

Report of the Head of Planning, Sport and Green Spaces

Address WHITE HEATH FARM HILL END ROAD HAREFIELD

Development: Refurbishment of building including repair and redecorating the main entrance double doors, replace all existing windows with double glazed timber alternatives with single glazed profile, replace the natural slate roof, repair works to internal spaces and works to fire protect doors (Listed Building Consent)

LBH Ref Nos: 21558/APP/2013/3806

Drawing Nos: 156-106-001 Site Location Plan
Design & Access Statement
156-106-003 Existing Elevations
156-106-004 Existing Roof Plan
156-106-007 Proposed Roof Plan
H9573/01 Existing Basement Plan Showing Structure Over
H9573/02 Basement Plan Showing Proposed Strengthening Works
Photographic Window and Door Schedule
Statement of Significance
156-106-002 Existing Floor Plans
Cross Section of Centre Mullions for Windows 1 & 2
Cross Section of Transom for Windows 1 & 2
External View of Front Elevation 1st Floor Box Windows 11 & 12
External View of Front Elevation Ground Floor Box Windows 1 & 2
External View of Side Elevation Box Windows 3, 13 & 14 & External View of First Floor Landing at Rear Side Elevation
External View of Side Elevation Casement Windows 3, 4, Kitchen and Bathroom & Casement Windows 6 & 7
Plan Detail Section Through Box Sash Windows
Plan Detail Section Through Casement Windows
Section Through All New Box Sash Windows
Section Through Casement Windows
156/106/006 Rev A Proposed Elevations
156/106/005 Rev A Proposed Floor Plans

Date Plans Received: 20/12/2013 **Date(s) of Amendment(s):** 27/01/2014
Date Application Valid: 20/12/2013 28/01/2014

REASON FOR URGENCY

The works to the Listed Building are required urgently to ensure they can be carried out having regard to the individual circumstances of the occupants. In order to ensure works can be carried out in a timely manner it is considered that the application warrants urgent consideration.

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises White Heath Farm, a dairy farm comprising a series of detached buildings surrounding an open yard. The Farm is some 200m north of Hill End Road, accessed by a driveway. The Farmhouse is a Grade II Listed Building and the application site is surrounded by open green meadows and lies within the Green Belt, as designated in the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012).

1.2 Proposed Scheme

Listed Building Consent is sought for the refurbishment of the building including the repair and redecorating of the main entrance double doors. The proposal includes the replacement of all existing windows with double glazed timber alternatives with single glazed profile, the like for like replacement of the natural slate roof, repair works to internal spaces and works to fire protect the doors.

1.3 Relevant Planning History

21558/APP/2009/1949 White Heath Farm Hill End Road Harefield
Erection of a detached cattle shed.

Decision Date: 22-09-2010 Approved **Appeal:**
21558/APP/2010/1413 White Heath Farm Hill End Road Harefield
Erection of a steel-framed Agricultural Cattle Feed building.

Decision Date: 21-06-2010 NFA **Appeal:**
21558/APP/2011/1146 White Heath Farm Hill End Road Harefield
Details in compliance with condition 3 (materials) of planning permission ref: 21558/APP/2009/1949 dated 22/12/2010; Erection of a detached cattle shed.

Decision Date: 09-11-2012 NFA **Appeal:**
21558/APP/2011/660 White Heath Farm Hill End Road Harefield
Removal of condition 7 (programme of archaeological work) of planning permission ref: 21558/APP/2009/1949 dated 22/09/2010; Erection of a detached cattle shed

Decision Date: 09-05-2011 Approved **Appeal:**
21558/PRE/2007/29 Whiteheath Farm Hill End Road Harefield
T P PRE - CORRES: DEVELOPMENT OF SITE

Decision Date: **Appeal:**

Comment on Planning History

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

English Heritage:

We do not wish to comment in detail, but offer the following general observations.

English Heritage Advice

I was able to make an external site visit with your conservation officer on 23 January 2014 to discuss the proposals and have subsequently also received further information and details regarding the condition of the existing windows and the proposed replacements; including amended drawings for the proposed ground floor windows to the front elevation. I acknowledge that the existing windows are relatively modern and in poor condition and am content that the proposed replacements will suitably preserve the special interest of this grade II listed building.

Recommendation

We recommend that this application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again. However, if you would like further advice, please contact us to explain your request.

Greater London Archaeology Advisory Service (English Heritage):

On the basis of the information provided, we do not consider that it is necessary for this application to be notified under the GLAAS Charter.

Harefield Village Conservation Area Panel:

The Panel had no objection to the proposal and was pleased to see the Council refurbishing with care, one of its listed buildings.

INTERNAL

Conservation Officer:

No objection subject to conditions requiring the timber window frames to be painted white and further details of the structural repair works to the office/basement.

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

PT1.HE1 (2012) Heritage

Part 2 Policies:

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

OL4 Green Belt - replacement or extension of buildings

5. MAIN PLANNING ISSUES

The main planning issues relates to the impact the proposed works would have on the Grade II Listed Building and on the Green Belt.

BE8 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) will not permit applications to alter or extend Listed Buildings where damage may be caused to the historic structure. External and internal alternations should harmonise with their surroundings. BE10 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) will not grant permission for proposals that are detrimental to the setting of the Listed Building. Policy OL4 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) does not permit developments in the Green Belt that would injure the visual amenity of the Green Belt by their siting, materials and design.

The proposed scheme includes a number of external and internal works to the Listed Building. The main entrance doors would be repaired and redecorated, and all the existing timber windows would be replaced with new double glazed timber windows in the same style as the existing windows. The roof would be replaced with like for like natural slate. The scheme also includes repair works to internal spaces and works to fire protect the doors.

