

Report of the Head of Planning, Sport and Green Spaces

Address YOUNGWOOD FARM DUCKS HILL ROAD NORTHWOOD

Development: Replacement of timber framed single glazed windows with timber framed double glazed windows and replacement of doors (Listed Building Consent)

LBH Ref Nos: 11944/APP/2014/3678

Drawing Nos: 2014/D142/01 Site Location Plan
2014/D142/02 Existing and Proposed Elevations
2014/D142/03 Proposed Window Elevation and Schedule
2014/D142/04 Proposed Indicative Typical Window Details
Heritage Statement

Date Plans Received: 14/10/2014 **Date(s) of Amendment(s):**
Date Application Valid: 14/10/2014

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the western side of Ducks Hill Road and comprises the Grade II Listed Building Youngwood Farmhouse and a number of farm buildings. The site is located within an area of Green Belt. The nearest residential property is Ashby Farm which is located over 200m north of the site.

By way of background its worth noting that because the building is owned by the Local Authority, if recommended for approval, the application must then be referred to the Secretary of State, before a decision can be issued.

1.2 Proposed Scheme

Listed Building Consent is sought for the replacement of ten timber framed single glazed windows with ten timber framed double glazed windows and the replacement of three doors

1.3 Relevant Planning History

11944/C/87/2147 Youngwood Farm Ducks Hill Road Northwood
Erection of a conservatory (Application for Listed Building Consent)

Decision Date: 17-03-1988 NFA **Appeal:**

11944/D/90/0158 Youngwood Farm Ducks Hill Road Northwood
Change of use from office (sale of farm eggs & grading room) to farm shop & cutting room

Decision Date: 21-08-1990 ALT **Appeal:**

11944/E/91/1329 Youngwood Farm Ducks Hill Road Northwood
Change of use from office (sale of farm eggs and grading room) to farm shop and cutting room;
Renewal of temporary planning permission ref. 11944D/90/158 dated 21.8.90

Decision Date: 30-01-1992 ALT

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

A site notice was displayed and 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:

This is a Grade II Listed timber framed farm house dating from the 17th century. None of the windows or glazing proposed for replacement have any historic interest. The sash windows have metal rods rather than sash cords and all have very thick glazing bars, most without any internal mouldings. All are single glazed and the majority are in poor condition. There are no architraves, shutters or internal panels that would be affected by the replacement of the windows. The external doors proposed for replacement are modern and of little interest

There are no objections to the works, which propose traditionally constructed timber doors and double glazed windows, provided their detailing is appropriate. With regard to this matter, the submitted documentation is indicative only and manufacturer's details should be sought via condition. These should include elevational details of each window type; cross-sections of the windows, frames, glazing bars and cills; and details of the double glazed units, including spacer bars and gaskets. Details of the construction of the external doors should also be provided. These details should be at an appropriate scale, for example, 1:10, 1:5 or to full size as appropriate. Can we also add the standard condition re the windows and doors being traditionally constructed in timber and with a painted finish?

Following discussion with the case officer, I confirm that EH letters received re this matter are correct; once a committee resolution has been provided, the details plus associated paperwork should be forwarded to the National Casework Unit for approval.

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:

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

5. MAIN PLANNING ISSUES

The main planning issue relates to the impact the proposed scheme would have on the Grade II Listed Building and on the surrounding Green Belt.

Policy BE8 of the Hillingdon Local Plan: Part Two - 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 alterations should harmonise with their surroundings. Policy BE10 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states planning permission will not grant permission for proposals that are detrimental to the setting of the Listed Building.

Policy OL4 of the Hillingdon Local Plan: Part Two - 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 proposal would replace the existing ten timber framed single glazed windows with ten new timber framed double glazed windows and would replace the three existing doors with three timber doors of a more appropriate design. The replacement windows and doors are considered to be acceptable in terms of their size and design, and would not result in a detrimental impact on the appearance or fabric of the Grade II Listed Building. It is also considered that the replacement doors and windows would not cause harm to the visual amenity of the surrounding Green Belt.

The Council's Conservation Officer does not object to the proposed replacement windows and doors subject to the provision of further information in regards to elevational details of each window type and details of the construction of the external doors. It is considered that these details can be provided by way of suitable conditions on any consent granted.

