

Report of the Head of Planning, Sport and Green Spaces

Address ENTERPRISE HOUSE, 133 BLYTH ROAD HAYES

Development: Erection of extensions at roof level, erection of external bridge links on the rear elevation and internal works associated with the change of use of part of enterprise house to create 96 residential units (class C3) and associated car parking, retention of approximately 4,500 sqm (GIA) of employment use (Class B1 and B8) at ground and first floor levels and cafe. (Application for Listed Building Consent)

LBH Ref Nos: 11623/APP/2013/3592

Drawing Nos: Planning Statement
Design and Access Statement
Utility Report
Agent's email dated 9 4 14
524 A (31) 103 Rev. P0
524 A (31) 104 Rev. P0
3733-S-109 Rev. P2
3733-S-110 Rev. P2
3733-S-111 Rev. P2
3733-S-112 Rev. P2
3733-S-113 Rev. P2
3733-S-114 Rev. P2
3733-S-120 Rev. P2
3733-S-121 Rev. P2
3733-S-122 Rev. P2
3733-S-123 Rev. P2
Heritage Impact Assessment
524 A (31) 105 Rev. P0
524 A (31) 106 Rev. P0
524 C (31) 101 Rev. P0
524 C (31) 102 Rev. P0
524 C (31) 103 Rev. P0
524 C (31) 104 Rev. P0
524 L (24) 200 Rev. P0
524 C (22) 101 Rev. P0
524 L (24) 201 Rev. P0
524 A (31) 102 Rev. P0
524 A (31) 101 Rev. P0
Agent's email dated 9/4/14
Agent's email dated 25/4/14
524 L (0-) 203 Rev. P0
524 L (0-) 011 Rev. P1
524 L (0-) 012 Rev. P1
524 L (0-) 013 Rev. P1
524 L (0-) 014 Rev. P1
524 L (0-) 015 Rev. P1
524 L (0-) 016 Rev. P1
524 L (0-) 017 Rev. P1
524 L (0-) 030 Rev. P1
524 L (0-) 031 Rev. P1

524 L (0-) 032 Rev. P1
524 L (0-) 033 Rev. P1
524 L (0-) 034 Rev. P1
524 A (0-) 100 Rev. P0
524 L (0-) 100 Rev. P1
524 L (0-) 101 Rev. P2
524 L (0-) 102 Rev. P2
524 L (0-) 103 Rev. P2
524 L (0-) 104 Rev. P2
524 L (0-) 105 Rev. P2
524 L (0-) 106 Rev. P2
524 L (0-) 107 Rev. P2
524 L (0-) 200 Rev. P0
524 L (-- 100 Rev. P7
524 L (-- 302 Rev. P3
524 L (-- 108 Rev. P3
524 L (-- 104 Rev. P5
524 L (-- 601 Rev. P1
524 L (-- 210 Rev. P3
524 L (-- 10 Rev. P2
524 L (-- 107 Rev. P7
524 L (-- 201 Rev. P4
524 L (-- 600 Rev. P2
524 L (-- 106 Rev. P6
524 L (-- 200 Rev. P4
3733-D-01 Rev. P1
3733-D-02 Rev. P1
524 L (38) 100 Rev. P0
3733-S-106 Rev. P2
524 C (31) 105 Rev. P0
524 C (31) 106 Rev. P0
524 L (-- 310 Rev. P2
524 L (-- 312 Rev. P2
Stage (C) Report
SK10.1
SK10.2
524 L (31) 300 Rev. P0
524 C (22) 102 Rev. P0
524 L (24) 100 Rev. P0
524 L (0-) 201 Rev. P1
524 L (0-) 300 Rev. P1
524 L (0-) 301 Rev. P2
524 L (0-) 302 Rev. P2
524 L (0-) 303 Rev. P2
524 L (0-) 304 Rev. P2
524 C (22) 100 Rev. P0
524 C (31) 110 Rev. P0
524 C (31) 200 Rev. P0
524 L (-- 202 Rev. P2
524 L (-- 212 Rev. P2
524 L (-- 211 Rev. P3

524 L (32) 100 Rev. P0
524 L (--) 300 Rev. P4
524 L (--) 311 Rev. P3
524 L (--) 303 Rev. P2
524 L (--) 301 Rev. P4
524 L (--) 313 Rev. P3
524 L (--) 102 Rev. P5
524 L (--) 101 Rev. P10
Building Services Report, Rev. 03

Date Plans Received:	16/11/2013	Date(s) of Amendment(s):	25/06/2014
Date Application Valid:	21/01/2014		09/04/2014
			25/04/2014
			08/05/2014
			05/12/2013
			22/01/2014

2. RECOMMENDATION

APPROVAL subject to the following:

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 NONSC Non Standard Condition

