



and erection of 2 detached double garages

**Decision Date:** 25-04-1989      Withdrawn      **Appeal:**  
41587/B/89/0571      Adjoining Old Clack Farm, Tile Kiln Lane Harefield  
Repositioning & conversion of existing detached barn, to form A3 bedroom dwelling house & erection of 2 detached double garages (Application for Listed Building Consent)

**Decision Date:** 25-04-1989      Withdrawn      **Appeal:**  
42413/88/1982      Old Clack Farm Tile Kiln Lane Harefield  
Erection of a new roof. (Application for Listed Building Consent).

**Decision Date:** 23-04-1992      NFA      **Appeal:**  
42413/APP/2015/987      Old Clack Farm Tile Kiln Lane Harefield  
Erection of a two storey and single storey rear extension, and a single storey side extension, erection of a glazed link to connect the house and barn and internal alterations to provide a bedroom suite and bathroom.

**Decision Date:**           **Appeal:**  
42413/B/90/0432      Old Clack Farm Tile Kiln Lane Harefield  
Erection of a detached garage, stable block and retention of pool house

**Decision Date:** 24-10-1990      Approved      **Appeal:**  
42413/PRC/2014/34      Old Clack Farm Tile Kiln Lane Harefield  
Rear and side extension and conversion of barn to residential to an existing listed building

**Decision Date:** 19-03-2015      NO      **Appeal:**

#### **Comment on Planning History**

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

**2.1** Advertisement Expiry Date:- Not applicable

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

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

### EXTERNAL

Consultation letters were sent to 22 local owners/occupiers and a site notice was displayed. No responses were received.

Ruislip Residents Association:  
No response received.

Greater London Archaeology Advisory Service (GLAAS):  
Although the site lies outside an archaeological priority area, the submitted Heritage

Assessment by Danks Badnell Architects Ltd dated April 2015 indicates that the house and barn date to the 16th century, although numerous additions/alterations have subsequently been made to the buildings. There is a potential for archaeological remains associated with the early origins and later phases of the Grade II Listed house and barn to survive.

Appraisal of this application using the Greater London Historic Environment Record and information submitted with the application indicates that the development would not cause sufficient harm to justify refusal of planning permission provided that a condition is applied to require an investigation to be undertaken to advance understanding. The archaeological interest should be conserved by attaching a condition as follows:

Reason: Heritage assets of archaeological interest are expected to survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF

Condition: No development shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved in writing by the local planning authority. No development shall take place other than in accordance with the Written Scheme of Investigation.

Informative: The written scheme of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. It must be approved by the planning authority before any on-site development related activity occurs.

It is recommended that the archaeological fieldwork should comprise of the following:  
Watching Brief: A watching brief involves the proactive engagement with the development groundworks to permit investigation and recording of features of archaeological interest which are revealed. A suitable working method with contingency arrangements for significant discoveries will need to be agreed. The outcome will be a report and archive.

#### INTERNAL

Conservation Officer:

The two buildings subject of this application, the barn and former farm house, are both Grade II Listed, timber framed and date from the 16th century - the buildings were listed in 1974. The site falls within the Green Belt. There have been extensive pre-application discussions with the architect.

#### Barn

The barn has already been subdivided to create an open first floor with a utility, WC and garage at ground floor. The floors are linked via a modern staircase that is open at both ends. The first floor is supported on what appears to be a series of steel frames, enclosed in moulded GRP and fairly convincingly disguised as large timbers. This appears not to have damaged the original timber framing of the barn, and may now even be providing some support to it. The impressive original timber roof structure is visible within the first floor space.

The proposed works are to the ground floor to create a bedroom and sitting area and improved bathroom and WC facilities. The access to the attic floor is also to be repositioned and a new external door created where the existing toilet is located, under the staircase. As the internal ground floor space has already been subdivided, none of proposed changes would adversely affect the original structure, save for the removal of an area of old brickwork within the plinth, where the new doorway is proposed. This opening will need to be positioned between two existing studs to avoid damage to the historic timber framing of the structure.