The Council's Conservation Officer considers the proposed external and internal works to be acceptable. The internal works would not cause harm to the structure of the Listed Building, whilst the proposed external works would improve the appearance of the building, which is currently in poor condition. The improved appearance would reduce the visual impact of the building on the surrounding Green Belt.

The proposed scheme complies with Policies BE8, BE9, BE10 and OL4 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012). The application for Listed Building Consent is therefore recommended for approval.

6. **RECOMMENDATION**

That subject to the application be referred to the National Planning Casework Unit (NPCU), the application not being called in and the Local Planning Authority not being directed to refuse the application, that the application be approved subject to the following conditions:

1 LB1 Time Limit (3 years) - Listd 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 LB2 Making good of any damage

Any damage caused to the building in execution of the works shall be made good to the satisfaction of the Local Planning Authority within six months of the works being

completed.

REASON

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

3 LB10 Internal and External Finishes (Listed Buildings)

All new works and works of making good to the retained fabric of the building, whether internal or external, shall be finished to match the existing fabric with regard to methods used and to material, colour, texture and profile.

REASON

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

4 LB11 Further Details (Listed Buildings)

Further details of the structural repair works to the office/basement shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun.

REASON

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

5 NONSC Non Standard Condition

The timber frames of the windows shall be painted white.

REASON

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

INFORMATIVES

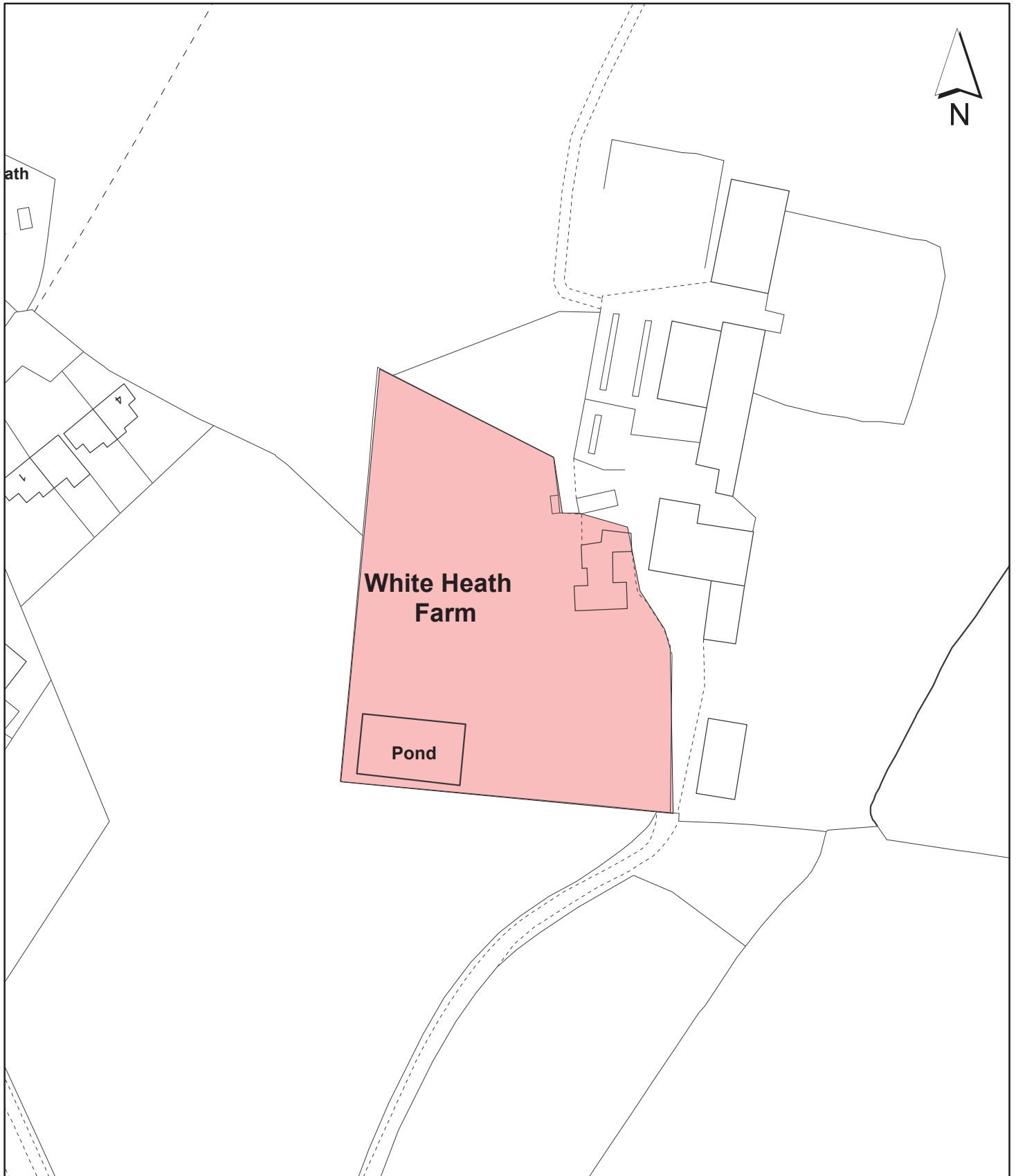
- 1** The decision to GRANT Listed Building Consent has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, 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.

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
- OL4 Green Belt - replacement or extension of buildings

Contact Officer: Katherine Mills

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Notes

 Site boundary

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Site Address

**White Heath Farm
 Hill End Road
 Harefield**

**LONDON BOROUGH
 OF HILLINGDON
 Residents Services**

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

Planning Application Ref:
21558/APP/2013/3806

Scale
1:1,250

Planning Committee
Major Application

Date
February 2014



HILLINGDON
 LONDON