

Report of the Head of Planning, Sport and Green Spaces

Address CHARLES CURRAN HOUSE BONIFACE ROAD ICKENHAM

Development: Conservation Area Consent for the demolition of existing care home.

LBH Ref Nos: 1022/APP/2013/2345

Drawing Nos: 2013/D115/P/01 Site Location Plan
2013/D115/P/02 Existing Site Plan Topographical & Tree Survey
2013/D115/P/04 Proposed Floor & Roof Plans
Tree Report
2013/D115/P/07 Typical Section
2013/D115/P/08 Locally Listed Wall New Opening
Design & Access Statement
2013-D115-P-05 Rev B Proposed Elevations
2013-D115-P-06 Rev B Proposed Sectional Elevations
2013/D115/P/03 Rev A Proposed Site Plan

Date Plans Received: 15/08/2013 **Date(s) of Amendment(s):** 30/09/2013
Date Application Valid: 15/08/2013 26/11/2013

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the northern side of Swakeleys Road. 6-8 Swakeleys Road (The Coach House) is located east of the site whilst the Grade II Listed Appletree Cottage, 20 Swakeleys Road, is located west of the site. The site backs onto the rear gardens of 22-28 Boniface Road located north of the site. Access to the application site is via Boniface Road. The site is covered by TPO 4 and is located within the Ickenham Village Conservation Area, as identified in the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012). The site also contains a locally listed wall along the south site boundary and part of the west site boundary.

1.2 Proposed Scheme

Conservation Area Consent is sought for the demolition of an existing care home (Charles Curran House) which is currently vacant. The consent is sought in association with a parallel planning application (ref: 1022/APP/2013/2347) to also demolish the existing building and to construct six semi-detached 4-bed dwellings. The existing locally listed wall on the site is to be retained.

1.3 Relevant Planning History

1022/AC/76/1014 25-99 (Odds) Boniface Road Ickenham

Res.dev - Hostel/Boarding/Guest house (Outline)(P) (Charles Curran House, 36 Boniface Road).

Decision Date: 06-10-1976 Approved **Appeal:**

1022/AF/78/1964 25-99 (Odds) Boniface Road Ickenham
Reserved mats. of outline 1022/4526 (P) (Charles Curran House, 36 Boniface Road).

Decision Date: 09-05-1979 Approved **Appeal:**

1022/AG/79/0127 25-99 (Odds) Boniface Road Ickenham
Reserved mats. of outline 1022/4526 (P) (Charles Curran House, 36 Boniface Road).

Decision Date: 09-05-1979 Approved **Appeal:**

1022/AH/79/0905 25-99 (Odds) Boniface Road Ickenham
Reserved mats. of outline 1022/4526 (P) (Charles Curran House, 36 Boniface Road).

Decision Date: 27-11-1979 ADH **Appeal:**

1022/AJ/86/1632 25-99 (Odds) Boniface Road Ickenham
Householder dev. (small extension,garage etc) (P) (Charles Curran House, 36 Boniface Road).

Decision Date: 15-10-1986 ALT **Appeal:**

1022/APP/2013/2347 Charles Curran House Boniface Road Ickenham
Demolition of existing care home and construction of 6 semi-detached 4-bed dwellings, together with associated car parking, landscaping and new pedestrian access.

Decision Date: **Appeal:**

39824/C/91/1608 Charles Curran House Boniface Road Ickenham
Retention of garden shed

Decision Date: 21-11-1991 ALT **Appeal:**

Comment on Planning History

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 25th September 2013

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL

Ickenham Conservation Area Panel:
No response received

Ickenham Residents Association:

The proposed site plan shows two of the three semi-detached 4-bed dwellings facing Swakeleys Road, i.e. set very far forward facing a 3.8 m locally listed brick wall with a new pedestrian access operated by a push-button lock system.

We feel it would be a far better arrangement, if the said two dwellings would be facing the other way - into the site - with their back gardens towards the south brick wall.

This would also mean that it would be much easier for the occupants to use the proposed parking spaces at the top of the plot (north/east) which would then be a lot nearer. If not, it

would be more than likely that occupants would park their vehicles in Swakeleys Road and use the newly proposed pedestrian access.

We understand that pedestrian and vehicular access will be off Boniface Road, with which we would agree, but are concerned that the existing restrictions on vehicular traffic using the gated exit to Swakeleys Road (closest to the listed building of The Coach House) should be maintained.

We are completely in the hands of your Planning Team with their greater expertise and facilities to arrive at the correct decision.

Officer comments:

The concerns raised relate to the application for planning permission ref: 1022/APP/2013/2347 of six semi-detached 4-bed dwellings.

INTERNAL

Conservation Officer:

The current building is of no particular merit, although it does sit nicely behind the tall locally listed front boundary wall. The roofs of the proposed new houses have been designed in such a way as to relate well to the boundary wall too, so there is no objection to the loss of Charles Curran House.

RECOMMENDATIONS: Acceptable

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:

BE4 New development within or on the fringes of conservation areas

BE8 Planning applications for alteration or extension of listed buildings

BE10 Proposals detrimental to the setting of a listed building

BE13 New development must harmonise with the existing street scene.