The issue with regard to the barn is that there is no record of any approval for its conversion to residential, or for the works to subdivide the building. It appears that this work has occurred since the planning application (withdrawn) for the relocation and conversion of the barn in 1989, but has not been undertaken by the current owners, see the architects letter dated 8th May. Investigation suggests that it may have been undertaken by a previous owner about 20 years ago, the architect's letter advises that it may have been used as an office. These works appear to have included the alteration of the windows in the barn and resulted in the removal of an early full height set of doors on the north elevation. I am awaiting further advice on the original condition of the building at the time of listing from the HE archives and also from SPAB, who apparently undertook a survey of the barn some time ago.

If agreed, this application will regularise the situation as regards the works to the barn as from the date of a decision, any works prior to consent will remain as unauthorised. It would, however, be preferable not to agree the loss of the barn doors and new barn windows, which are of a poor design, within any approval. Re the former, I suggest that the applicant look at putting a glazed screen in this location with a fixed set of barn doors to the exterior. The windows could be covered by condition with a view to getting better windows long term - how this is worded will need to be agreed. This will need to be discussed with the architect so that his client understands why this is being requested.

#### House

The original early range has a rectangular footprint and faces south. There are later, timber framed additions to the north. I note that the supporting information suggests that they are 1930s in date, but from inspection, it appears that they may be earlier with a 20th century makeover.

The proposals are for a modest single storey addition, with a mono pitched roof, located off the existing dining room. The existing ground floor window will be converted to form a door and the externally the new structure would sit neatly under the first floor windows. The other addition would be larger and also located off the later addition to the house. This would contain a dining area, utility and two bedrooms at first floor with a Jack and Jill bathroom above, accessed by a separate staircase. A new door is proposed into the existing utility area at ground floor. This addition is also considered to be well designed and would read as a secondary element to the main building. The only revision suggested is the inclusion of a half hip to the gable end.

#### Link

There are no objections to this in principle, but this would need to be carefully designed,

either as a modern glazed link or as a part timber/ part glazed loggia type structure. The existing wall should remain unchanged. The details on this are sketchy at present and more information on its design and materials, and the areas of linkage with the listed structures, would need to be required by condition.

#### Archaeology

Given the age of the building, GLAAS should be consulted to see if they require any pre application determination, a desk top assessment or just a watching brief for the works.

Conditions would need to be attached to any approval to cover:

- Structural details of the new additions, including footings and method of construction
- A schedule of works to the original buildings, including roof structure.
- HE building recording to Level 1 prior to the start of work on site
- Details of new flues and vents
- Details of external pipe runs
- Works to the structures for fire and sound proofing, and thermal upgrading
- Details of the design and materials of the glazed link, including how the new structure would link with the existing buildings
- Samples of all new external materials and finishes, including tiles, render, timber finishes, lead work, bricks and mortar mix
- Design and materials of all new doors, windows and dormer windows, all to be of timber and traditionally constructed.
- Details of the design and construction of all new internal joinery
- All new gutters and downpipes to be of painted cast metal
- Details of works to create a new doorway into the barn from the glazed link
- A condition to require works to stop if historic features are uncovered, relating particularly to the historic timber framing.
- Archaeological condition as advised by GLAAS

Generally acceptable, but some revision required as discussed above.

#### Officer comments:

The applicant has provided revised plans which address the issues raised by the Conservation Officer.

#### Floodwater Management Officer:

The boundary of the site is the Cannons Brook Watercourse which is a designated main river and as such the border of the site is within Flood Zone 3 and 2. There is no information within the application about the flood risk to the site. However, this is an extension to an existing property which is not being extended within the area at flood risk, and is just outside the consultation zone of 20m from the main river for the Environment Agency and therefore there are no objections to the proposed development.

