

Report of the Head of Planning, Sport and Green Spaces

Address WOODBINE COTTAGE TILE KILN LANE HAREFIELD

Development: Retrospective planning permission for the erection of replacement entrance gates from Tile Kiln Lane

LBH Ref Nos: 26852/APP/2014/3215

Drawing Nos: 1076
1077
Location Plan (1:1250)
HARE1401
Design and Access Statement

Date Plans Received: 08/09/2014 **Date(s) of Amendment(s):**

Date Application Valid: 08/09/2014

1. CONSIDERATIONS

1.1 Site and Locality

Woodbine Cottage is a Grade II Listed Building located on the northern side of Tile Kiln Lane and is located within the Green Belt. The application property is a large detached unit located in the south of the plot and accessed via two entrances from Tile Kiln Lane to the west and south of the main property.

1.2 Proposed Scheme

The proposal is for retrospective planning permission for the retention of replacement entrance gates from Tile Kiln Lane. The gate is a sliding gate which is constructed from oiled, unstained oak whilst the gate posts are constructed from green oak. There is a single pier in buff brick with a fitted red metal post box. The gate measures 3.5m wide and 2.1m high.

1.3 Relevant Planning History

26852/APP/2003/1682 Woodbine Cottage Tile Kiln Lane Harefield
ERECTION OF A DETACHED BUNGALOW WITH DORMER WINDOWS (FOR USE AS A GRANNY ANNEXE)

Decision Date: 28-08-2003 Refused **Appeal:**

26852/APP/2014/3218 Woodbine Cottage Tile Kiln Lane Harefield
Retention of summerhouse and small shed in garden

Decision Date: **Appeal:**

26852/APP/2014/894 Woodbine Cottage Tile Kiln Lane Harefield
Retention of summer house and shed in rear garden.

Decision Date: 16-05-2014 Refused **Appeal:**

26852/APP/2014/895 Woodbine Cottage Tile Kiln Lane Harefield
Listed Building Consent for retention of summer house and shed in rear garden.

Decision Date: 16-05-2014 Refused **Appeal:**
26852/N/96/1798 Woodbine Cottage Tile Kiln Lane Harefield
Erection of a detached block of three garages

Decision Date: 30-07-1997 Approved **Appeal:**

Comment on Planning History

The application site is currently the subject of an enforcement investigation which includes the entrance gate. An enforcement notice has been served.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 29th October 2014

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL

Consultation letters were sent to 3 local owners/occupiers and the Ruislip Residents Association. A site notice was also displayed. No responses have been received.

English Heritage:

This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

INTERNAL

Conservation Officer:

Woodbine Cottage is located in the Green Belt and is Grade II Listed. It dates from the 16th century and is partially timber framed. The house is quite modest in scale and has a traditional appearance, with exposed brick infilled timber framing and steeply pitched tiled roofs. The building sits within a fairly open garden setting, although the boundary with Tile Kiln Lane is densely planted with a conifer hedge. Prior to the gates subject of this application being constructed, the main entrance to the site was secured with a traditional 5 bar timber gate and a small post and rail fence, both quite agricultural in character. These provided views into the site and were not overly dominant within the local streetscape.

The new gate is of solid construction, over 2m in height and opens on a non traditional sliding mechanism. Its design and construction do not reflect the modest scale and traditional character of Woodbine Cottage, nor do they reflect the unpretentious rural character of Tile Kiln Lane. The height of the gate and its lack of visual permeability create a barrier like presence in the lane, which is largely characterised by low walls, greenery and open gateways leading to the properties situated along its length.

The gate by virtue of its height and inappropriate design is considered detrimental to the setting of this listed building, its retention is, therefore, not supported.

Highways:

No objection on highway grounds.

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
- 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.
- OL4 Green Belt - replacement or extension of buildings
- NPPF9 NPPF - Protecting Green Belt land
- NPPF12 NPPF - Conserving & enhancing the historic environment

5. MAIN PLANNING ISSUES

The main planning issue relates to the impact the proposal would have on highway safety, the impact on the Grade II Listed Building and the impact on the surrounding Green Belt.

In regards to highways safety, the gate is sufficiently set back from the road as to allow vehicles to comfortably enter the site without encroaching on the public highway, and to allow adequate sightlines for vehicles leaving the site. The Highways Engineer raises no objection to the proposal. It is therefore considered that the entrance gate would not impact on highway safety.

Policies BE8 and BE10 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to protect the character, appearance and setting of Listed Buildings. Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires new development to harmonise with the existing street scene. Paragraph 4.26 of HDAS: Residential Layouts states that high gates will normally be resisted by the Council as they can present an alienating frontage. Also of note is Paragraph 10.2 of HDAS: Residential Extensions which states that front gates in residential areas should not be in excess of 1m, due to the likely overbearing impact on the street scene.

The Conservation Officer objects to the entrance gate. Given the sensitive location in front

of a Grade II Listed Building, the gate is not considered to be appropriate due to its solid timber appearance, which along with the height of the gate and the surrounding boundary treatment, presents an alienating frontage.

As such, the entrance gate has a detrimental impact on the character, appearance and setting of the Grade II Listed Building and does not accord with Policies BE8, BE10 and BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), HDAS: Residential Layouts and HDAS: Residential Extensions.

Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) will not permit developments in the Green Belt that would injure the visual amenity of the Green Belt by the siting, materials and design.

