

Report of the Head of Planning, Sport and Green Spaces

Address ICKENHAM MANOR HOUSE LONG LANE ICKENHAM

Development: Demolition of 2 garages and the erection of building to accommodate a double garage and studio, adjacent to existing barn (Listed Building Consent)

LBH Ref Nos: 32002/APP/2013/2733

Drawing Nos: Existing Site Plan (un-numbered)
Proposed Site Plan (un-numbered)
Existing & Proposed Floor Plan (un-numbered)
Proposed Roof Plan (un-numbered)
Proposed Ground Floor Plan (un-numbered)
Proposed Elevations (un-numbered)
Planning, Design, Access & Heritage Statement

Date Plans Received: 19/09/2013 **Date(s) of Amendment(s):**
Date Application Valid: 20/09/2013

1. CONSIDERATIONS

1.1 Site and Locality

Ickenham Manor is a large detached grade I listed house located within Ickenham Conservation Area and is located within the Green Belt.

The property is reached from Long Lane to the west, via a long driveway, which is also used to reach Long Lane Farm to the south west of the site. The property is a 15th Century Tudor Manor House.

The existing garages are set to the south west of the Manor House and are met before you reach the house, if one arrives in the grounds of the manor from the entrance track that is located to the west of the site. The new building would partly occupy the footprint of a long demolished building that is understood to have served an agricultural function when the Manor House operated as a farm house, a function the Manor House no longer fulfils.

1.2 Proposed Scheme

The application seek to demolish two small concrete construction garages and to erect a new building that would link onto the side on an existing wooden frame barn to accommodate a double garage and a work studio with its own enclosed outdoor space set to the side (south) of the new building.

The new garage and studio would occupy a footprint of approximately 81 square metres, be 5.6m deep and 14.75 metre long, finished with a dual pitch roof rising to a ridge height of 4.71 metre.

The new structure and the existing barn taken together would be over 20m in length.

The flank south elevation of the studio would be largely glazed, the front elevation (east facing) would contain 3 windows and a door and the rear the rear elevation a further 2 small windows. The studio would contain a toilet and hand basin plus a fireplace in the main room. The building would be clad in horizontal timber boards, above a red brick base, with steel framed windows and the roof tiled in interlocking pantiles to match those on the existing barn.

The application was subject to extensive pre-application advice with the local planning authority with Officers advising upon a smaller footprint outbuilding than is currently submitted.

1.3 Relevant Planning History

Comment on Planning History

None relevant to this application other than the associated planning application (32002/APP/2013/2732) for the same current scheme.

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

EXTERNAL:

A site notice was displayed. The application was advertised in the local newspaper. The Ickenham Residents Association were consulted and English Heritage.

ENGLISH HERITAGE: Inspector of Historic Buildings and Areas

Having visited the site on 24 October, English Heritage is content that the proposals are appropriate in terms of scale, design and materials and would represent an enhancement to the setting of the grade I listed Manor. We would be minded to direct as to the granting of listed building consent.

We enclose the draft letter authorising the granting of consent (draft attached) and have referred the case to National Planning Casework Unit. Subject to the Secretary of State not directing reference of the application to him, they will return the letter of direction to you. If your authority is minded to grant listed building consent, you will then be able to issue a formal decision. Please send us a copy of your Council's decision notice in due course. This response relates to listed building matters only. If there are any archaeological implications to the proposals please contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3712).

ICKENHAM RESIDENTS ASSOCIATION:

This proposal calls for the demolition of 2 old garages and replacing them with a studio on the existing footprint.

Since this should be regarded as an 'outbuilding', we would ask you, as in the past -

should you be minded to consider approval - to apply a condition that the sanitary facilities shown would only be relevant for the new studio, however, the proposed new outbuilding would/could never be converted or extended to residential accommodation at any future stage, and will only be used as ancillary to the main house in accordance with HDAS guidelines, section 9.4, in order to avoid any future undesirable fragmentation of the curtilage or the creation of a separate residential use in accordance with Policy B13 of the UDP.

