

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

<b>Address</b>	HILLINGDON COURT 108 VINE LANE HILLINGDON
<b>Development:</b>	Creation of science laboratories above the existing West Wing, extension to existing hall/West Wing to create a multi-purpose hall, refurbishment of internal rooms, enclosure and refurbishment of the internal courtyard and alterations to manoeuvring yard and access road with associated landscape works (Application for Listed Building Consent).
<b>LBH Ref Nos:</b>	<b>2393/APP/2015/1147</b>
<b>Drawing Nos:</b>	Sur-A-02-010 Rev.P (Site Location Plan) L-90-001 (Existing Landscape Plan) A-Ex-A-03-001 Rev.P1 (Existing Lower Ground Floor Plan) A-Ex-A-03-002 Rev.P1 (Existing Ground Floor Plan) L-90-003 (Landscape - Proposed Sections) L-90-004 A (Landscape - Proposed Hard Materials) A-02-Pro-030 PD1 (Lower Ground Floor) A-02-Pro-031 PD1 (Ground Floor) A-02-Pro-032 PD1 (First Floor) A-02-Pro-033 PD1 (Second Floor) A-02-Pro-034 PD1 (Roof Plan) PrA-A-35-100 PD (Science Roof Top Extension to West Wing Proposed Ceiling Finishes) PrA-A-40-100 PD (Science Roof Top Extension to West Wing Proposed Floor Finishes) PrB-A-35-200 PD1 (High School Hub Lower Ground Ceiling Finishes) PrB-A-35-201 PD1 (High School Hub Ground Floor Ceiling Finishes) PrB-A-40-200 PD1 (High School Hub Lower Ground Floor Finishes) PrB-A-40-201 PD1 (High School, Hub Ground Floor Floor Finishes) PrC-A-35-300 PD1 (First Floor Refurbishment - First Floor Proposed Ceiling Finishes) PrC-A-35-301 PD1 (Lower Ground Floor Refurbishment -Lower Ground Floor Ceiling Finishes) PrC-A-40-300 PD1 (Refurbishment - First Floor Proposed Floor Finishes) PrC-A-40-301 PD1 (Refurbishment - Lower Ground Floor Proposed Floor Finishes) PrD-A-22-400 PD5 (Multi-Use Hall - Ground Floor Wall Finishes) PrD-A-35-400 PD1 (Multi -Use Hall - Ground Floor Ceiling Finishes) PrD-A-35-401 PD1 (Multi-Use Hall - First Floor Ceiling Finishes) PrD-A-40-400 PD1 (Multi -Use Hall - Ground Floor Floor Finishes) PrD-A-40-401 PD1 (Multi-Use Hall - First Floor Floor Finishes) PrE-A-35-500 PD1 (Staff & Administration GF & FF Ceiling Finishes) PrE-A-40-500 PD1 (Staff & Administration GF & FF Floor Finishes) SL-A-(02)-001 P1 (Existing Campus Site Plan) SL-A-(02)-002 P3 (Proposed Campus Site plan - Extent of Projects) SL-A-(02)-004 P2 (Existing Campus Site Layout (Front Lawn & Parking) A-04-Ex-001 PD1 (Existing Site Sections & Elevations) A-04-Ex-002 PD1 (Existing Building Side Elevations & Detailed Elevation

Extracts)

A-04-Ex-003 PD1 (Existing Building Rear Elevation & Detailed Elevation Extracts)

A-04-Ex-004 PD1 (Existing Building Side Elevation and Courtyard Sections)

Planning Statement prepared by BDP, dated March 2015

Heritage Impact Assessment prepared by Jane Seaborn Associates & Grover Lewis Associates, dated February 2015

PrA-A-04-Pro-100 PD6 (Science Extension Section PrA-01)

PrA-A-04-Pro-101 PD6 (Science Extension Section PrA-02)

PrA-A-04-Pro-102 PD6 (Science Extension Section PrA-03)

PrA-A-22-100 PD3 (Science Extension Wall, Floor & Windows Scope)

PrB-A-03-200 PD3 (High School Hub Lower Ground Floor Proposed Plans)

PrB-A-03-204 PD4 (High School Hub Staircase Plans & Section)

PrB-A-04-Pro-200 PD4 (High School Hub Section A - South Facing)

PrB-A-04-Pro-201 PD3 (High School Hub Section B - East Facing)

