

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

**Address** LANZ FARM 33 HARMONDSWORTH LANE HARMONDSWORTH

**Development:** Conversion of 2 existing barns into 4 family dwellings with associated parking and amenity space (Listed Building Consent)

**LBH Ref Nos:** 44185/APP/2015/1576

**Drawing Nos:** 869/RDP/P01 Rev. A  
869/RDP/P02  
869/RDP/P03  
Design and Access Statement Rev. A  
Heritage Statement  
Timber Frame Sketch Plan  
869/RDP/P04 Rev. C  
869-RDP-P06 Rev. A  
869-RDP-P05 Rev. A

<b>Date Plans Received:</b>	20/04/2015	<b>Date(s) of Amendment(s):</b>	22/05/2015
<b>Date Application Valid:</b>	20/04/2015		12/05/2015
			21/05/2015

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is located on the southern side of Harmondsworth Lane and comprises a Grade II Listed Building (Lanz Farmhouse) and two detached outbuildings. The site is bordered to the east by 15 Harmondsworth Lane, to the west by 59 Harmondsworth Lane and to the south by open space. Residential properties are located north of the site. The application site is located within the Green Belt.

#### 1.2 Proposed Scheme

Listed Building Consent is being sought for the conversion of the two barns into four self-contained three-bed family dwellings with associated parking and amenity space.

The two dwellings in the large barn (Barn 1) would comprise of a W/C, a kitchen, a lounge/dining room and a bedroom with an en-suite on the ground floor with two shower rooms and two bedrooms on the first floor.

The two dwellings in the smaller barn (Barn 2) would comprise of a W/C and a kitchen and lounge/dining room on the ground floor with a shower room, three bedrooms and an en-suite on the first floor.

Private amenity space would be provided at the rear of each dwelling. Two on-site parking spaces would be provided for each dwelling. Six parking spaces would be provided in the south-west corner of the site. Two parking spaces, a bin store and a cycle store would be provided within the existing side extension to Barn 1.



The Trust objects to the above application because:

Objection: Bat survey required before application can be determined.

The design of the building is extremely suitable for bats, it is situated in close proximity to high value feeding habitat and there are records of bats from the near vicinity. Therefore there is a reasonable likelihood that bats may be present.

ODPM circular 06/05 (para 99) is explicit in stating that where there is a reasonable likelihood of the presence of protected species it is essential that the extent that they are affected by the development is established before planning permission is granted, otherwise all material considerations cannot have been addressed in making the decision. Policy EM7 of the Hillingdon Local Plan states that: Hillingdon's biodiversity and geological conservation will be preserved and enhanced with particular attention given to: The protection and enhancement of populations of protected species as well as priority species and habitats identified within the UK, London and the Hillingdon Biodiversity Action Plans.

All species of bats are European Protected Species under the Conservation of Habitats and Species Regulations 2010.

LAs have a duty to consider the application of the Conservation of Habitats and Species Regulations 2010 in the application of all their functions. The consideration of the 3 tests of the European Protected Species license are part of this function. If the LA has not asked for survey where there was a reasonable likelihood and therefore not addressed the 3 tests of an EPS license, it has not acted lawfully. This may lead to prosecution or the overturning of the planning decision. Recent case law (R (on the application of Simon Woolley) v Cheshire East Borough Council) clarified that planning authorities are legally obligated to have regard to the requirements of the EC Habitats Directive and apply the three tests applied by Natural England in the context of licensing (as per the Conservation of Habitat and Species Regulations 2010, listed above) when deciding whether to grant planning permission where species protected by European Law may be harmed.

Where there is a reasonable likelihood that protected species are affected by development proposals, surveys must be conducted before a decision can be reached (as stated in ODPM circular 06/05). It is not acceptable to condition ecological survey in almost all circumstances. The reason for this is that if certain bat species are found to be using the building it may not be possible to integrate the required mitigation measures within the approved design. Therefore it would not be possible to implement the planning decision potentially leading to legal action.

Officer comment: A bat survey has been submitted and the issue is considered as part of the planning application submitted.

INTERNAL

Conservation Officer:

Large Barn (Barn 1): This is a 19th Century Barn with later additions. Although it is not statutory designated, it is within the curtilage of the Grade II Listed Lanz Farm which dates from the late C17. The curtilage of a listed building is considered to be the land, buildings and structures which go with or are ancillary to the principal building and it therefore forms part of the setting of the heritage asset. The barn has much historic fabric and its timber

frame remains mostly intact. It is highly visible, being positioned at right angles to the main road, it dominates the site. It contributes significantly to the street scene and the rural setting, featuring a natural slate roof, weather boarding and London Stock Brick. It has a terrific roof and plan form, and its evocative agricultural character augments the setting of the listed building.

