

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

**Address** THE MOORCROFT COMPLEX HARLINGTON ROAD HILLINGDON

**Development:** Change of use of Units 11 and 12 (Use Class B1(a) to 2 x three bedroom Residential Units (Use Class C3) and reinstatement of rear conservatory (Application for Listed Building Consent).

**LBH Ref Nos:** 3043/APP/2012/1094

**Drawing Nos:** 4679-II  
4679-1 Rev. A  
4679-3  
Design and Access Statement  
Heritage Statement  
4679-2 Rev. E

**Date Plans Received:** 04/05/2012                      **Date(s) of Amendment(s):**

**Date Application Valid:** 04/05/2012

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

Units 11 and 12 are located within the Moorcroft Mansion House which forms part of The Moorcroft Complex located on the north-west corner of the Harlington Road/West Drayton Road junction. The landscaped grounds of the complex extend to some 1.45 hectares and has frontages onto Harlington Road to the north-east and West Drayton Road to the south-east. The complex comprises the Moorcroft Mansion House and its associated buildings - 'The Lawns' and 'Coach House' to the north, as well as the new building, 'The Courtyard Terrace' to the rear and west of the Mansion House, approved under planning permission 3043/APP/2002/715.

#### 1.2 Proposed Scheme

This application is to consider the works to the listed building only. The planning merits of the change of use to residential units and the conservatory are assessed under planning ref. 3404/APP/2012/1093 which is also on this committee agenda.

As regards the conversion works, with the exception of the erection of a single storey conservatory to the rear of Unit 12 which would be designed and constructed as per the replacement conservatory previously approved as part of App. Nos. 3043/APP/2006/61 and 65, there would be no alterations to the external fabric of the building. As regards internal works, the main alterations would be additional stud walls on the first floor to provide division for two of the bedrooms and en-suite facilities, whilst on the ground floor of Unit 11, additional stud walls around the staircase is proposed. Additional pipework and servicing would be required for the new facilities.

The application is supported by the following documents:-

Design and Access Statement:

This provides an introduction to the proposals, advising that the office suites have remained vacant for over 5 years despite extensive marketing. The site context is then assessed. The history of the site is then detailed and planning policy and guidance assessed. The proposals are then described in terms of their use, amount of floor space, layout, scale and appearance, landscaping, access and parking and climate change mitigation. It concludes by stating that the original planning application which the Council was mindful to approve (3043/APP/2000/258) would have provided for a residential use of these units, The new thrust of the NPPF is supportive of mixed use development, The proposal accords with the UDP and the proposal does not harm the listed building and for these reasons, the proposal should be supported.

Heritage Statement:

This provides an introduction to the proposals and describes the Moorcroft complex. Relevant planning policy is assessed and the proposals described. It concludes by stating that the necessary internal alterations are limited in their scope and would cause very limited harm to the building, harm which is easily outweighed by the public benefit of re-introducing a beneficial use.

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

Planning permission and listed building consent were originally granted for the erection of a two storey building for office purposes and conversion of the Manor House, Coach House and the Lawns buildings to form offices with associated parking and access (involving demolition of a two storey wing and ancillary buildings) on 1/10/03 (App. Nos. 3043/APP/2002/715 and 716 refer respectively).

### **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**

The public comments received on this proposal mainly relate to the planning application and are detailed on the planning application (3043/APP/2012/1093) which is also reported to this committee.

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

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

Part 1 Policies:

PT1.HE1 (2012) Heritage

Part 2 Policies:

NPPF12

LPP 7.8 (2011) Heritage assets and archaeology

|      |  |
|------|--|
| BE8  | Planning applications for alteration or extension of listed buildings                    |
| BE9  | Listed building consent applications for alterations or extensions                       |
| BE10 | Proposals detrimental to the setting of a listed building                                |
| BE12 | Proposals for alternative use (to original historic use) of statutorily listed buildings |

## 5. MAIN PLANNING ISSUES

It is considered that the alteration works in connection with change of use of the two units from offices to residential have been kept to a minimum, having regard to the need to provide a conversion scheme which affords a reasonable standard of residential amenity.

The Council's Conservation / Urban Design Officer advises that the room layouts on the revised scheme, as far as is possible, can still be read with the chimney breasts being visible and retained in sensible positions in the re-ordered rooms. The officer concludes that the scheme is acceptable, subject to conditions requiring details of the conservatory and details of all new external pipework and vents and all new joinery.

## 6. RECOMMENDATION

**APPROVAL subject to the following:**

### 1 LB1 Time Limit (3 years) - Listed 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 RES7 Materials (Submission)

No development shall take place until details of new external pipework and vents, and all new joinery have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

#### REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE8, BE9, BE13 and BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

### 3 NONSC Non Standard Condition

Prior to the commencement of works on site, full details of the design and construction of the rear conservatory to Unit 12 shall be submitted to and approved in writing by the Local Planning Authority. The conservatory shall be constructed in accordance with the approved details prior to the occupation of the residential units

#### REASON

To ensure that the conservatory is re-instated at the site to maintain the historic integrity of the building, in accordance with Policies BE8 and BE9 of the Hillingdon Local Plan:

Part Two - Saved UDP POLICIES (November 2012).