The development hereby consented shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 524 L (--) 100 Rev. P7, 524 L (--) 101 Rev. P10, 524 L (--) 102 Rev. P5, 524 L (--) 104 Rev. P5, 524 L (--) 106 Rev. P6, 524 L (--) 107 Rev. P7, 524 L (--) 108 Rev. P3, 524 L (--) 200 Rev. P4, 524 L (--) 201 Rev. P4, 524 L (--) 202 Rev. P2, 524 L (--) 210 Rev. P3, 524 L (--) 211 Rev. P3, 524 L (--) 212 Rev. P2, 524 L (--) 300 Rev. P4, 524 L (--) 301 Rev. P4, 524 L (--) 302 Rev. P3, 524 L (--) 303 Rev. P2, 524 L (--) 310 Rev. P2, 524 L (--) 311 Rev. P3, 524 L (--) 312 Rev. P2, 524 L (--) 313 Rev. P3, 524 L (--) 600 Rev. P2 and 524 L (--) 601 Rev. P1, 524 L (0-) 011 Rev. P1, 524 L (0-) 012 Rev. P1, 524 L (0-) 013 Rev. P1, 524 L (0-) 014 Rev. P1, 524 L (0-) 015 Rev. P1, 524 L (0-) 016 Rev. P1, 524 L (0-) 017 Rev. P1, 524 L (0-) 030 Rev. P1, 524 L (0-) 031 Rev. P1, 524 L (0-) 032 Rev. P1, 524 L (0-) 033 Rev. P1, 524 L (0-) 034 Rev. P1, 524 L (38) 100 Rev. P0, 524 A (31) 101 Rev. P0, 524 A (31) 102 Rev. P0, 524 A (31) 103 Rev. P0, 524 A (31) 104 Rev. P0, 524 A (31) 105 Rev. P0, 524 A (31) 106 Rev. P0, 524 C (22) 100 Rev. P0, 524 C (22) 101 Rev. P0, 524 C (22) 102 Rev. P0, 524 C (31) 101 Rev. P0, 524 C (31) 102 Rev. P0, 524 C (31) 103 Rev. P0, 524 C (31) 104 Rev. P0, 524 C (31) 105 Rev. P0, 524 C (31) 106 Rev. P0, 524 C (31) 110 Rev. P0, 524 C (31) 200 Rev. P0, 524 L (24) 100 Rev. P0, 524 L (24) 201 Rev. P0, 3733-D-02 Rev. P1, 3733-S-101 Rev. P2, 3733-S-102 Rev. P2, 3733-S-103 Rev. P2, 3733-S-104 Rev. P2, 3733-S-105 Rev. P2, 3733-S-106 Rev. P2, 3733-S-107 Rev. P2, 3733-S-108 Rev. P2, 3733-S-109 Rev. P2, 3733-S-110 Rev. P2, 3733-S-111 Rev. P2,

3733-S-112 Rev. P2, 3733-S-113 Rev. P2, 3733-S-114 Rev. P2, 3733-S-120 Rev. P2, 3733-S-121 Rev. P2, 3733-S-122 Rev. P2 and 3733-S-123 Rev. P2 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the London Plan (July 2011).

3 NONSC Non Standard Condition

No development shall take place until details of all materials and external surfaces, have been submitted to and approved in writing by the Local Planning Authority, to include the following:-

- A schedule and full specification for building repairs/renovation to be agreed prior to the start of relevant works on site
- A methodology for cleaning works and samples areas of brickwork and concrete cleaning to be agreed on site
- External paint colours for the elevations, to include brickwork, concrete and windows/downpipes,
- Details of the works to windows, including details of the repair and relocation of existing windows; construction and glazing of new windows (including casements),
- Design details, finishes and materials of all external and internal doors, including roller shutters/boxes and also canopies over,
- Details of materials, appearance and location of new downpipes, hopper heads and external pipe work,
- Details of the design, materials and construction of new and refurbished glazed roofs and the new atrium roof; with existing cowls and vents to be reinstated,
- Schedule and details of repairs to original lifts, lift enclosures and related machinery - works to be completed before the building is occupied
- Details of design and construction of 6th floor altered and new roof top additions, including glazing, cladding/roofing materials and brise soleil
- Details of the repair of existing and the design and construction of new hand rails, balustrades, screens and balcony/roof top enclosures
- Details of roof top plant and machinery
- Location, type and finish of flues, louvers and vents, including low level car park vents
- Details of the design, construction, materials, finishes and method of installation of external walk ways
- Details of the design, construction, materials and finishes of the new eastern stair case enclosure
- Full details of works to existing eastern low level additions
- Fire and sound proofing works
- Details of construction and installation of internal partitions and glazed screens- these are to be reversible
- Details of external works to steps, railings and forecourt area to be agreed
- Design and content of interpretation boards to be agreed

Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

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

4 CA2 Demolition - requirement for development contract

The works of demolition, including partial demolition hereby approved shall not be commenced before contract(s) for the carrying out of the completion of the entire scheme of works approved under planning permission [Ref: 11623/APP/2013/3606], including the works contract, have been made and evidence of such contract(s) has been submitted to and accepted in writing by the Council as local planning authority.

