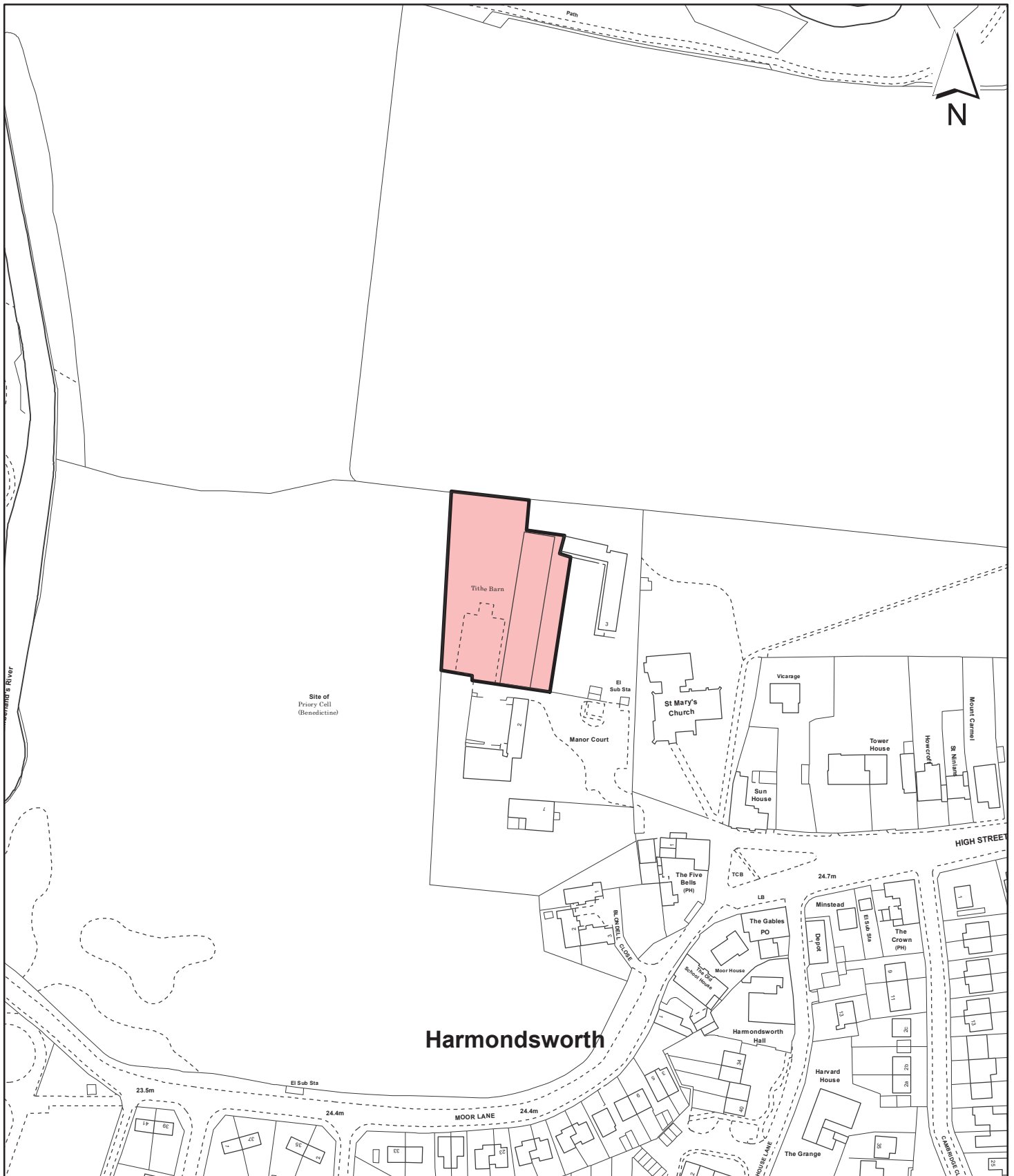


BE1 Development within archaeological priority areas  
BE4 New development within or on the fringes of conservation areas  
BE8 Planning applications for alteration or extension of listed buildings  
BE9 Listed building consent applications for alterations or extensions  
LPP 7.8 (2011) Heritage assets and archaeology  
NPPF12

- 3** 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

**Contact Officer:** Gareth Gwynne

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).

Unless the Act provides a relevant exception to copyright.

© Crown copyright and database rights 2013 Ordnance Survey 100019283

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/2013/1445**

Scale

**1:2,000**

Planning Committee

**Central & South**

Date

**November  
2013**



**HILLINGDON**  
LONDON