However in order to maintain the low level of risk to the property, the landowner should be reminded about their responsibilities to maintain the bank of the watercourse within the boundary of their property. Further information can be found in 'Living on the Edge' publication produced by the Environment Agency.

#### 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

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

The main planning issue relates to the impact the proposal would have on the Grade II Listed Buildings.

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.

Subject to the provision of suitable conditions on any consent granted, the Council's Conservation Officer raises no objection to the proposed extensions to the Grade II Listed Farmhouse or to the alterations to the Grade II Listed Barn, nor to the glazed link connecting the two buildings. It is considered that the proposed works would not cause harm to the historic fabric of either of the Grade II Listed Buildings. The proposed plans have also satisfactorily addressed the matter of the previous unauthorised removal of the barn doors. It is considered that the scale and design of the proposed extensions would be in keeping with the character and appearance of the Grade II Listed Buildings.

The proposed scheme is considered to comply with Policies BE8 and BE9 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The application for Listed Building Consent is therefore recommended for approval.

#### 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 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**            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 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

**4**            LB6            Inspection of the building prior to demolition

Prior to alteration or demolition, the building should be recorded to Level 1 as defined by Heritage England, and following agreement with LBH and where appropriate Heritage England, copies of the document sent to the Uxbridge Local History Library archive and Heritage England for inclusion in the London Heritage Environment Record.

**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**            LB9            Samples of materials

Details 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) Details of the design and materials of the glazed link, including how the new structure would link with the existing buildings
- (b) Samples of all new external materials and finishes, including tiles, render, timber finishes, lead work, bricks and mortar mix
- (c) Design and materials of all new doors, windows and dormer windows, all to be of timber and traditionally constructed.

**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**            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)

**7**            **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) Structural details of the new additions, including footings and method of construction
- (b) Details of new flues and vents
- (c) Details of external pipe runs
- (d) Works to the structures for fire and sound proofing, and thermal upgrading
- (e) Details of the design and construction of all new internal joinery
- (f) Details of works to create a new doorway into the barn from the glazed link

**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**            **Details of doors and opening to north elevation of the barn**

Notwithstanding the approved plans, details of the doors and opening to the north elevation of the barn shall be submitted to and approved in writing by the Local Planning Authority prior to this element of the works starting on site.

**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)

**9**            **LB12**            **Hidden Features**

Any hidden historic features (relating particularly to the historic timber framing) which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for the retention/proper recording, as required by the Council.

**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)

**10**            **NONSC**            **Schedule of Works**

A schedule of works to the original buildings, including roof structure shall be submitted to and approved 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)

**11**            **NONSC**            **Gutters and Downpipes**

All new gutters and downpipes shall be painted cast metal.

**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** OTH2 Archaeology

A) No development shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved in writing by the local planning authority.

B) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

**REASON**

Heritage assets of archaeological interest are expected to survive on the site. The planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development, in accordance with recommendations given by the borough and in Section 12 of the NPPF and Policy BE3 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.

BE8 Planning applications for alteration or extension of listed buildings

BE9 Listed building consent applications for alterations or extensions

**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** The written scheme of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage

Greater London Archaeology guidelines. It must be approved by the planning authority before any on-site development related activity occurs.