PrB-A-04-Pro-202 PD2 (High School Hub Section A - South Facing & Surrounding Mansion House)

PrB-A-22-200 PD5 (High School Hub Lower Ground Finishes and Intervention to Fabric)

HS Hub Scene 1

HS Hub Scene 2

HS Hub Scene 3

HS Hub Scene 4

HS Hub Scene 5

South Colour Elevation

Design & Access Statement, prepared by Broadway Malyan dated March 2015 and Issued 30/06/15

PrE-A-22-500 PD4 (Staff & Administration GF & FF Finishes & Intervention to Fabric)

PrE-A-03-500 PD3 (Staff & Administration Proposed Plan GF & FF)

PrC-A-22-401-PD5 (Multi-Use Hall - First Floor Finishes)

PrD-A-04-400-PD4 (Multi-Use Hall - Section PrD-01 & 02)

PrD-A-03-400-PD4 (Multi-Use Hall Extension - Proposed Plan Ground Floor)

PrD-A-03-401-PD4 (Multi-Use Hall Extension - Proposed Plan First Floor)

PrC-A-22-301 PD4 (Lower Ground Floor Repurpose - Finishes & Intervention to Fabric)

PrC-A-22-300 PD4 (First Floor Repurpose - First Floor Finishes & Intervention to Fabric)

PrC-A-03-Pro-300 PD2 (First Floor Refurbishment GA Proposed Plan)

PrB-A-22-201 PD4 (High School Hub Ground Floor Finishes & Intervention to Fabric)

A-Ex-A-03-003 Rev.P1 (Existing First Floor Plan)

A-Ex-A-03-004 Rev.P1 (Existing Second Floor Plan)

A-Ex-A-03-005 P2 (Existing Roof Plan)

A-03-Pro-001 P1 (Proposed Lower Ground Floor Plan)

A-03-002 P3 (Proposed Ground Floor Plan)

A-03-Pro-003 P1 (Proposed First Floor Plan)

A-03-Pro-004 P1 (Proposed Second Floor Plan)

A-03-Pro-005 P3 (Proposed Roof Plan)  
 PrA-A-05-Pro-100 PD6 (Science Extension Elevation North & South)  
 PrA-A-05-Pro-101 PD6 (Science Extension West & East)  
 PrA-A-03-Pro-100 PD5 (Science Roof Top Extension to West Wing Proposed Plan)  
 PrA-A-03-101 PD5 (Science Roof Top Extension to West Wing Proposed Roof Plan)  
 PrD-A-05-400 (Multi-Use Hall Elevation North & West)  
 A-27-100 PD (Existing Sports Roof Proposed PV Plan)  
 A-04-Ex-005 PD (Existing Sports Hall Section)  
 PrB-A-03-201 PD3 (High School Hub Ground Floor Proposed Plans)  
 PrC-A-03-301 PD2 (Lower Ground Floor Reurbishment GA Proposed Plan)  
 PrD-A-22-400 PD5 (Multi-Use hall Ground Floor Finishes)  
 CGI - Sports Hall Render with Plants  
 CGI - Viewpoint from South East Close  
 CGI - Viewpoint from South East Distant  
 CGI - Viewpoint Link Road

<b>Date Plans Received:</b>	27/03/2015	<b>Date(s) of Amendment(s):</b>	26/06/2015
<b>Date Application Valid:</b>	22/04/2015		27/03/2015
			02/07/2015

## 1. CONSIDERATIONS

### 1.1 Site and Locality

The ACS Hillingdon campus occupies an approximately 4.5 hectare irregularly shaped plot located on the eastern side of Vine Lane in Hillingdon.

Now occupied by the school, Hillingdon Court, a two-storey former residential property dating back to the mid 19th century, is located relatively centrally to the site. The original part of the building is now known as the 'Mansion House.' That building has been significantly extended in the past with more modern large additions, dating from the 1980s (Sports Hall and Cafeteria) and 1990s (West Wing), extending towards the western site boundary. A stand alone building, known to the school as 'Pavilion' is located along the west boundary to the south of the main school buildings. A number of smaller detached buildings, which are more residential in their scheme and character, are located towards the north western most part of the site, detached from the main school building and close to the school's vehicular and pedestrian entrance.

Located within a parkland setting, the school's grounds comprise a sweeping driveway which skirts the northern most boundary and culminates in a turning circle in front of the Mansion House. Staff car parking is located off this to the east. Further staff and coach parking is also located immediately in front (north) of the West Wing and Sports Hall.