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

5. MAIN PLANNING ISSUES

The main planning issue relates to the impact the demolition of the existing Charles Curran House will have on the Ickenham Village Conservation Area. The site contains a locally listed wall along the boundary with Swakeleys Road, which will be retained. Charles Curran House itself is not listed and of no particular merit. The Council's Conservation Officer raises no objection to the proposed demolition.

The proposed demolition would allow for the redevelopment of the site under planning application ref: 1022/APP/2013/2347 which is recommended for approval. It is therefore

considered that the proposed demolition would not have a detrimental impact on the visual amenity, character and appearance of the Ickenham Village Conservation Area.

The proposal complies with Policies BE4, BE10, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

6. RECOMMENDATION

APPROVAL subject to the following:

1 CA1 Time Limit (3 years) - Conservation Area Consent

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

REASON

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

2 CA7 Extent of demolition

No demolition beyond that indicated on the approved drawings shall take place without the approval of the Local Planning Authority.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE11 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

INFORMATIVES

1 The decision to GRANT Conservation Area 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 Conservation Area 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.

BE4 New development within or on the fringes of conservation areas

BE8 Planning applications for alteration or extension of listed buildings

BE10 Proposals detrimental to the setting of a listed building

BE13 New development must harmonise with the existing street scene.

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

3 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

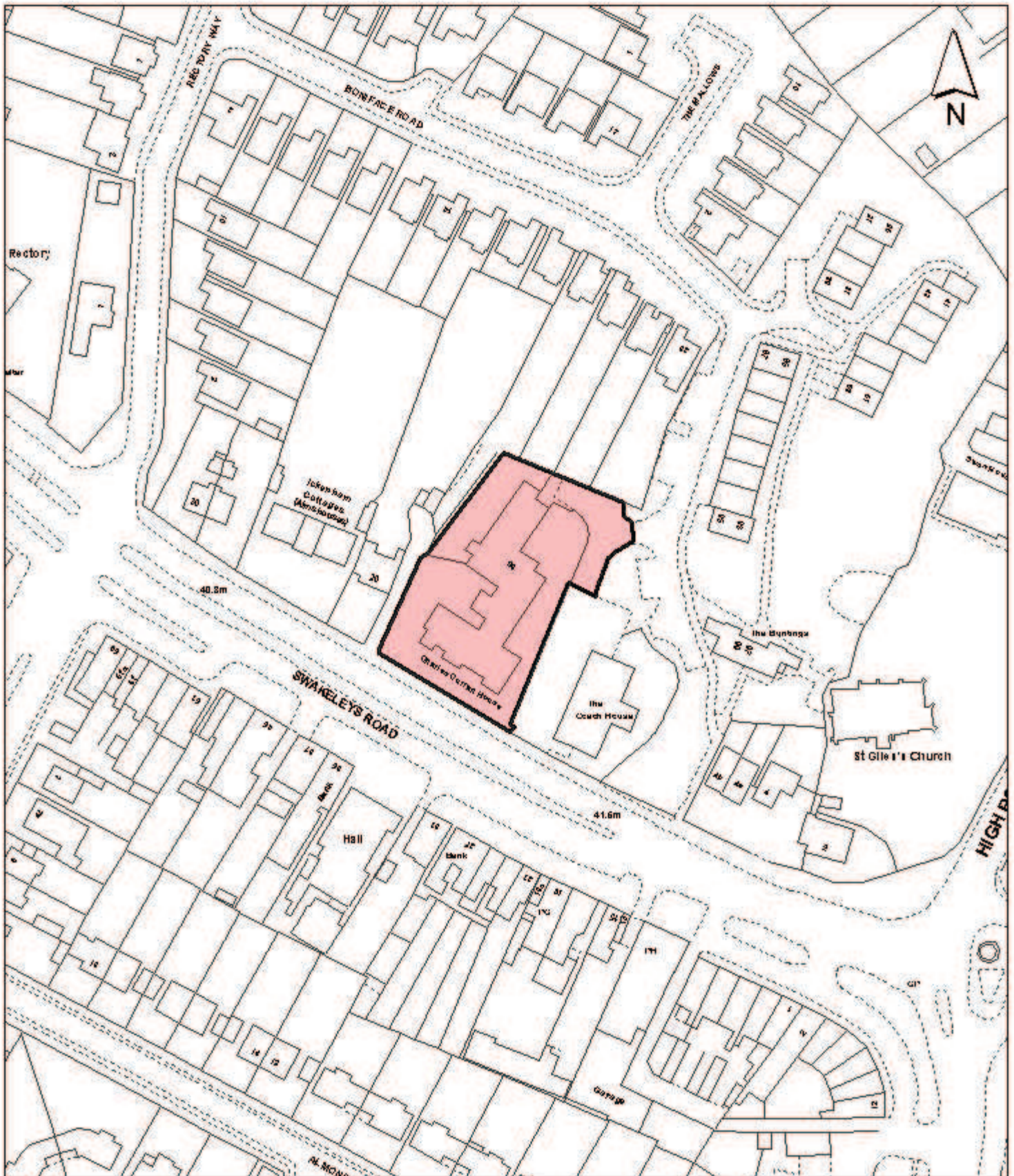
C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance' The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

Contact Officer: Katherine Mills

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Charles Curran House
Bonifacé Road**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:
1022/APP/2013/2345

Scale
1:1,250

Planning Committee
Major Application

Date
**December
2013**