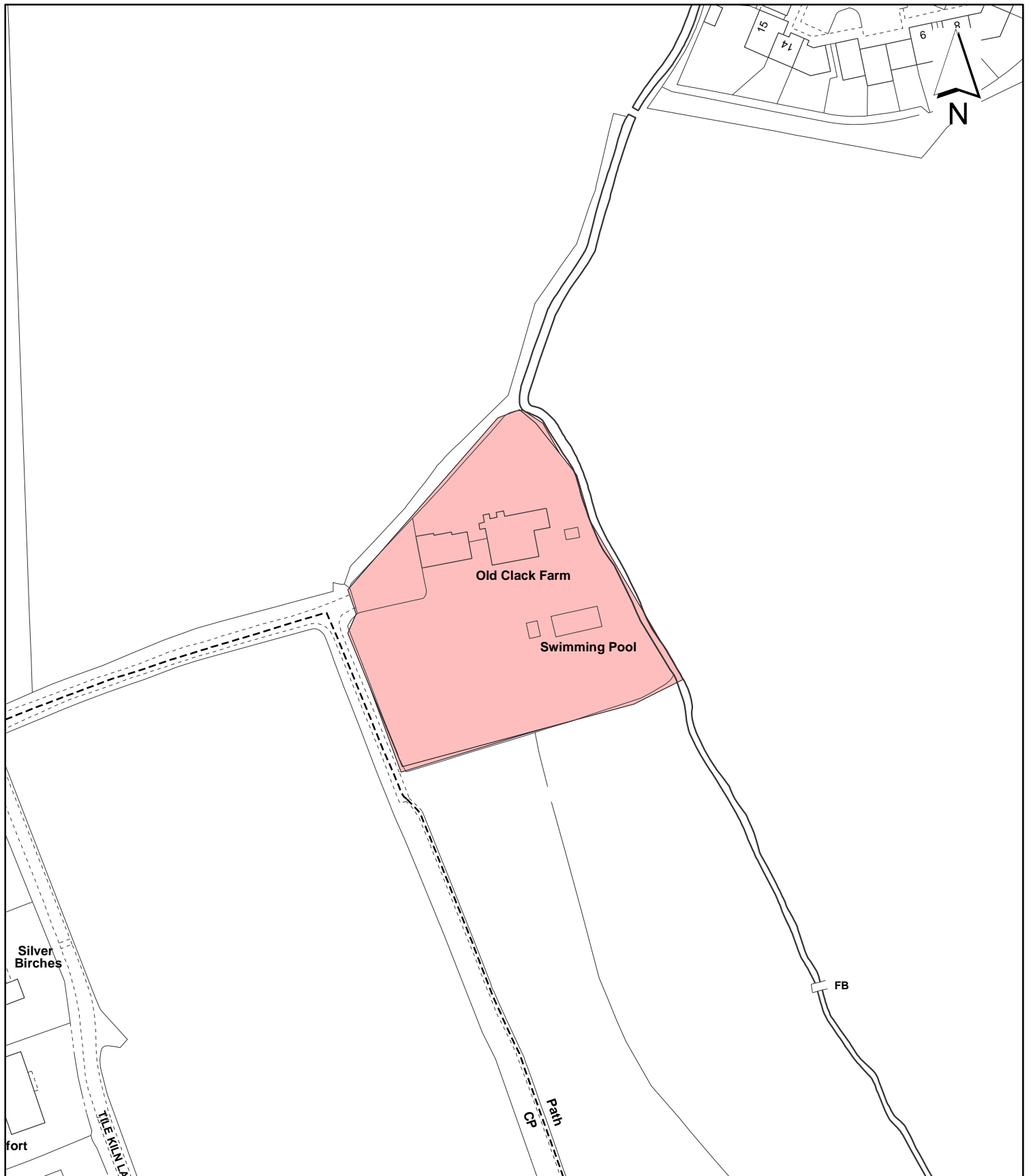
It is recommended that the archaeological fieldwork should comprise of the following:

Watching Brief: A watching brief involves the proactive engagement with the development groundworks to permit investigation and recording of features of archaeological interest which are revealed. A suitable working method with contingency arrangements for significant discoveries will need to be agreed. The outcome will be a report and archive.

- 5** In order to maintain the low level of risk to the property, the landowner is reminded about their responsibilities to maintain the bank of the watercourse within the boundary of their property. Further information can be found in 'Living on the Edge' publication produced by the Environment Agency.

**Contact Officer:** Katherine Mills

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**Old Clack Farm  
 Tile Kiln Lane  
 Harefield**

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

Planning Application Ref:  
**42413/APP/2015/988**

Scale:  
**1:1,250**

Planning Committee:  
**North**

Date:  
**August 2015**