Formal gardens are located immediately to the south and east of the main building beyond which are outdoor sports facilities including an all weather pitch, tennis courts and

playgrounds.

The site falls within a predominantly residential area, bounded by residential properties and their gardens to the north, west and south. To the east the site is bounded by Hillingdon Court Park.

The entire site falls within the Green Belt as designated in the Hillingdon Local Plan. The Mansion House buildings are Grade II\* Listed. A Tree Preservation Order covers the site and it is bounded by Hillingdon Court Park Area of Special Local Character on all sides.

## **1.2 Proposed Scheme**

This application seeks full planning permission for a range of works, including extensions, refurbishment works and alterations to the external landscape. The school has identified a number of shortcomings relating to its existing facilities and these works are proposed in order to modernise and enhance the existing accommodation on offer at the site and to enable ACS Hillingdon to better compete with ACS' other campuses and also with other similar institutions. The school is currently operating below capacity and it is hoped that these improvements will bring pupil numbers back up to recent figures of approximately 700. The applicant has clearly confirmed that no expansion in pupil numbers above the school's existing capacity of 700 is however proposed.

The scheme is split into six projects, as follows:

### **Project A - Science Laboratory**

This project comprises the construction of a roof top extension above the West Wing, which would be accessed via two sets of stairs on both the eastern and western ends of the development with a lift located at the western end.

The extension, which would provide approximately 833m<sup>2</sup> of floorspace, would comprise four High School laboratories, three Middle School laboratories, a preparation room, office, store, WC's and circulation space. It is anticipated that each science laboratory would accommodate up to 22 pupils.

The extension has been designed so as to be located as centrally to the roof as is possible and would have a split pitched roof with a central cavity. This allows the provision of clerestory windows, which would provide natural daylight and ventilation into the new space, and also enables the screening of roof plant and equipment, which would be located within the cavity space.

### **Project B - Mansion House Lower Ground and Ground Floors**

This project comprises the lower ground floor courtyard of the Mansion House, connecting with the ground floor rooms and corridor of the building. The 132m<sup>2</sup> courtyard and adjacent rooms on the lower ground and ground floors would be repurposed to consolidate central school functions which are currently spread across the campus.

At lower ground level this will provide a new 'High School Hub,' which will serve as an informal social and study space, doubling up as a teaching and presentation space, and provide IT services, staff suite, additional language suite, locker banks, staff workrooms and

WCs.

At ground floor level this would create staff rooms, admissions and secretary's offices, school councillor's room, a High School library and a cafe and gallery space.

To achieve the above the courtyard would be enclosed by a lightweight glazed roof structure, supported on new columns, which avoid the need for substantial fixings to the walls of the listed building.

In order to conserve the heritage significance of the building, the majority of the rooms would be refurbished and repurposed. However this, with the creation of additional openings, would help to consolidate High School and Middle School uses into a single location rather than having them spread across the campus.

The sympathetic enclosure of the courtyard, would provide a multi-purpose area for students to sit, socialise or study and is particularly aimed at given students a place to congregate, particularly at the start of the day when students travelling by bus often arrive early.

The lower ground and ground floor floors would be connected via a new wide stair case which would be provided within the courtyard area. Lift access would be available via the West Wing.

#### Project C - Mansion House First Floor

Project C comprises internal refurbishment works and repurposing of existing classrooms to create three additional classrooms through the introduction of lightweight and reversible stud partition walls. This includes the splitting of two science labs into three general classrooms and the subdivision of two existing classrooms. No new floorspace would be provided as part of these works.

#### Project D - Multi-Purpose Hall

This comprises the erection of an approximately 384m<sup>2</sup> extension to the north west corner of the existing building, within the recess currently formed by the West Wing to the east and the existing Sports Hall to the south. This would displace hardstanding currently used for car and coach parking. The extension would provide additional space for sport, drama and dance, exams and gatherings of pupils and staff. The majority of the extension would be double height, although part of it would be two-storey. The ground floor would accommodate the multi-use hall, an equipment store, a climbing wall and a lobby. The first floor would accommodate a fitness suite and plant room.

Externally, the hall's design would reflect that of the existing West Wing and large windows would be provided to naturally light the space. A green wall would also be provided to soften the visual appearance of the front elevation.

