

- Decision Date:** 12-05-2014 **Approved** **Appeal:**
19391/APP/2002/1691 The Woodman Ph Joel Street Eastcote Pinner
CREATION OF 2 NEW DOORWAYS TO SIDE ELEVATION, REPLACEMENT OF EXISTING GROUND FLOOR WINDOWS TO FRONT ELEVATION WITH DOUBLE GLAZED UNITS, REMOVAL AND REPLACEMENT OF EXISTING SIGNAGE (APPLICATION FOR LISTED BUILDING CONSENT)
- Decision Date:** 21-03-2003 **Approved** **Appeal:**
19391/APP/2002/1692 The Woodman Ph Joel Street Eastcote Pinner
CREATION OF 2 NEW DOORWAYS TO SIDE ELEVATION, REPLACEMENT OF EXISTING GROUND FLOOR WINDOWS TO FRONT ELEVATION WITH DOUBLE GLAZED UNITS, REBUILDING OF RETAINING WALL AND ERECTION OF A CLOSE BOARDED FENCE
- Decision Date:** 21-03-2003 **Approved** **Appeal:**
19391/APP/2003/2946 The Woodman Ph Joel Street Eastcote Pinner
ERECTION OF A SINGLE STOREY EXTENSION AND NEW PITCHED ROOF TO STORAGE BUILDING (APPLICATION FOR LISTED BUILDING CONSENT)
- Decision Date:** 05-08-2004 **Approved** **Appeal:**
19391/APP/2003/2947 The Woodman Ph Joel Street Eastcote Pinner
ERECTION OF A SINGLE STOREY EXTENSION AND NEW PITCHED ROOF TO STORAGE BUILDING
- Decision Date:** 05-08-2004 **Approved** **Appeal:**
19391/APP/2004/2599 The Woodman Ph Joel Street Eastcote Pinner
DETAILS OF NOISE CONTROL MEASURES IN COMPLIANCE WITH CONDITIONS 2, 8, 9, AND 10 OF PLANNING PERMISSION REF. 19391/APP/2003/2947 DATED 05.08.2004: ERECTION OF A SINGLE-STOREY EXTENSION AND NEW PITCHED ROOF TO STORAGE BUILDING
- Decision Date:** 03-02-2012 **NFA** **Appeal:**
19391/APP/2004/3406 The Woodman Ph Joel Street Eastcote Pinner
DETAILS IN COMPLIANCE WITH CONDITION 3 (DISABLED ACCESS), 4 (DISABLED PARKING), 6 (TREE PROTECTION), 7 (MATERIALS) AND 11 (BIN STORE) OF PLANNING PERMISSION REF:19391/APP/2003/2947, DATED 17/08/2004 (ERECTION OF A SINGLE STOREY EXTENSION AND NEW PITCHED ROOF TO STORAGE BUILDING)
- Decision Date:** 03-02-2012 **NFA** **Appeal:**
19391/APP/2004/3407 The Woodman Ph Joel Street Eastcote Pinner
DETAILS IN COMPLIANCE WITH CONDITION 5 (MATERIALS), AND 6 (NEW WINDOWS, DOORS AND OTHER EXTERNAL JOINERY) OF LISTED BUILDING CONSENT REF:19391/APP/2003/2946, DATED 17/08/2004 (ERECTION OF A SINGLE STOREY EXTENSION AND NEW PITCHED ROOF TO STORAGE BUILDING (APPLICATION FOR LISTED BUILDING CONSENT))
- Decision Date:** 24-05-2005 **Approved** **Appeal:**
19391/APP/2013/1111 The Woodman Ph Joel Street Eastcote Pinner
Erection of a new fence to enclose the car park and the erection of pedestrian and vehicular access gates.

Decision Date: 12-05-2014 **Approved** **Appeal:**
19391/APP/2013/1113 The Woodman Ph Joel Street Eastcote Pinner
Replacement of existing service bar counters, creation of new structural opening between bar area and replacement signage to the front and side elevations (Listed Building Consent)

Decision Date: 12-05-2014 **Approved** **Appeal:**
19391/APP/2015/94 The Woodman Ph Joel Street Eastcote Pinner
Single Storey Rear Extension to replace timber lean to structure.

Decision Date: **Appeal:**
19391/C/80/0985 The Woodman Ph Joel Street Eastcote Pinner
Listed building consent to dev/alter (P)

Decision Date: 24-07-1980 **Approved** **Appeal:**
19391/E/92/0148 The Woodman Ph Joel Street Eastcote Pinner
General timber repairs to roof (Application for Listed Building Consent)

Decision Date: 26-06-1992 **Approved** **Appeal:**

Comment on Planning History

The application site is subject to an on-going enforcement investigation and an enforcement notice was served in January 2015. The enforcement notice related to unauthorised works to the Grade II Listed Building, including the existing timber lean-to structure, the installation of replacement first floor windows on the front elevation and the installation of plastic guttering and drainpipes.