The proposed scheme therefore 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

A: That subject to referral to the Secretary of State, the powers conferred on him

by section 15(5) of the Act, delegated powers be given to the Head of Planning, Sport and Green Spaces to grant planning permission; subject to the imposition of the following conditions:

1 LB1 Time Limit (3 years) - Listed 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)

Detailed drawings at an appropriate scale (e.g. 1:10, 1:5 or to full size) in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:

- (a) elevational details of each window type; cross-sections of the windows, frames, glazing bars and cills; and details of the double glazed units, including spacer bars and gaskets.
- (b) construction of the external doors

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 windows and doors shall be traditionally constructed in timber and with a painted finish.

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 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 GRANT 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.

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

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

- 4 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.

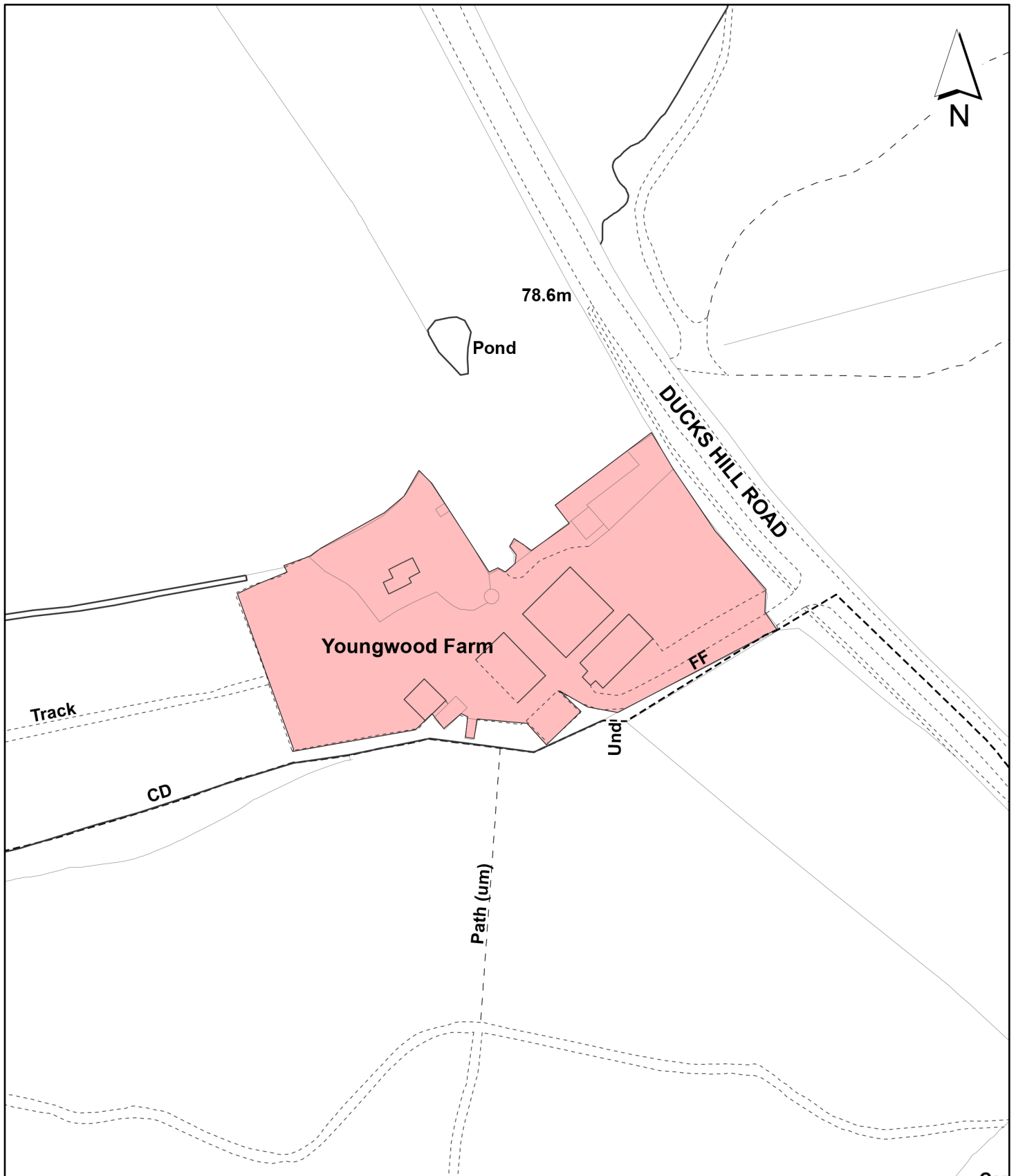
C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

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

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Site Address

**Youngwood Farm
 Ducks Hill Road
 Northwood**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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

Planning Application Ref:

11944/APP/2014/3678

Scale

1:1,600

Planning Committee

Major

Date

December 2014



HILLINGDON
 LONDON