REASON

To ensure that premature demolition does not occur in accordance with Policy BE4 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

INFORMATIVES

1 I52 Compulsory Informative (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 I53 Compulsory Informative (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	NPPF - Conserving & enhancing the historic environment
LPP 7.8	(2011) Heritage assets and archaeology
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
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings

3. CONSIDERATIONS

3.3 Relevant Planning History

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	NPPF - Conserving & enhancing the historic environment
LPP 7.8	(2011) Heritage assets and archaeology
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
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

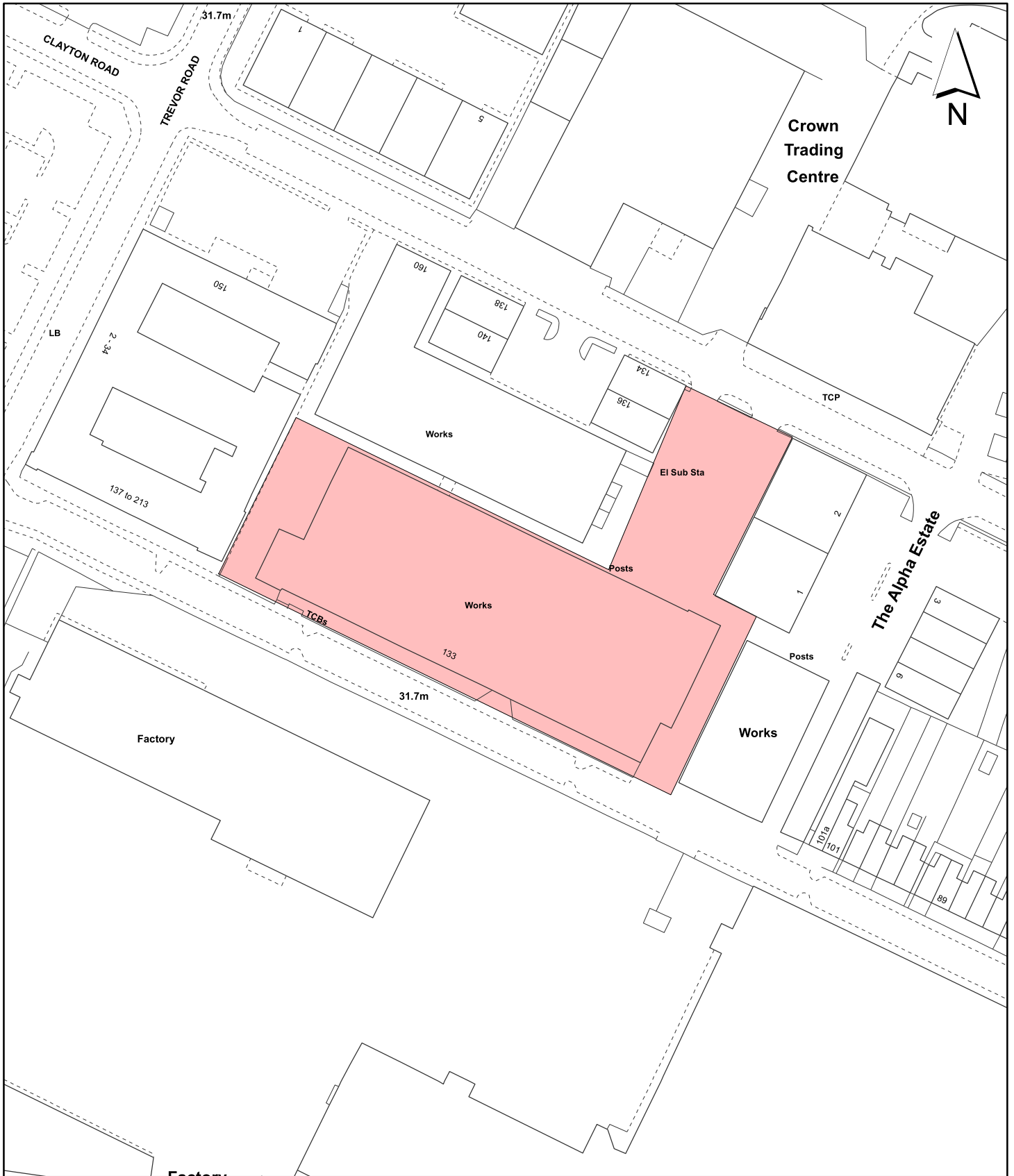
5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

7. MAIN PLANNING ISSUES

Contact Officer: Richard Phillips

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>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.</p> <p>© Crown copyright and database rights 2014 Ordnance Survey 100019283</p>	<p>Site Address</p> <p>Enterprise House 133 Blyth Road Hayes</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services Planning Section</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p>11623/APP/2013/3592</p>	<p>Scale</p> <p>1:1,250</p>	
	<p>Planning Committee</p> <p>Major</p>	<p>Date</p> <p>August 2014</p>	