There is also the question of building on Green Belt Land, which we would normally object to, but since it will be on an existing footprint, and bearing in mind the recent 'Swakeleys House' decision, we cannot see any planning reasons for objection.

INTERNAL:

CONSERVATION TEAM:

Context:

Ickenham Manor is a Grade I listed and dates from c15th with additions from the c16th onwards. It was originally a moated manor house and this feature still remains in part within the grounds of the house and beyond. The moat is scheduled, and the site falls within a proposed archaeological priority area. The site also falls within the Ickenham Village CA and the Green Belt.

Overall, this is a highly significant building, in both architectural and historic buildings terms. The potential impact of the new structure on the setting of this building is therefore an important consideration.

Comments:

The proposed structure would be located adjacent to an existing small timber framed barn and would require the demolition of two circa 1920/30s concrete and asbestos garages and the removal of the concrete bases of other adjoining buildings. The new building would mainly sit within an area of the existing features/disturbed ground.

It is considered that the proposed structure would be fairly discrete and of a simple rustic design that would sit comfortably with the existing barn and appear as a secondary element to the existing house. It is considered that the removal of the run down garages would be an enhancement to the setting of the listed building.

There would be no objection to the proposed structures in listed building/conservation terms, provided the following conditions were attached to any approval:

An archaeological condition as required by GLAAS
Details of all external materials- ideally samples to be provided for agreement
Details of the works required to the existing barn to link it with the new development
Details of any new external vents or grills
Details of works to provide hard surfaced areas to frontage and side of new structure;
details of planter to southern end of new building
Details of construction, materials and colours of new windows and doors
Gutters/down pipes and other pipe work to be of cast iron
Landscape/planting details
And any other conditions as requested by EH.

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:

BE10 Proposals detrimental to the setting of a listed building

LPP 7.8 (2011) Heritage assets and archaeology

NPPF

5. **MAIN PLANNING ISSUES**

The main planning consideration with this listed building consent application is whether the scheme would have an adverse impact upon the setting of the grade 1 listed 1 Manor House.

Policy BE10 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) states planning permission or listed building consent will not normally be granted for proposals which are considered detrimental to the setting of a listed building.

The new building would be single storey and located over 25 metres away from the listed Manor House. Given these factors alongside other considerations including the choice of proposed external finish materials and the scheme would deliver the removal of 2 garages of no visual/heritage merit the Conservation Team and English Heritage are both of the opinion that the scheme in visual appearance terms is considered consistent with Policy BE10 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012). This view is taken notwithstanding the site's visual prominence located in front of the Manor House (as one enter the site) and notwithstanding the proposed building's long footprint.

Whilst the application is considered acceptable in respect of the impact of the development upon the listed building it is considered premature to approve the listed building consent application in the absence of a scheme that is acceptable in respect of the parallel planning application. This approach is consistent with standard practice both at Hillingdon and nationally.

6. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NONSC Non Standard Condition

Ickenham Manor is a Grade I listed building. In the absence of an acceptable planning application for the site it is considered to be premature and detrimental to the setting of the listed Manor House to grant listed building consent. The proposal is therefore contrary to policy BE10 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), London Plan policy 7.8 and National Planning Policy Framework.

INFORMATIVES

- 1 The decision to REFUSE planning permission 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 REFUSE planning permission 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.

