

Report of the Head of Planning, Sport and Green Spaces

Address FORMER WEST DRAYTON POLICE STATION STATION ROAD WEST DRAYTON

Development: Alterations to the garden wall situated in the rear area of the former police station site including: existing bricked up opening to be re-opened; formation of two new openings to match existing opening; formation of new inner wall; and formation of a rooflight (Application for Listed Building Consent).

LBH Ref Nos: 12768/APP/2014/4071

Drawing Nos: 1105 DAS FWDPC
1105 PA 001 topo
1105 PA 002 site plan
1105 PA 010
1105 PA 016 house plans
1105 PA 020 sections
1105 PA 033 sections

Date Plans Received: 17/11/2014

Date(s) of Amendment(s):

Date Application Valid: 17/11/2014

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to the former West Drayton Police Station which is currently unoccupied. The site is occupied by a three storey 1960's building which is set back some way from the main road and part-concealed behind two tree belts. Single and two storey buildings are sited to the rear of the main Police Station. The front of the site comprises an area of grass land with various trees and shrubs and an access road leading up to the main building.

The rear of the site which has been used as a car park since the 1960's is mainly hard surfaced and bordered by high boundary fencing and a listed wall. Part of the southern boundary is formed by existing out buildings. The front boundary with Station Road is planted with large conifer trees. Trees on the site and nearby are not protected by TPO but are afforded protection by virtue of their location within the West Drayton Conservation Area.

There is a fall in levels from east to west from Station Road to the main building of approximately 2 and a half metres.

The surrounding area is characterised by a mixture of two and three storey buildings, which are mainly residential, with a range of commercial uses at street level opposite the site. These buildings are predominantly 1930's style with brick, pebble dash and painted rendered walls and clay tiled roofs.

To the south of the site is the Yiewsley and West Drayton Community Centre, whilst to the

north is the statutory Grade 2 listed Drayton Hall, set in extensive grounds.

The site falls within the West Drayton Green Conservation Area and the Colne Valley Archaeological Priority Area.

1.2 Proposed Scheme

The listed wall at the rear of the site falls in the middle of the proposed housing development. It is proposed to retain the wall and integrate it with house units 38-41 inclusive. One of the existing bricked up openings will be re-opened to form the entrance to plot number 38. However, new openings are proposed in the wall to allow access to the front doors to numbers 39 & 40. These minor changes will allow the wall to form an integral part of the proposed new mews area of the development.

The listed wall currently has two different sections of kerb at its base to provide protection from cars. The western section of this protection will be removed as protection will now be provided by a public planted area. However the eastern section of kerbing will be retained to protect the wall from the new parking layout.

1.3 Relevant Planning History

Comment on Planning History

The site directly abuts the grounds of Drayton Hall, a Statutory Grade 2 listed building, located to the north. Drayton Hall is a two storey building with an attic. The building is said to have a 17th Century core, although none seems to remain. Earlier, the grounds were used for a burial purposes, when in 1550 Sir William Paget enclosed part of St. Martin's Churchyard as part of his estate. The burial ground was in use from 1550 until 1888. From 1856 the Hall and its 25 acres was let furnished to various tenants. From 1945 to 1948 the Hall became a hotel. In 1948 the Yiewsley and West Drayton Urban District Council bought the Hall to use as offices. The park surrounding the Hall is still owned by Hillingdon Council

The existing car park area in the north-west zone of the site at some point formed part of the kitchen garden to the original Drayton Hall grounds.

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

The application has been advertised as a development that is likely to affect the character and appearance of the West Drayton Green Conservation Area and the Grade 2 listed building known as Drayton Hall.

ENGLISH HERITAGE

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

WEST DRAYTON CONSERVATION ADVISORY PANEL

I am writing on behalf of West Drayton Conservation Area Advisory Panel. We agree with the Conservation Officer's comments that creating two new openings in the wall to match that being re-opened is an acceptable way of retaining the listed wall in this major redevelopment project.

INTERNAL

URBAN DESIGN AND CONSERVATION OFFICER

Whilst there are no objections in principle to this proposal, as this is an application for Listed Building Consent It will be necessary to provide existing as well as proposed scale drawings for the wall and a layout to indicate the extent of its length to be retained. Details of how it will be integrated into the new structures will also be required. These details will need to be conditioned along with a schedule of repairs.

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:

BE11 Proposals for the demolition of statutory 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 walls are considered as listed by virtue of forming part of the kitchen garden to the original Drayton Hall grounds. The walls defining this area are original with the exception of the eastern boundary which is modern and presumably related to the construction of the police station.

The site falls within West drayton Green Conservation Area. Of particular relevance are Saved Policies BE4, BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan Part 2. These seek to ensure that any development involving listed buildings or curtilage structures do not have any detrimental impact on the overall value of the structure or building.

The condition of the original walls is mixed, with some parts retaining their original character, some parts rendered to disguise their poor condition and some parts completely replaced.

The listed wall currently has two different sections of kerb at its base to provide protection from cars. The western section of this protection will be replaced by a public planted area.

However the eastern section of kerbing will be retained to protect the wall from the new parking layout.

The walls on the boundary will remain as garden walls to the new houses. However, one of the existing bricked up openings will be re-opened to form the entrance to one of the plots. In addition 2 new openings are proposed in the wall to allow access to the front doors to two other plots. The West Drayton Village Conservation Area Advisory Panel consider that this is an acceptable way of retaining the listed wall.