This application for Listed Building Consent, and the associated planning application (ref: 19391/APP/2015/94) seeks to replace the unauthorised timber lean-to structure with a brick built rear extension, replace the unauthorised windows with timber traditional casement windows, and to replace the plastic guttering and drainpipes with new cast iron rainwater goods.

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

Consultation letters were sent to 12 local owners/occupiers and a site notice was displayed. Five responses were received:

- i) would result in increased permanent floor space and capacity
- ii) the wooden structure should be removed and not replaced
- iii) lack of parking for customers
- iv) residents have not been properly consulted
- v) already noise, disruption and litter issues
- vi) currently used as a nightclub not a bar/restaurant
- vii) opposed to any extensions to the Listed Building

viii) there is an existing enforcement notice for breaches to the Listed Building

Officer comments:

Points i), ii), vii) and viii) have been discussed elsewhere in this report. Point iii) has been discussed as part of planning application ref: 19391/APP/2015/94. In regards to Point iv), public consultation has been carried out in accordance with statutory guidance. Regarding Point v) instances of noise, anti-social behaviour and littering would be subject to separate environmental legislation. Point vi) refers to the building being used as a nightclub instead of a bar/restaurant; change of use of the Public House would be subject to planning and does not form part of this Listed Building Consent application.

Northwood Hills Residents Association:

No response received.

Eastcote Residents Association:

No response received.

Eastcote Village Conservation Panel

No response received.

English Heritage:

On the basis of the information provided, we do not consider that it is necessary for this application to be notified to English Heritage under the relevant statutory provisions.

English Heritage (GLAAS):

No response received.

INTERNAL

Conservation Officer:

There are no objections to the revised proposal, as the addition is very small and discrete. It extends an existing flat roofed 20th century addition in the same style and with similar detailing, and removes an unsightly, recently constructed unauthorised addition. In my opinion, there will be no damage to any historic fabric or to the appearance and overall setting of this listed building.

If agreed, we will need to add conditions (prior to the start of that element of the works) covering:

- brick, tile and mortar mix samples to be agreed; bonding style to match that of the existing addition
- details of the materials and construction of the brick arches over doors to be agreed
- details of the design and materials of the external metal grills to be agreed
- roofing material for flat roof to be agreed
- design and construction details of the doors and windows to be provided at 1:1 and 1:5 scale, or as appropriate
- doors and windows to be of painted timber; colours and finishes to be agreed
- manufacturers detail of down pipes, gutters and hopper heads to be provided; these are to be painted black

Internal alterations to the building, other than those associated with this extension are not agreed as part of this application. The existing and proposed drawings show an opening

between the front bars in the original building that was subject to a previous application (ref: 19391/APP/2013/113). This hadn't been executed when I was last on site. Details of this opening were covered by condition (5) and have not yet been discharged. Please add an informative.

Advertising consent for the signage is required

It would be appropriate to require the works to be undertaken within an agreed time frame given the situation re enforcement action and the need to remove the unauthorised addition.

Officer comments:

Following a discussion with the Conservation Officer it is considered that six months would be sufficient time for the works to be completed.

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:

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

BE10 Proposals detrimental to the setting of a listed building

5. MAIN PLANNING ISSUES

The main planning issues relate to the impact the proposed works would have on the Grade II Listed Public House and the surrounding Eastcote Village Conservation Area.

Policy BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that new developments should retain or enhance the character and appearance of the Conservation Area and those features which contribute to the special architectural qualities.

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) will not grant permission for proposals that are detrimental to the setting of the Listed Building.

The proposed single storey rear extension would comprise of a store room and a boiler room, as per the existing use of the timber lean-to structure. The existing 'unsightly' structure (as described by the Council's Conservation Officer) is to be removed. The

proposed extension is considered to be acceptable in terms of its size, design and materials and would not have a detrimental impact on the character and appearance of the Grade II Listed Public House. The extension would be located within the pub yard at the rear of the building and would be screened from the pub garden by timber fencing. It is considered that the replacement single storey rear extension would not have a detrimental impact on the character and appearance of the surrounding Eastcote Village Conservation Area.

The existing unauthorised first floor windows on the front elevation would be removed and replaced with timber traditional casement windows whilst the unauthorised plastic rainwater goods would be removed and replaced with cast iron rainwater goods. It is considered that these works would improve the character and appearance of the Grade II Listed Public House and would improve the visual impact on the surrounding Eastcote Village Conservation Area.

The Council's Conservation Officer raises no objection in principle to the proposed works and considers that the works would not cause damage to any historic fabric or to the appearance and overall setting of this Grade II Listed Building.

The proposed scheme is considered to comply with Policies BE4, BE8 and BE10 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). It is therefore recommended that Listed Building Consent is granted.