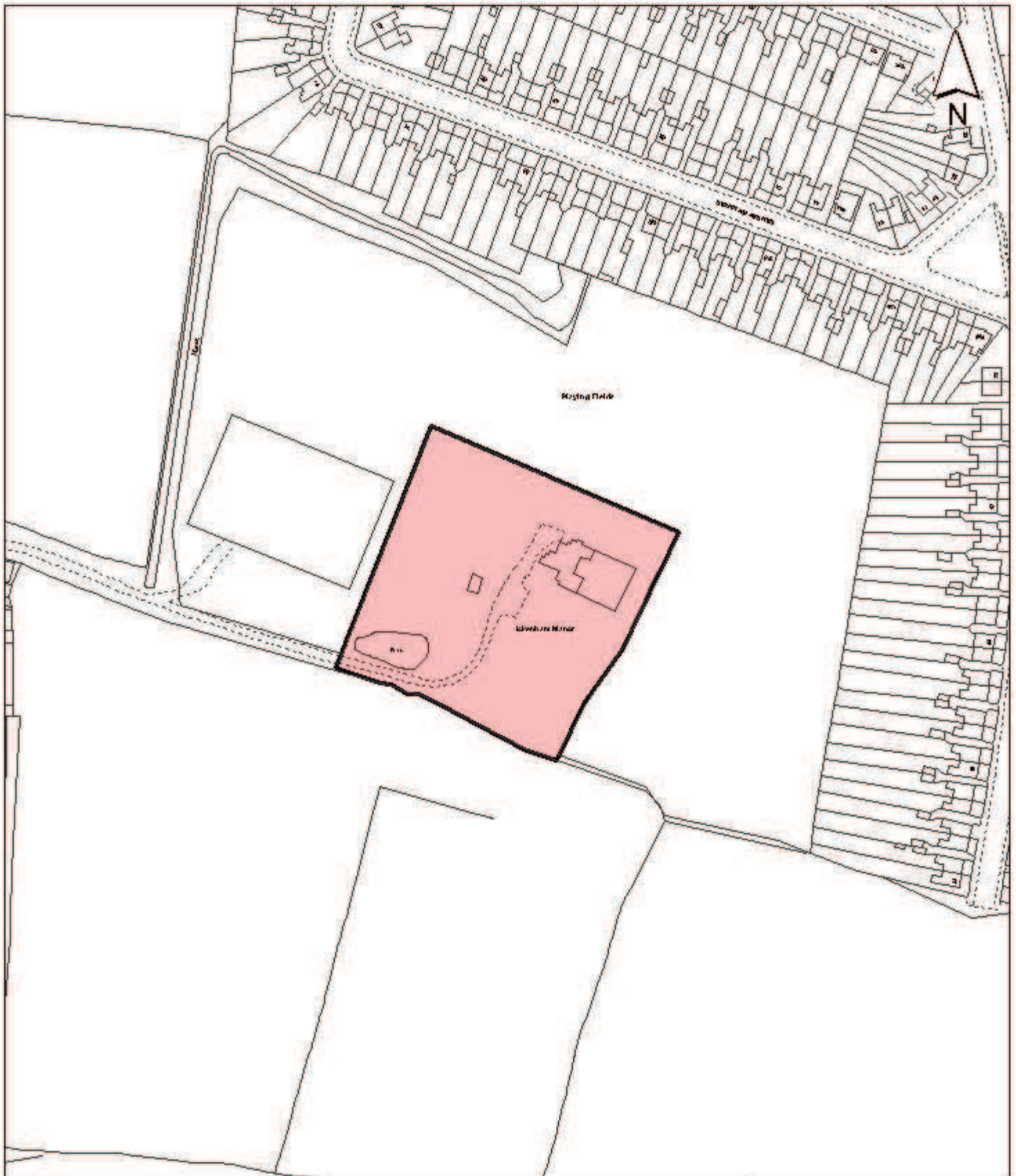
BE10 Proposals detrimental to the setting of a listed building

LPP 7.8 (2011) Heritage assets and archaeology


NPPF

Contact Officer: Gareth Gwynne

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Notes

 Site boundary

For identification purposes only.

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Site Address

**Ickenham Manor House
Ickenham**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

32002/APP/2013/2733

Scale

1:2,000

Planning Committee

North

Date

**December
2013**



HILLINGDON
LONDON