**INFORMATIVES**

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

NPPF12

LPP 7.8 (2011) Heritage assets and archaeology

BE8 Planning applications for alteration or extension of listed buildings

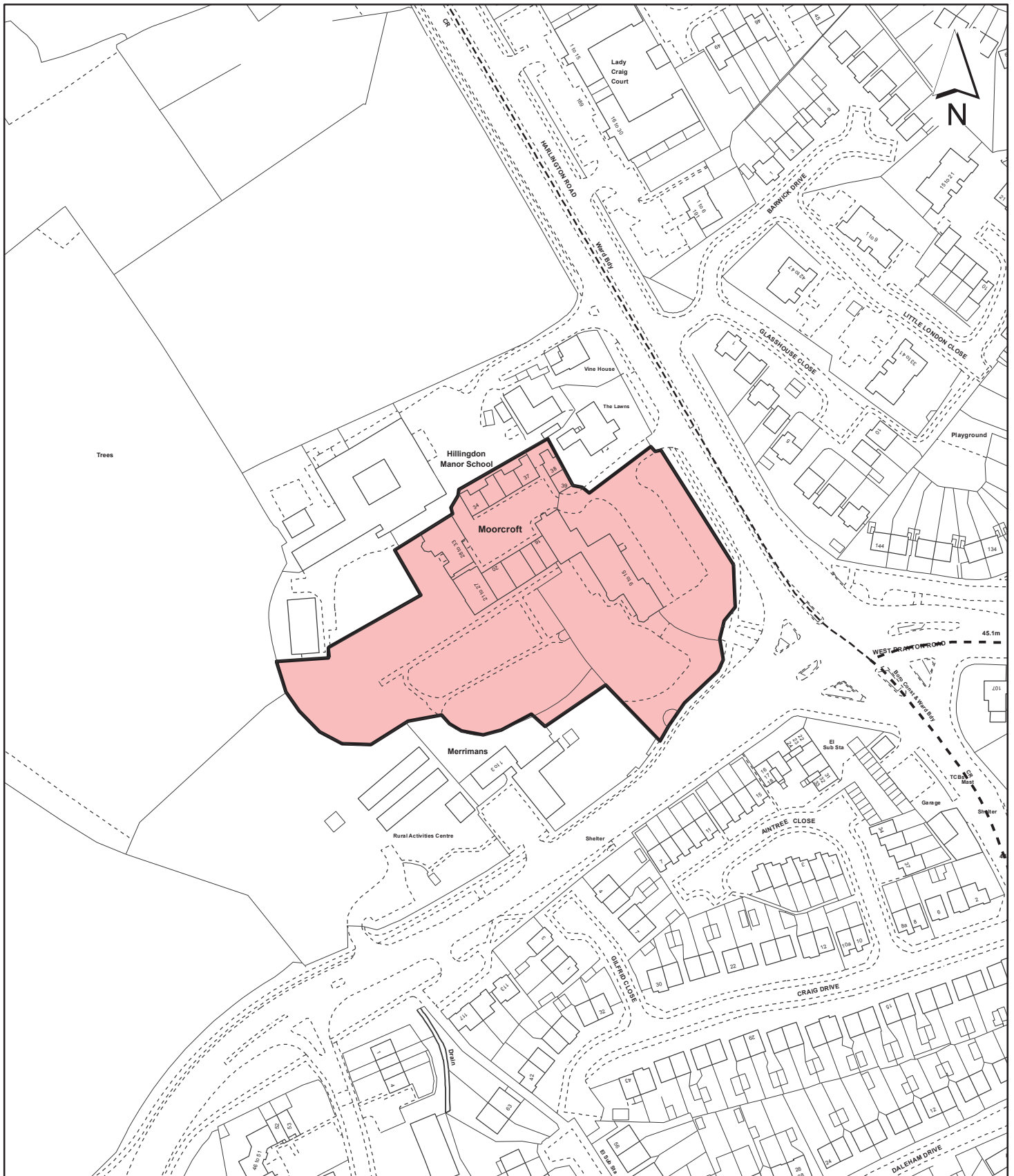
BE9 Listed building consent applications for alterations or extensions

BE10 Proposals detrimental to the setting of a listed building

BE12 Proposals for alternative use (to original historic use) of statutorily listed buildings

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**Notes**

 Site boundary

For identification purposes only.

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Site Address

**The Moorcroft Complex  
Harlington Road**

Planning Application Ref:

**3043/APP/2012/1094**

Planning Committee

**Central & South**

Scale

**1:2,000**

Date

**November  
2013**

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