6. RECOMMENDATION

APPROVAL subject to the following:

1 LB1 Time Limit - Listed Building Consent

The works hereby permitted shall be completed six months 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 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) brick, tile and mortar mix samples; bonding style to match that of the existing addition
- (b) details of the materials and construction of the brick arches over doors
- (c) details of the design and materials of the external metal grills
- (d) roofing material for the flat roof
- (e) design and construction details of the doors and windows to provided at 1:1 and 1:5 scale, or as appropriate
- (f) colours and finishes of doors and windows; these are to be of painted timber
- (g) manufacturers detail of down pipes, gutters and hopper heads to be provided; these are to be painted black

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

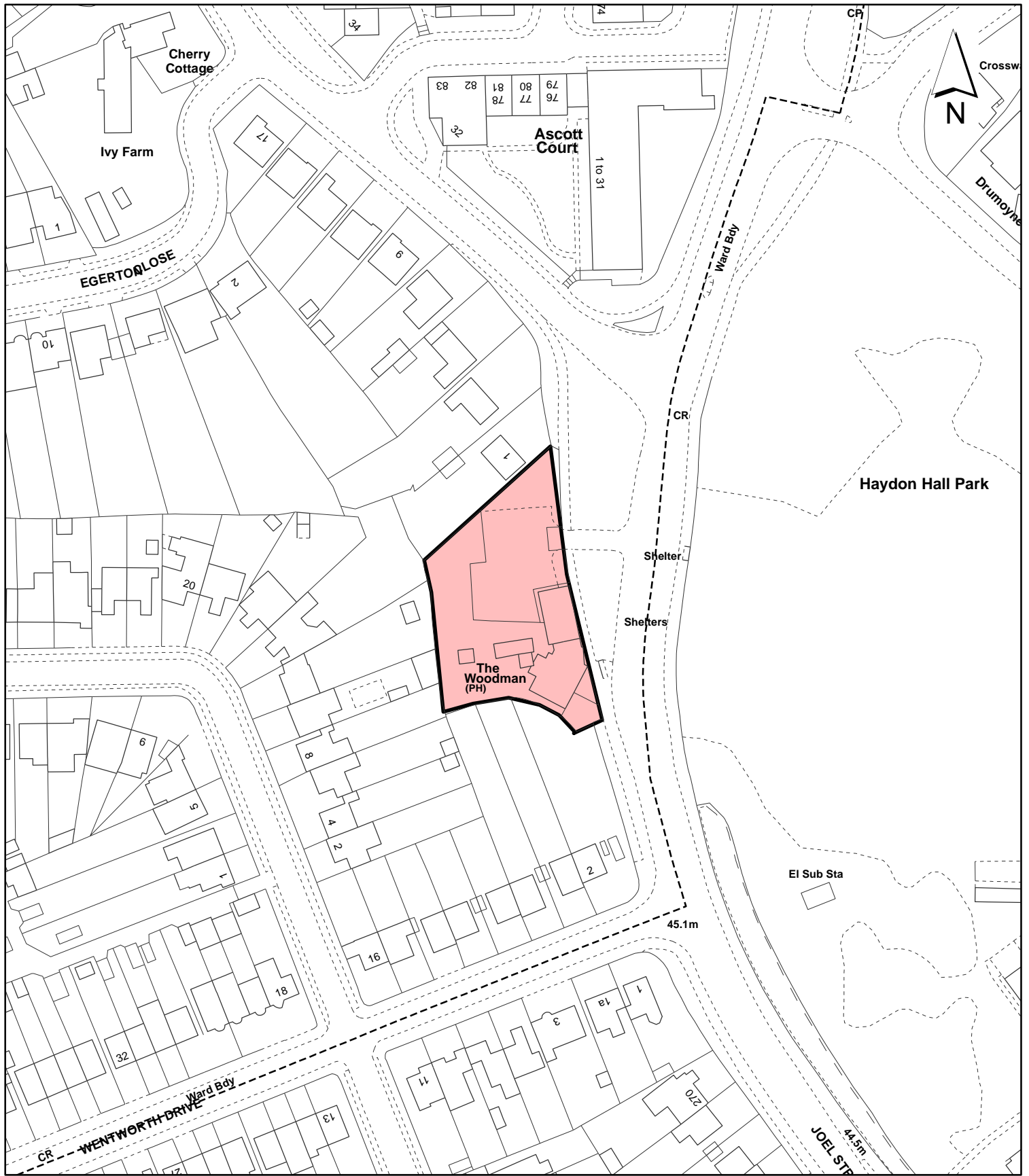
- 1** The decision to GRANT Listed Building Consent has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, 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.
- 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
- 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** Internal alterations to the building, other than those associated with this extension are not agreed as part of this application. The existing and proposed drawings

show an opening between the front bars in the original building that was subject to a previous application (ref: 19391/APP/2013/113). This had not been executed when the Council's Conservation Officer was last on site. Details of this opening were covered by condition (5) and have not yet been discharged.

- 5 The applicant is advised that the existing signage on the front of the property requires Advertisement Consent.

Contact Officer: Katherine Mills

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address: **The Woodman PH
 Joel Street
 Eastcote**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
19391/APP/2015/95

Scale:
1:1,250

Planning Committee:
North

Date:
May 2015

