

## Report of the Head of Planning, Sport and Green Spaces

**Address**

HAREFIELD GROVE RICKMANSWORTH ROAD HAREFIELD

**Development:**

Conversion of majority of historic main house into single dwelling unit, alteration and conversion of existing east and west wings and southern part of main house into 15 residential units and conversion of 'stable building' into 4 residential units. Demolition of glazed link and canopy including outbuilding to south. Restoration of historic landscape including reinstatement of garden wall, retention of cottage house, conversion & extension of existing conservatory and adjacent building to form single dwelling, conversion and extension of existing outbuilding/store to form single dwelling house and construction of new house with garage to the southeast linked with garden wall reinstatement and reinstatement of former entrance lodge as two dwelling units. (Listed Building Consent Application amended).

**LBH Ref Nos:**

**28301/APP/2013/3105**

**Drawing Nos:**

HG-00 Rev G Proposed Masterplan  
SLP-00 Site Location Plan  
00-MHEWW-01 Existing Ground Floor Pla  
00-MHEWW-02 Existing Lower Ground Floor Plan  
00-MHEWW-03 Existing First Floor Plan  
00-MHEWW-04 Existing Second Floor Plan  
00-MHEWW-05 Existing Roof Plan  
00-MHEWW-06 Existing Northeast & Southwest Elevations  
00-MHEWW-07 Existing Northwest & Southeast Elevations  
20-MHEWW-09B Proposed Ground Floor Plan  
20-MHEWW-10A Proposed Lower Ground Floor Plan  
20-MHEWW-11B Proposed First Floor Plan  
20-MHEWW-12A Proposed Second Floor Plan  
20-MHEWW-13A Proposed Roof Plan  
22-MHEWW-14A Proposed Northeast & Southwest Elevations  
22-MHEWW-15A Proposed Northwest & Southeast Elevations  
22-MHEWW-16A Proposed Northwest & Southeast Elevations  
00-SB-01 Stables Existing  
00-SB-02 Stables Existing  
20-SB-03 Stables proposed plans  
22-SB-04 Stables proposed elevations  
00-CHR-01 Existing Cottage House  
20-CHR-02B Proposed Cottage House  
00-CH-00 Existing Conservatory House  
00-MHEWW-08 Existing Setions A-A and B-B  
00-GH-00 Existing Garden House  
20-GH-01A Proposed Garden House  
20-CH-01A Proposed Conservatory House  
20-OH-01A Proposed Orchard House  
20-ELH-01 Proposed Entrance Lodge House  
Proposed View of Forecourt from Northeast  
HISTORIC LANDSCAPE SURVEY JANUARY 2011

## Planning Statement

**Date Plans Received:** 21/10/2013

**Date(s) of Amendment(s):**

**Date Application Valid:** 29/10/2013

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

Harefield Grove comprises a Grade II listed building set in landscaped grounds of approximately 7.82ha, accessed from a driveway off Rickmansworth Road, some 0.5 miles to the north of Harefield Village. The house is included on the English Heritage Buildings at Risk Register. The original house is an early 19th Century building which was extended in the latter part of the 19th Century and more recently in the 1980's. Up until approximately four years ago it was used as offices. There is an existing freestanding re built stable block adjacent to the main building which is also included in the listing description. To the south of the buildings is a car parking area accommodating some 123 spaces.

In addition, there are a number of minor structures, a conservatory, store and gardener's cottage within the curtilage of the house. The pre 1948 structures will be considered as listed. The house has a parkland setting, although the current garden is considerably reduced from its original form. There are a number of garden features, a lake with cascade, pathways and good trees that survive within the site.

The entire site is located within the Metropolitan Green Belt. The site forms part of Nature Conservation Sites of Metropolitan or Grade I and II Importance and falls within a Countryside Conservation Area. The site has a Public Transport Accessibility Level of 1a, on a scale of 1 to 6 where 1 represents the lowest level of public accessibility. The site is also covered by Tree Preservation Order No. 1.

#### 1.2 Proposed Scheme

Listed Building Consent is sought for internal and external alterations to the listed building and associated curtilage structures in connection with a scheme for the conversion of majority of historic main house into single dwelling unit; alteration and conversion of existing glazed link including east and west wings and southern part of main house into 13 residential flats; conversion of the Stable Building into 4 self-contained flats.

In addition, the development proposals, which are subject to a separate application on this agenda include; reinstatement of the entrance lodge house as 2 dwelling units, retention

and refurbishment of the Cottage House, conversion and extension of the existing conservatory and adjacent building into a single dwelling unit; conversion and extension of the southern outbuilding into a single dwelling house with a garage, construction of a new house with garage to the south east; demolition of the glazed link and canopy, including an out building to the south and restoration of historic landscape, including restatement of a historic garden wall.