#### Project E - Mansion House - Staff and Accommodation

This relates to repurposing of rooms at both ground and first floor levels. The existing library is located within a historic and intact wood panelled room, which no longer provides an appropriate space to accommodate the required multi-media functions of a contemporary

library. Accordingly, at ground floor level the library and library store will become the whole school staff rooms and the study room will become an administrative space for the Principal. At first floor level existing rooms would be repurposed to provide the Principal's office, administrative space, a meeting room and offices.

#### Project F - External Works

This project relates to the external area along the northern facade of the building and proposes the provision of a new parking layout for mini-buses and coaches to minimise the amount of reversing they need to do; the construction of a drive in front of the building to provide one-way circulation around the site; pedestrian pathways to enable children to be safely dropped-off and picked-up by car and coach/bus; and hard and soft landscaping works to enhance the setting of the main building and to reflect the historic landscape setting of the site.

A total of 45 bus parking spaces would be provided, representing an increase of 7 spaces. Six additional staff parking spaces would also be provided, providing a total of 40 spaces.

### 1.3 Relevant Planning History

2393/APP/2001/923 American Community School Vine Lane Hillingdon  
ERECTION OF A ROOF EXTENSION ABOVE THE NEWLY CONSTRUCTED WEST WING INCLUDING A NEW LIFT SHAFT AND STAIRCASE ENCLOSURE

**Decision Date:** 06-11-2002      **Approved**      **Appeal:**

2393/APP/2001/924 American Community School Vine Lane Hillingdon  
ERECTION OF A ROOF EXTENSION ABOVE THE NEWLY CONSTRUCTED WEST WING AND NEW LIFT SHAFT INCLUDING STAIRCASE ENCLOSURE (APPLICATION FOR LISTED BUILDING CONSENT)

**Decision Date:** 06-11-2002      **Approved**      **Appeal:**

2393/APP/2001/925 American Community School Vine Lane Hillingdon  
ERECTION OF A ROOF EXTENSION ABOVE THE NEWLY CONSTRUCTED WEST WING INCLUDING NEW LIFT SHAFT AND STAIRWAY ENCLOSURE

**Decision Date:** 06-11-2002      **Approved**      **Appeal:**

2393/APP/2001/926 American Community School Vine Lane Hillingdon  
ERECTION OF A ROOF EXTENSION ABOVE THE NEWLY CONSTRUCTED WEST WING INCLUDING A NEW LIFT SHAFT AND STAIRCASE ENCLOSURE (APPLICATION FOR LISTED BUILDING CONSENT)

**Decision Date:** 06-11-2002      **Approved**      **Appeal:**

#### Comment on Planning History

The site has an extensive planning history. Most relevant to this scheme are two 2001 consents relating to the provision of a rooftop extension to the West Wing. Whilst slightly smaller in scale the extensions allowed at that time were not insignificant in size and although never implemented, they do set some precedent. The details of those applications are summarised above.

### 2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 19th May 2015

2.2 Site Notice Expiry Date:- Not applicable

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

Consultation letters were sent to 62 local owner/occupiers and Court Drive Household's Association. One response has been received quoting this application number. However, the issues raised (additional tree planting) relate to the associated planning application, which appears on this same agenda.

#### HISTORIC ENGLAND

We received notification of the revised or amended information in respect of the application for listed building consent relating to the above site on Friday 26 June 2015. Thank you for involving Historic England in discussions regarding the proposals.

Amendments have been made to several areas we raised concerns about in our initial response of 12 May 2015. Our updated position on each point is as follows.

#### Science roof extension (Project A)

We initially raised concerns about the cluttered appearance of the roof forms and structures proposed, and the prominence of the pitched roof which we felt did not chime well with the existing extension. The design has developed in response to feedback, removing the lift overrun, adding a pitched element to cover an exposed vertical face, and continuing the bay rhythm along the majority of the length of the structure. We consider that these changes have improved the appearance of the roof extension in comparison to that initially proposed. However, we must note that these works would still have an impact on the listed building. The current extension is characterised by a steady rhythm of bays with a simple roof form in a matching brick, which is a relatively elegant, considered response to the original building. The extension now proposed increases the prominence of the extension partly through increasing the building's height and proportions, and reduces its simplicity through use of different forms and materials, which draws attention to the extension in views of the original grade II\* building's facade. We consider that the extension would cause some harm.