The height of the gate and its solid timber appearance increases the sense of enclosure of the site which detracts from the openness of the surrounding Green Belt, thereby adversely impacting on the character and appearance of the area. As such, it is considered that the entrance gate does not comply with Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The application is therefore recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The entrance gate, by reason of its height and design would result in an overbearing and visually intrusive form of development which would have a detrimental impact on the character, appearance and setting of the Grade II Listed Building (Woodbine Cottage) and the street scene. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE8, BE10 and BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Documents HDAS: Residential Layouts and HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The entrance gate by reason of its height and design would detract from the openness of the surrounding Green Belt, thereby adversely impacting on the character and appearance of the area. The development is thereby contrary to Policy EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

- 1** On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of

this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

Standard 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.

Part 1 Policies:

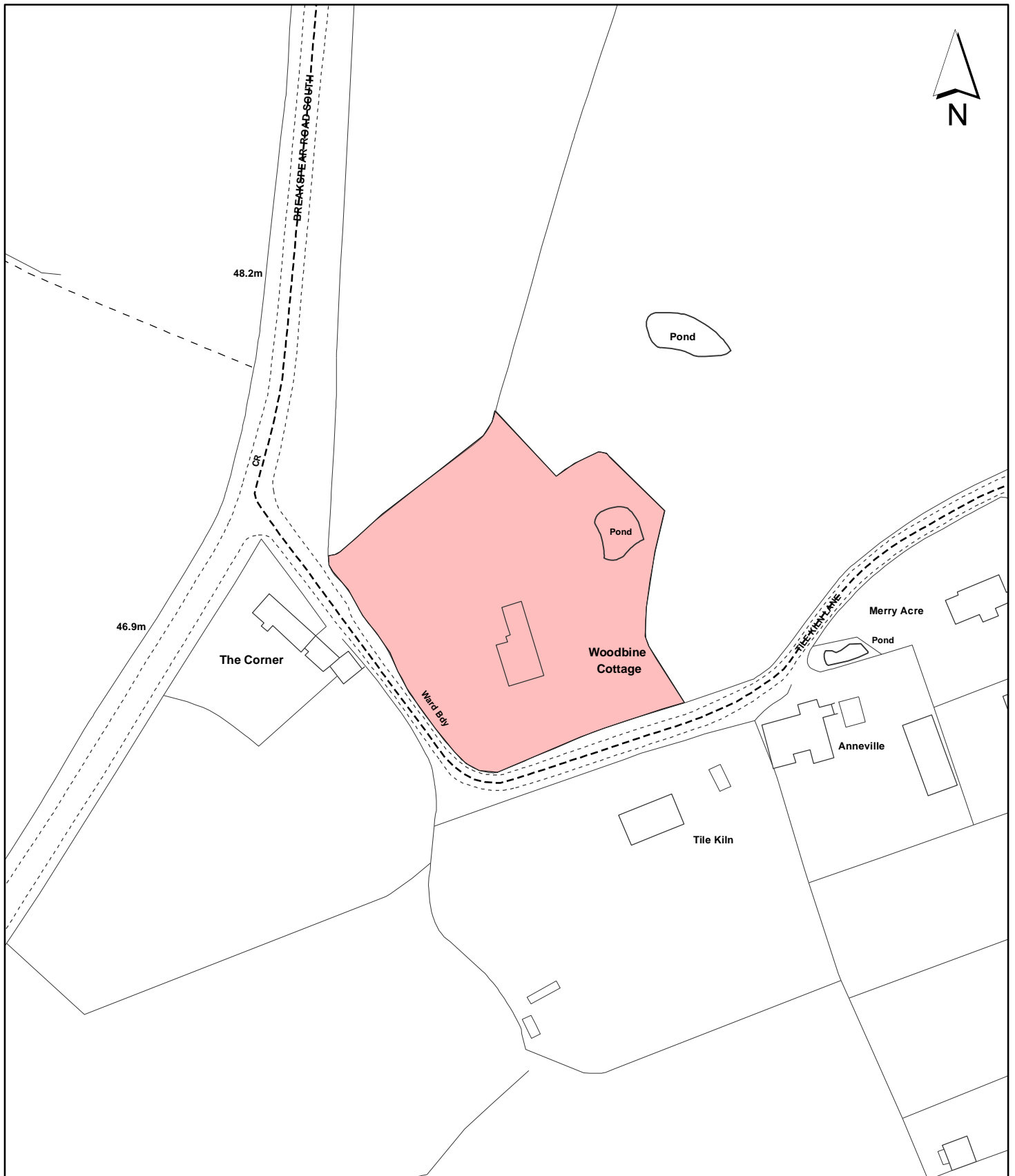
PT1.BE1	(2012) Built Environment
PT1.EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
PT1.HE1	(2012) Heritage

Part 2 Policies:


BE8	Planning applications for alteration or extension of listed buildings
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.
OL4	Green Belt - replacement or extension of buildings
NPPF9	NPPF - Protecting Green Belt land
NPPF12	NPPF - Conserving & enhancing the historic environment

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Notes

 Site boundary

For identification purposes only.

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Site Address

**Woodbine Cottage
Tile Kiln Lane
Harefield**

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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

Planning Application Ref:

26852/APP/2014/3215

Scale

1:1,250

Planning Committee

North

Date

November 2014



HILLINGDON
LONDON