### **1.3 Relevant Planning History Comment on Planning History**

## **2. Advertisement and Site Notice**

**2.1** Advertisement Expiry Date:- 26th November 2013

**2.2** Site Notice Expiry Date:- Not applicable

## **3. Comments on Public Consultations**

EXTERNAL

The application has been advertised as a development that could affect the character and appearance of Harefield Grove (Grade 2 listed building).

One letter has been received quoting this application number. However, the issue raised (development in the Green Belt) relates to the associated planning application elsewhere on this agenda.

ENGLISH HERITAGE

You are hereby authorised to determine the application for listed building consent as you think fit. In doing so English Heritage would stress that it is not expressing any views on the merits of the proposals which are the subject of the application.

English Heritage had previously provided advice on the development proposals for the site. Whilst our advice at that time recommended consideration should be given to a greater degree of visual separation between the listed building and the 1980's office block, we recognise the planning inspector's assessment that the revised proposals for this element of the scheme is a reasonable compromise.

HAREFIELD VILLAGE CONSERVATION AREA ADVISORY PANEL

The Panel had no objections to the proposals and urged that approval to this application is granted without further delay. This would assist in ensuring that the deterioration of the existing listed and other buildings to be retained can be minimised as much as possible. Planning conditions can be applied as necessary to ensure so that the quality of the restorations, conversions, alterations and additions can be strictly controlled as possible. This will help to achieve standards to match those achieved at Breakspears on the Breakspear Road, Harefield.

INTERNAL

## URBAN DESIGN AND CONSERVATION OFFICER

I've been back through the documents and these appear to be close to those seen and supported on design grounds at the Public Inquiry. Whilst I did not obtain a number of the revisions I asked for originally, the scheme is generally acceptable in listed building terms. Ideally, I would have liked to have seen a Heritage Statement that covered the significance of the house in some detail, as it is, the information we have seems to focus on the gardens and the setting of the house. In addition, we still have no information on the extent of the repairs, which is an issue the Planning Inspector covered in some detail in his decision notice. This would seem critical to agreeing the financial contributions associated with the scheme and affordable housing contribution.

If agreement is reached on this matter, then we need to secure a S106 Agreement to provide a Conservation Management Plan for the house and gardens and a schedule of repairs to the house. The latter we might be able to seek via a condition if you are so minded. We also need to ensure that the house is restored and that the new houses/ conversions are not occupied until all the works on site have been completed. I note a condition that covers this, but I doubt whether this would be strong enough on its own.

(Officer comment: The Conservation Management Plan has been dealt with under the associated planning application).

#### **4. 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:

BE10 Proposals detrimental to the setting of a listed building

BE11 Proposals for the demolition of statutory listed buildings

BE12 Proposals for alternative use (to original historic use) of statutorily listed buildings

BE8 Planning applications for alteration or extension of listed buildings

BE9 Listed building consent applications for alterations or extensions

LPP 7.8 (2011) Heritage assets and archaeology

NPPF12 NPPF - Conserving & enhancing the historic environment

#### **5. MAIN PLANNING ISSUES**

The site does not fall within an archaeological priority area, conservation area or area of special character. However, the original house is grade II listed and dates from the late 18th century. Of particular relevance are Saved Policies BE8, BE9, BE10, BE11 and BE12 of the

Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012). These seek to ensure that any development involving listed buildings or curtilage structures does not have any detrimental impact on the overall value of the structure or building.

The application seeks to restore and bring back into beneficial use the listed building and other buildings and structures in the site. The applicant has submitted that it is only possible to produce a viable scheme by increasing the floorspace by approximately 9%. This is done in association with improvements in the landscape layout and restoration and repair of the main house.

The reversion of the main house back to a single residential occupancy and the conversion of the remaining buildings to residential use is considered acceptable in policy terms. It is noted that English Heritage and the Council's Urban Design/Conservation Officer raise no objections in this regard.

There is a small amount of demolition and new build. Around the forecourt, the buildings have been amended to relate more closely to the main house and the kitchen garden wall would be reinstated. This is not considered to adversely affect the listed building or its setting.

By the removal of the glazed additions between the original manor house and the 1980's office annexe, the overall design is now considered to be more in keeping with the main house. It is noted that English Heritage has now revised its comments regarding the visual separation between these elements of the scheme, having recognised the planning inspector's assessment on the previous scheme, that the revised proposals are a reasonable compromise.