#### Multi-use hall (Project D)

In pre-application discussions, the size of this hall was reduced in response to feedback so that it would have a smaller impact on views of the building. We raised some concerns about the facade treatment, stating that a better articulated facade without the two blank panels would be preferable. It was explained that glazing in place of the blank panels would cause difficulties in environmental controls. As an alternative, the blank panels are proposed to be screened to their full height with climbing plants. The glazing has been recessed further in response to feedback, which will go some way towards continuing the definition of the existing extension. Planting will also shield views of this element from in front of the main entrance.

#### Courtyard 'hub' (Project B)

We commented that the principle of this project would be acceptable as long as care was taken to retain the sense of the space as a courtyard. We noted that the proposed roof, including plant, was rather heavy, and that acoustic panels would be potentially harmful. The panels have been removed and the roof structure lightened, with a less visible ventilation scheme proposed. We are content that this would be an acceptable approach, subject to all

walls and floors being made good over and around the sunken ventilation duct. The alterations to windows to create access to the space should preserve the width of the openings and the brick arches above.

Kitchenette in room G06 and other internal works (Projects B, C and E)

The proposed works to G06 have now been shown on the drawings, to clarify that a free-standing unit which does not impact on existing fabric is proposed, rather than a fitted kitchenette.

On the first floor, the plans of finishes and interventions (PrC-A-22-300 rev. PD4) shows changes to a ceiling annotated as follows: 'removed feature ceiling over (modern plasterboard ceiling) to hide air conditioning units to existing corridor areas.' We are unclear as to whether this means a plasterboard ceiling will be removed, removed and replaced, or that an original ceiling above it will be altered. We recommend that this is clarified.

Summary of impact and recommendation

In all, the proposal will cause some harm to the listed building, largely due to the impact of the science extension on views from the south. We would note that the design has developed to reduce the harm since the submission of this application in response to feedback, as explained above, and that the harm caused to the significance of the building would be less than substantial. We would also note that the applicants have presented their reasoning as to why the required plant could not be relocated to other areas to eliminate any need for a pitched roof. According to NPPF paragraph 134, the harm caused should therefore be weighed against the benefits of the proposal, including securing the building's optimum viable use.

We enclose the draft letter authorising the granting of consent (draft attached) and have referred the case to National Planning Casework Unit. Subject to the Secretary of State not directing reference of the application to him, they will return the letter of direction to you.

If your authority is minded to grant listed building consent, you will then be able to issue a formal decision. Please send us a copy of your Council's decision notice in due course. This response relates to listed building matters only. If there are any archaeological implications to the proposals please contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3712).

URBAN DESIGN AND CONSERVATION OFFICER

Hillingdon Court dates from the mid 1850s, it is grade II\* listed and is the work of the prominent Victorian architect P C Hardwick. It ceased to be private house in the 1920s, when it became a Catholic convent and later a convent school. It has been in use as a private school by its current owners since the late 1970s.

The works subject of this application have been discussed in detail with officers and also with representatives of Historic England. Apart from its historical significance, the architectural significance of this building lies in the architectural quality of its external appearance, its finely decorated principal rooms (at ground floor), the entrance hall and staircase. Its attractive mature garden and remaining garden features are important elements that contribute to the setting of the building.



The proposals are for a roof extension and a new gym, both requiring changes to the modern wing of the school and the infill of an internal courtyard within the service wing of the original house. There are also proposed changes to the car park and a new access road in front of the modern addition.

The works to the historic house are minor in terms of changes to historic fabric and features of the building. The principal change is the infilling of an existing internal light well. The roof of the proposed infill structure would be light-weight in appearance and partially glazed, thus allowing the courtyard to retain something of its existing character as a "open space". The walls of the building will be retained as painted brickwork and access to the space will be via existing openings at ground floor and a new staircase to the first floor. This will link to the original building via one of the wider existing window openings at this level. The internal space will be ventilated via a system that has plant within a discrete secondary internal light well, with the necessary ducting being constructed under the building to avoid having to run through the internal spaces.

The other proposed internal works are largely related to the installation and removal of partitioning, these works would not impact on any areas, or features, of historic significance

The main external alteration is the proposed construction of an additional floor to the modern wing to the west of the house, for which consent has previously been granted. This would be set behind the existing parapet and have a part flat, but mainly pitched grey coloured metal roof. The roof slopes would screen the plant and other equipment required for the school's science labs, which would be relocated within the new floor.