The Urban Design and Conservation Officer considers that this is an acceptable solution, allowing the wall to form a significant and unique element in the new mews area of the development. However, further detailed information will be required to define precisely the extent of its length of wall to be retained. Details of how the wall will be integrated into the new structures will also be required. These details can be secured by conditions, in the event of an approval.

Subject to these conditions, it is considered that the proposal would not have a detrimental impact on the overall value of the heritage asset, in accordance with Saved Policy BE8 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

6. RECOMMENDATION

APPROVAL subject to the following:

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 LB11 Further Details (Listed Buildings)

Detailed drawings or samples of materials, as appropriate, 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) railings
- (b) gates
- (c) joinery.

REASON

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

3 LB2 Making good of any damage

Any damage caused to the wall 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 **LB4** **Storage of salvaged items**

Salvaged items approved for re-use as part of this consent shall be securely stored on site (or subject to the Local Planning Authority's agreement, elsewhere) until employed again and Council officers shall be allowed to inspect them.

REASON

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

5 **LB5** **Measured drawings**

Measured detailed drawings, detailing the extent of the existing wall and a layout to indicate the extent of its length to be retained and details of how the wall will be integrated into the new structures shall be submitted to and approved 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 **LB8** **Measures to protect the building**

Prior to works commencing, details of measures for the maintenance and repair of the listed wall shall be submitted to and approved by the Local Planning Authority. The said scheme shall be implemented for the life of the development.

REASON

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

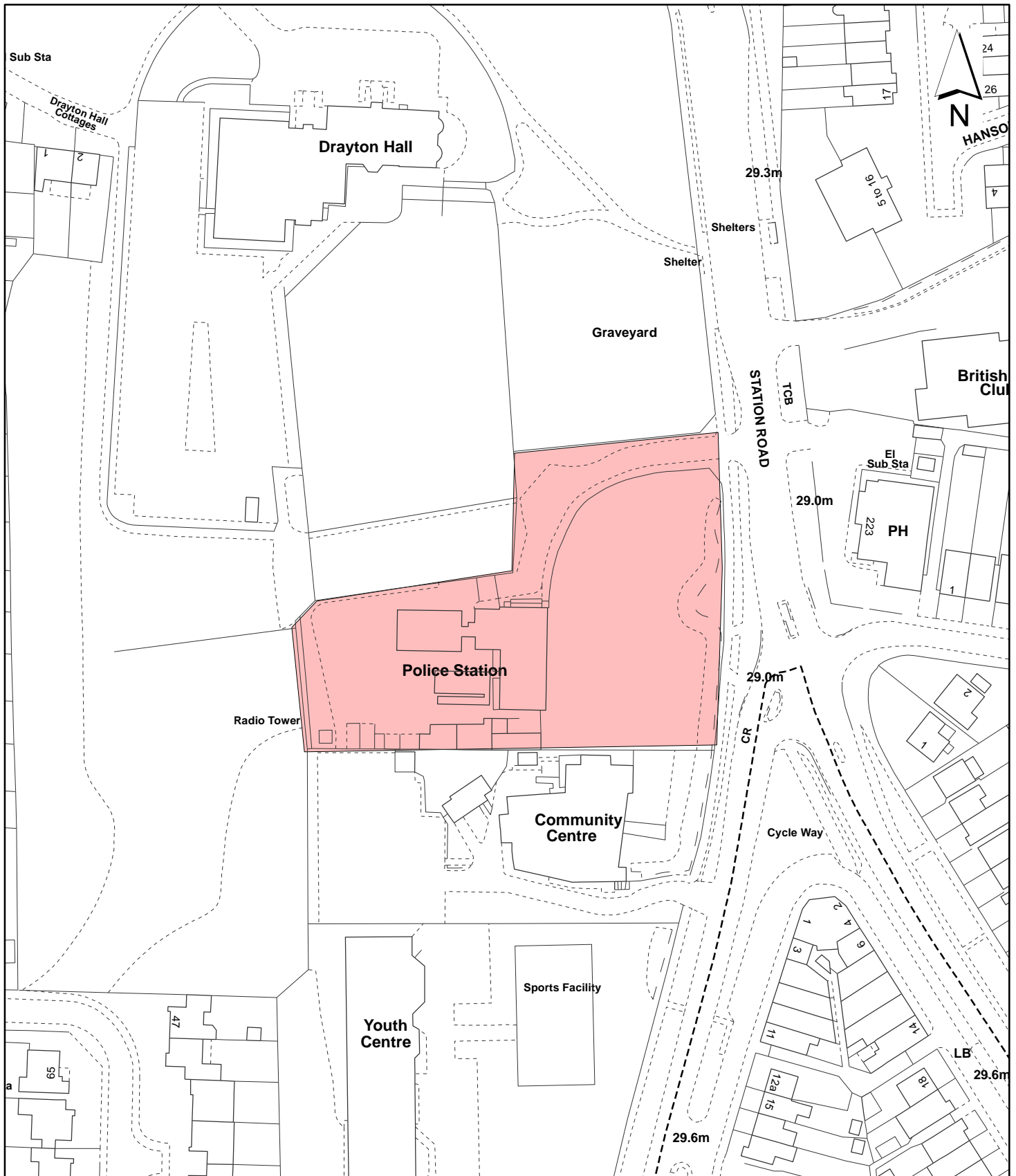
INFORMATIVES

- 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 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.


- BE11 Proposals for the demolition of statutory 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

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Notes

 Site boundary

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Site Address

**Former West Drayton Police Station
 Station Road
 West Drayton**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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

Planning Application Ref:
12768/APP/2014/4071

Scale
1:1,250

Planning Committee
Major

Date
March 2015



HILLINGDON
 LONDON