Although this application does not involve enabling development in the strict sense, the proposal does include an element of restoration of the main listed range. However, no information has been provided on the extent of the repairs, which is an issue the Planning Inspector covered in some detail in his decision notice relating to the previous scheme. The Urban Design and Conservation Officer has therefore recommended a Conservation Management Plan for the house and gardens and a schedule of repairs to the house should be secured. It will be necessary to ensure that the house is restored and that the new houses and conversions are not occupied until all the agreed works on site have been completed. This would be more appropriately be secured by a S106 Agreement. There is a S106 Agreement proposed that covers such issues as part of the planning report for application ref:28310/APP/2013/3104 also on this committee agenda.

The Conservation Officer considers that subject to conditions and a legal agreement, the scheme is acceptable both in terms of the impact of the conversion of the house and annexe and in terms of the impact on the setting of the listed building, in accordance with Saved Policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

## **6. RECOMMENDATION**

**APPROVAL** subject to the following:

**1 NONSC Making good 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 6 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).

**2 NONSC Opening up - approved drawings**

Unless specified on the approved drawings, the Local Planning Authority's agreement must be sought for the opening up of any part of the interior of the building.

**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 NONSC Recording**

No development shall take place within the application site until the developer has secured the implementation of a programme of recording of the standing buildings and structures up to English Heritage Level 4. Copies of these documents to be provided to the Planning Department, English Heritage and the Local History Library

**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 NONSC Internal joinery**

Details of the new internal joinery at a scale of 1:10, 1:5 or to full scale as appropriate, and confirmation of the location of re-used features, such as internal doors, shall be submitted to and approved in writing by the Local Planning Authority, prior to the start of this element of the work and such details as are approved shall be implemented.

**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 Details of works / samples**

Details of the works, including scale drawings, method statements and samples as appropriate, shall be submitted to and approved in writing by the Local Planning Authority, prior to the start of the relevant work related to the following:

- a) Repairs to plasterwork at second floor level and within staircase enclosure
- b) Repairs to internal and external joinery
- c) Fire and soundproofing works
- d) Details of the construction and materials of the new windows, doors, roof lights and dormer windows
- e) Samples of slates for roofing works

- f) Details of lift over run
- g) Position, size and detailing of altered or new doorways, within the original house and between the original building and new extension
- h) Repair works to existing garden walls

**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).

**6 NONSC Details of vents, pipes, ducting**

Details of the following, including scale drawings, manufacturers information and samples where appropriate, shall be submitted to and agreed by the Local Planning Authority in conjunction with English Heritage, before the commencement of the relevant part of the works:

- a) Soil vent pipes including terminating features, rainwater down pipes (cast iron and lead) and hopper heads
- b) Ducts, cabling, flues, heat pumps and other services
- c) Communications and information technology equipment and security devices.

**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).

**7 NONSC Details of retaining walls, balustrades, lightwells**

Details of the design, materials and construction of the following shall be submitted to and agreed by the Local Planning Authority, before the commencement of the relevant part of the works:

- a) Retaining walls, balustrades steps and boundaries to the terraced areas adjacent to the house
- d) Details of lightwells, finish to walls and railings

**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).

**8 NONSC Occupancy restriction**

No part of the new residential development shall be occupied until the works to Harefield Grove are completed to the satisfaction of the Local Planning Authority.

**REASON**

To ensure that any enabling works are related to the proper repair and conversion of the Listed Building and that the historic asset is protected, in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**9 NONSC Protection of internal features**

Precautions shall be taken to secure and protect the interior features against accidental loss or damage, or theft during the building work. Details shall be submitted to and approved by the Council as Local Planning Authority before works begin on site, and the

relevant work carried out in accordance with such approval. No such features shall be disturbed or removed temporarily or permanently except as indicated on the approved drawings or with prior approval in writing of the Local Planning Authority.

#### REASON

In order to safeguard the special architectural or historic interest of the building, in compliance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **10** NONSC Matching materials

All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

#### REASON

In order to safeguard the special architectural or historic interest of the building, in compliance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **11** NONSC Retention of doors

All historic / traditionally constructed doors shall be retained in their original position, or as agreed by this permission, unless otherwise agreed in writing by the Local Planning Authority,

#### 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).

#### **12** NONSC Internal walls

Detail drawings at a scale of 1:10, or as appropriate, should be submitted to and approved by the Local Authority showing how any new walls will scribe around existing mouldings, cornices, skirtings and window mullions etc.

#### REASON

In order to safeguard the special architectural or historic interest of the building, in compliance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **13** NONSC Excavation methodology

A written methodology statement for the excavation of lightwells shall be agreed in writing with the Local Authority prior to commencement, along with details of an archaeological watching brief for these works.