The addition would be dark coloured and recessive in appearance. It would be partially screened by existing mature trees along the driveway, but would perhaps be most visible from the lawned area to the rear of the house. The addition would, however, be seen against and as part of the already extensive additions. Whilst well designed, it is considered that this alteration would have a slight negative impact on the setting of the historic building, but that this would not be severe enough to support the refusal of this application. This consideration also needs to be balanced against the need to ensure that the house is maintained long term; improvements to the school would allow it to stay on the site and to keep the building in what is a very appropriate use for a building of its type.

The work also includes the addition of a multi purpose sports hall adjacent to the existing modern sports hall. This is set slightly behind the adjacent modern wing and would be slightly lower than the existing hall. This location is positioned well away from main listed building and the design of the new structure, which would include screening with climbing plants, is such that it would reflect the architecture of modern wing and would not impact on the setting of the original house.

Other changes include the addition of PVs to the existing sports hall roof. No objections are raised to these works as it is considered that they would not be visible from the surround gardens.

Changes to the car park and access road are also proposed. These are not ideal in terms of the setting of the listed building, however, provided additional planting is provided to screen the area and sympathetic conservation materials are used for the hard surfaces, as suggested in the Design and Access Statement, no objections are raised to these works.

Suggested elements to be covered by condition:

all new external materials and materials for light well infill structure - samples illustrating texture, colour and finish to be provided for agreement

details of new external flues, vents and plant

details of works required for the installation of the ducting for the courtyard ventilation system

drainage details for the new bathrooms and kitchenette

details of the protection of panelling to rooms G5 and G6 during works

details of new internal and external joinery for the listed building, drawings to include relevant cross-sections and to be at scale 1:10, 1:5 or to full size as appropriate; details to cover windows, doors, architraves, panelling, dado rails, skirting and glazed screens

design details of the secondary glazing

details of the windows, external doors and roof lights for the new additions

cladding system for the roof addition; eaves detail and design of the brise soleil

design of new stair within the internal courtyard and flooring for this space

Details of new planting, the layout of the car park and samples of surface materials to be agreed, or as required by the Trees/Landscape Officer.

#### **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

LPP 7.8 (2015) Heritage assets and archaeology

NPPF12 NPPF - Conserving & enhancing the historic environment

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

The site does not fall within or close to an Archaeological Priority Area or a Conservation Area. However, land immediately adjoining the site to the north, west and south falls within the Hillingdon Court Park Area of Special Local Character (ASLC) and the Mansion House, which dates from the 1850's, is Grade II\* Listed. Accordingly, the impact of the development on the setting of the ASLC and the listed building are key considerations.

With regard to impact on the ASLC, the development proposals are located relatively centrally to the site. Tree planting around the school boundaries and within the school grounds provides significant screening such that only limited views of the site are available from the ASLC. The applicant has undertaken pre-application discussions with the Council and significant negotiations have taken place between the applicant, Historic England and

Council officers to ensure a scheme which is sympathetic in its design is achieved. Accordingly, it is not considered that the proposals would have any significant detrimental impact on the character and appearance or the visual amenities of the adjoining ASLC.

With regard to the impact of the development on the setting of the listed building, the various elements of the scheme are discussed below:

#### Roof top extension

It is the roof top extension which would have the greatest visual impact and has most potential to cause harm to the setting of the listed building. However, in considering this, it is important that due regard is given to planning permission granted for a similar roof top extension in 2001. Whilst those consents, which have long expired, were never implemented there has been no significant policy change which would deem them no longer relevant and, as such, with regard to the principle of a roof top extension, they still set a precedent.

Notably, the roof top extension would be located on the West Wing, which is a newer part of the school, understood to have been constructed in the mid-late 1990s. The West Wing adjoins the original Mansion House building and, as such, development here must be of a very high quality and sympathetic design.

As stated above, detailed pre-application discussions took place with Council Officers and with Historic England prior to submission. Furthermore, ongoing negotiation has taken place with the applicant throughout the application process and comments made by both officers and Historic England have been fully taken on board. Negotiations have resulted in the omission of a lift overrun, which although shown on the 2001 approvals, added to the bulk and height of the extension and was visually highly undesirable. Significant changes have also been made to the roof forms, including the provision of a pitched rather than a flat roof to the western end to, visually, simplify the extension and ensure that it reads as one element which would be sympathetic to the existing building. Careful consideration and negotiation has also taken place to ensure an appropriate palette of materials is proposed. Notably, a particular benefit of the design is that the roof form allows all roof plant, including the proposed air source heat pumps, to be completely hidden from view and this approach is supported, particularly given the sensitive nature of the site.

Historic England have advised that the extension would cause harm to the listed building but that this is not considered to be substantial. Whilst the proposed extension would be larger than that approved in 2001, the applicant has fully justified the need for the development and why some design choices have been made and these have been accepted by Historic England and the Council's Urban Design and Conservation Officer. The benefits of preserving the school use of the site to ensure the long-term viability and upkeep of the building are also acknowledged.

It is considered that the development would be sympathetic to the setting of the listed building and that it would not cause such harm that refusal could be justified, particularly taking into consideration previous consents at the site. Neither Historic England or the Council's Urban Design and Conservation Officer have raised objections to this element of the development.

#### Multi-use hall

With regard to the extension to the multi-use hall, comments provided at pre-application

stage regarding the need to reduce its size to-ensure that it appears subordinate to the existing building have been taken on board. Historic England comments regarding the need to recess the fenestration to better reflect that of the existing building have also been taken on board in addition to suggestions that a green wall is provided to assist in softening the visual impact of the non-glazed element of the north elevation.

This element of the development is considered to be visually acceptable in this location, in keeping with the character and appearance of the existing West Wing and sympathetic to the setting of the listed building.

#### Courtyard enclosure

It is considered that the proposed enclosure of the courtyard through the provision of a lightweight glazed roof, supported by freestanding columns, has been well designed. This would clearly enhance the use of the space for the school and is considered to be sympathetic to the listed building. The Council's Urban Design and Conservation Officer has confirmed that this is acceptable and Historic England have raised no objections.

#### Internal refurbishment and repurposing of rooms

The proposed internal works are considered to be minor and they would have limited impact on the integrity of the listed building. Where new door openings are created these would, where possible, be where former door openings existed but have, in the past, been filled in. No objections to these works have been raised by Historic England or the Council's Urban Design and Conservation Officer.

#### External works

Whilst the provision of additional hard standing is regrettable it is acknowledged that this would have significant benefits to the school's operation, particularly in terms of its management of the high number of buses it accommodates. Furthermore, it is acknowledged that this would be created at the less sensitive end of the site, away from the original Mansion House building.

The reinstatement of a belt of mixed tree and shrub planting, confirmed in the submitted Heritage Impact Assessment as appearing on the 1866 OS map, would further enhance the visual amenities of the site, whilst screening the proposed coach parking area, such that despite the increase in hardstanding this would have very limited visual impact on the setting of the listed building. No objections are raised to the provision of a single track driveway in front of the building which, due to the levels of the site, would have limited visual impact.

This approach to the landscape is supported by both the Council's Urban Design and Conservation Officer and the Council's Trees/Landscape Officer and, in light of the landscape enhancements which would be made, the proposed increase in hardstanding is considered to be acceptable in this instance.

In conclusion, both Historic England and the Council's Urban Design and Conservation Officer consider that the scheme is acceptable in terms of its impact on the Grade II\* listed Building. The development is considered to comply with Saved Policies BE8, BE9 and BE10 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and, accordingly, approval is recommended subject to conditions.

## 6. RECOMMENDATION

**That subject to the Secretary of State not directing reference of the application to him under the Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015, that delegated authority is given to the Head of Planning and Enforcement to approve the application, subject to 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**3 LB3 Works to building's interior**

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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**4 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**5 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) all new external materials and materials for the light well / courtyard infill structure - samples illustrating texture, colour and finish to be provided for agreement

- b) details of new external flues, vents and plant
- c) details of works required for the installation of the ducting for the courtyard ventilation system
- d) drainage details for the new bathrooms and kitchenette
- e) details of the protection of panelling to rooms G5 and G6 during works
- f) details of new internal and external joinery for the listed building, drawings to include relevant cross-sections and to be at scale 1:10, 1:5 or to full size as appropriate. These details should cover windows, doors, architraves, panelling, dado rails, skirting and glazed screens
- g) design details of the secondary glazing
- h) details of the windows, external doors and roof lights for the new additions
- i) cladding system for the roof addition to include eaves detail and design of the brise solei
- j) design of new stair within the internal courtyard and flooring for this space

#### 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 LB9 Samples of materials

Samples of all materials and finishes to be used for all external surfaces of the building, to include the erection of a sample panel, shall be submitted to and approved in writing 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).