#### REASON

In order to safeguard the special architectural or historic interest of the building, in compliance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

### **INFORMATIVES**

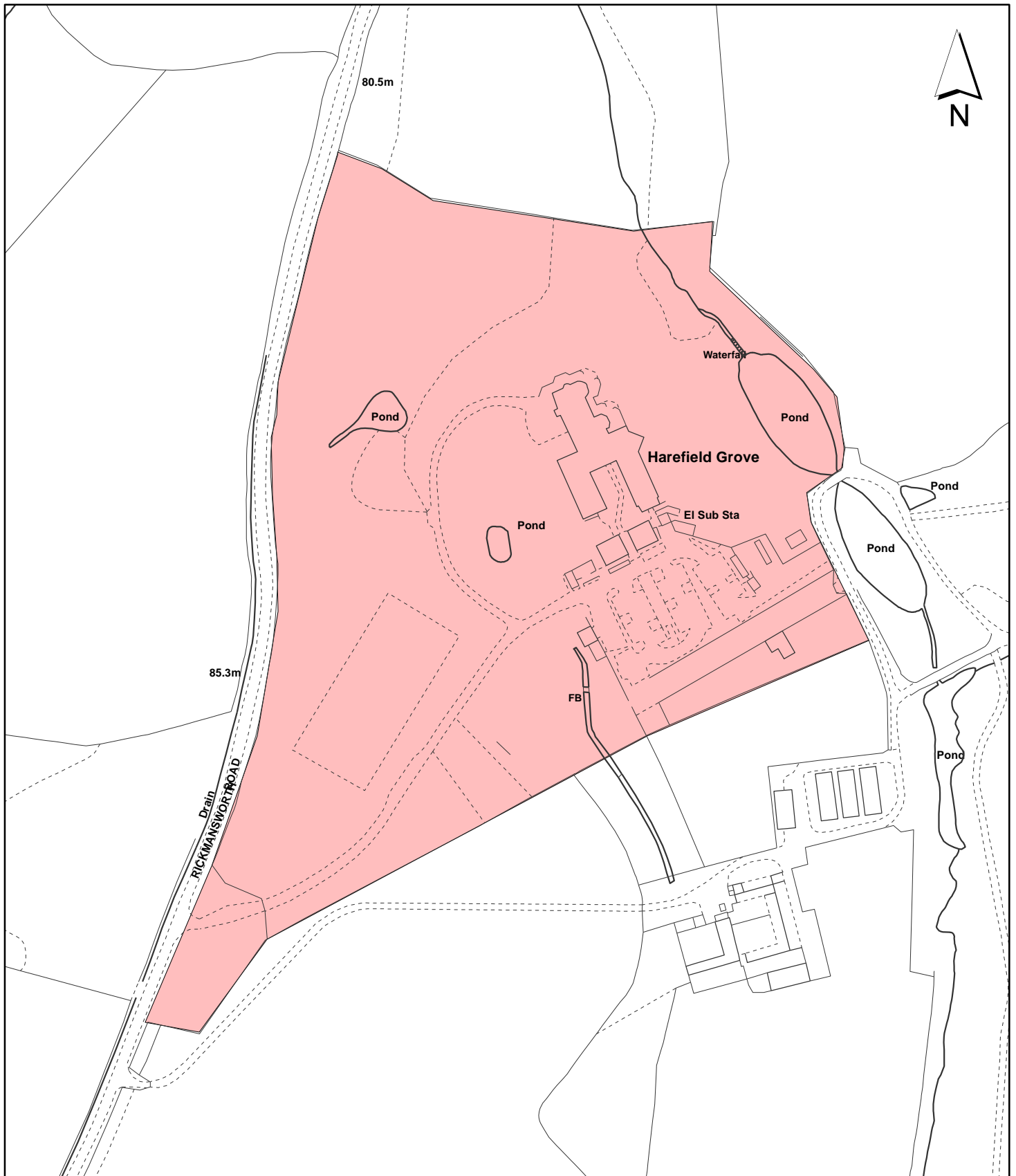


- 1 The decision to GRANT Listed Building Consent has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights,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


- BE10 Proposals detrimental to the setting of a listed building
- BE11 Proposals for the demolition of statutory listed buildings
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- BE8 Planning applications for alteration or extension of listed buildings
- BE9 Listed building consent applications for alterations or extensions
- LPP 7.8 (2011) Heritage assets and archaeology
- NPPF12 NPPF - Conserving & enhancing the historic environment

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**Notes**

 Site boundary

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Site Address

**Harefield Grove  
 Rickmansworth Road  
 Harefield**

**LONDON BOROUGH  
 OF HILLINGDON**  
**Residents Services  
 Planning Section**

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

Planning Application Ref:  
**28301/APP/2013/3105**

Scale  
**1:2,500**

Planning Committee  
**Major**

Date  
**March 2015**



**HILLINGDON**  
 LONDON