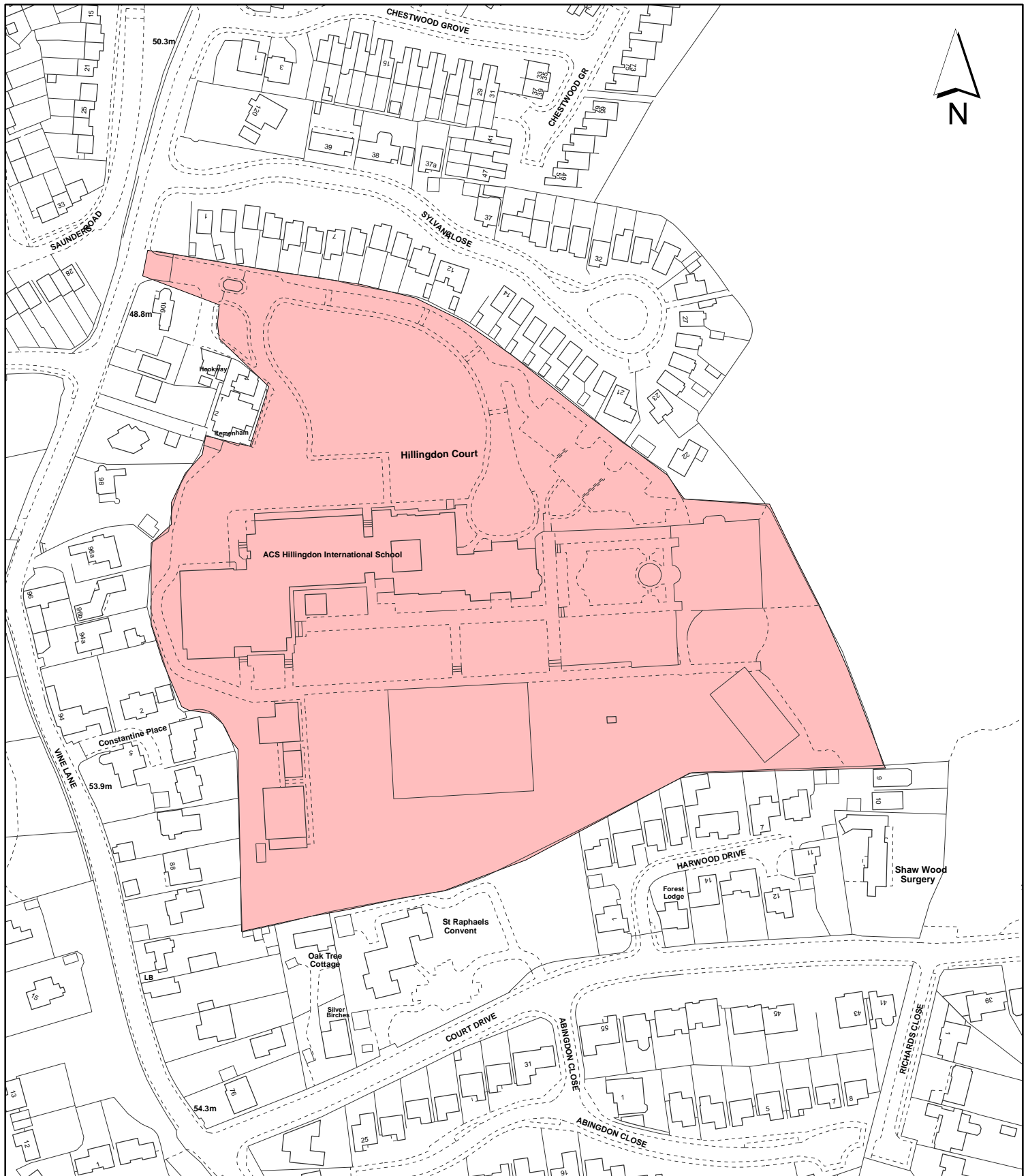
### INFORMATIVES

- 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 (2015) 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
- LPP 7.8 (2015) Heritage assets and archaeology
- NPPF12 NPPF - Conserving & enhancing the historic environment

**Contact Officer:** Johanna Hart

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**Hillingdon Court  
 108 Vine Lane  
 Hillingdon**

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

Planning Application Ref:

**2393/APP/2015/1147**

Scale:

**1:2,000**

Planning Committee:

**Major**

Date:

**July 2015**



**HILLINGDON**  
 LONDON