Small Barn (Barn 2): The small barn was moved to the site and totally reconstructed in 1995 in new materials, but following the original form and construction.

It is proposed to convert both barns into self contained residential units. This is acceptable in principle, but further drawings for clarity are required, and should not be left to a condition. Although there is an extremely comprehensive and well researched Heritage Statement, it is unclear from the drawings what is to be finally proposed, particularly construction and finishes.

In terms of the Large Barn, the following is required for clarity:

- Where elevations will remain unaltered i.e. front elevation - the drawings should be labelled to say brickwork repaired, doors to remain, timber cladding repaired etc.
- More information is also required for incoming services such as electrical and telecommunication supplies as well as guttering and downpipes and shown on the plans.
- The wall insulation should be properly detailed on a drawing to get a better idea of what is proposed. The Heritage Statement suggests that the vertical studs will be 'covered with plasterboard internally, encased and hidden from view'. I am concerned that all the timbers will be hidden. This may harm the special interest and character of the barn and I suggest that more areas are left exposed. A number of options are proposed (in the HS), whatever intended, these should be detailed on a plan(s) so that a clear idea of the final arrangement can be assessed.
- Likewise with the roof timbers. These would be more appropriate if exposed, and I am happy if the existing roof covering is removed to facilitate this approach (providing an appropriate design replacement).
- A detailed section of where the first floor construction and new walls abut the frame.

In terms of the farmstead setting and grouping: I am still concerned about the overall setting and the domestic appearance of the scheme. It should respect the ties the building has with its landscape setting and should avoid imposing alien domestic features. This requires a light touch and an understanding of what features characterise the setting. Therefore the bin structure should be relocated, limited fencing (creating openness), planting with wire fence behind?, gravel rather than block paving, no markings for cars, generally clarification on boundary treatment etc.

Small Barn: no objections as proposed other than those related to landscaping above.

CONCLUSION: Request revisions.

Officer comments: A revised site plan has been received showing services, boundary treatment, use of gravel, a relocated bin store and the removal of car park markings. The applicant has submitted additional information in regards to insulation of the timber framing of Barn 1 which the Conservation Officer considers acceptable subject to the provision of a method statement; this can be dealt with by a condition on any consent granted.

#### **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

## **5. MAIN PLANNING ISSUES**

The main planning issue relates to the impact the proposed works to the barns would have on the character, appearance and setting of the Grade II Listed Lanz Farmhouse.

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) states planning permission will not be granted for proposals that are detrimental to the setting of the Listed Building.

Although the barns are not statutory designated, they are within the curtilage of the Grade II Listed Lanz Farmhouse which dates from the late C17. The curtilage of a Listed Building is considered to be the land, buildings and structures which go with or are ancillary to the principal building and it therefore forms part of the setting of the heritage asset. As such, any development of the barns would need to be sympathetic to the character, appearance and setting of the Grade II Listed Farmhouse.

Barn 1 is a large 19th Century Barn with later additions. The barn is highly visible, being positioned at right angles to the main road and dominates the site. It contributes significantly to the street scene and the rural setting, featuring a natural slate roof, weather boarding and London Stock Brick. It has a terrific roof and plan form, and its evocative agricultural character augments the setting of the Grade II Listed Building.

Facing onto the main road is a smaller barn (Barn 2) which was moved to the site and totally reconstructed in 1995 in new materials, but following the original form and construction.

The Council's Conservation Officer raises no objection to the proposed conversion of the two barns into four residential dwellings. The proposed external and internal works to the two barns are considered to be acceptable and are sympathetic to the character and appearance of the barns. The proposed alterations to the barns and to the wider application site would not have a detrimental impact on the setting of the Grade II Listed Lanz Farmhouse as the farmstead setting would be retained.

The proposed development complies with Policies BE8, BE9 and BE10 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** 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)

**5** NONSC First floor construction and new walls

A detailed section of where the first floor construction and new walls abut the frame of Barn 1 shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun. Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

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

**6** NONSC Insulation Method Statement

A method statement, setting out how the timber framing of Barn 1 will be insulated, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun. Thereafter the development shall be carried out and maintained in full accordance with the approved details.

#### REASON

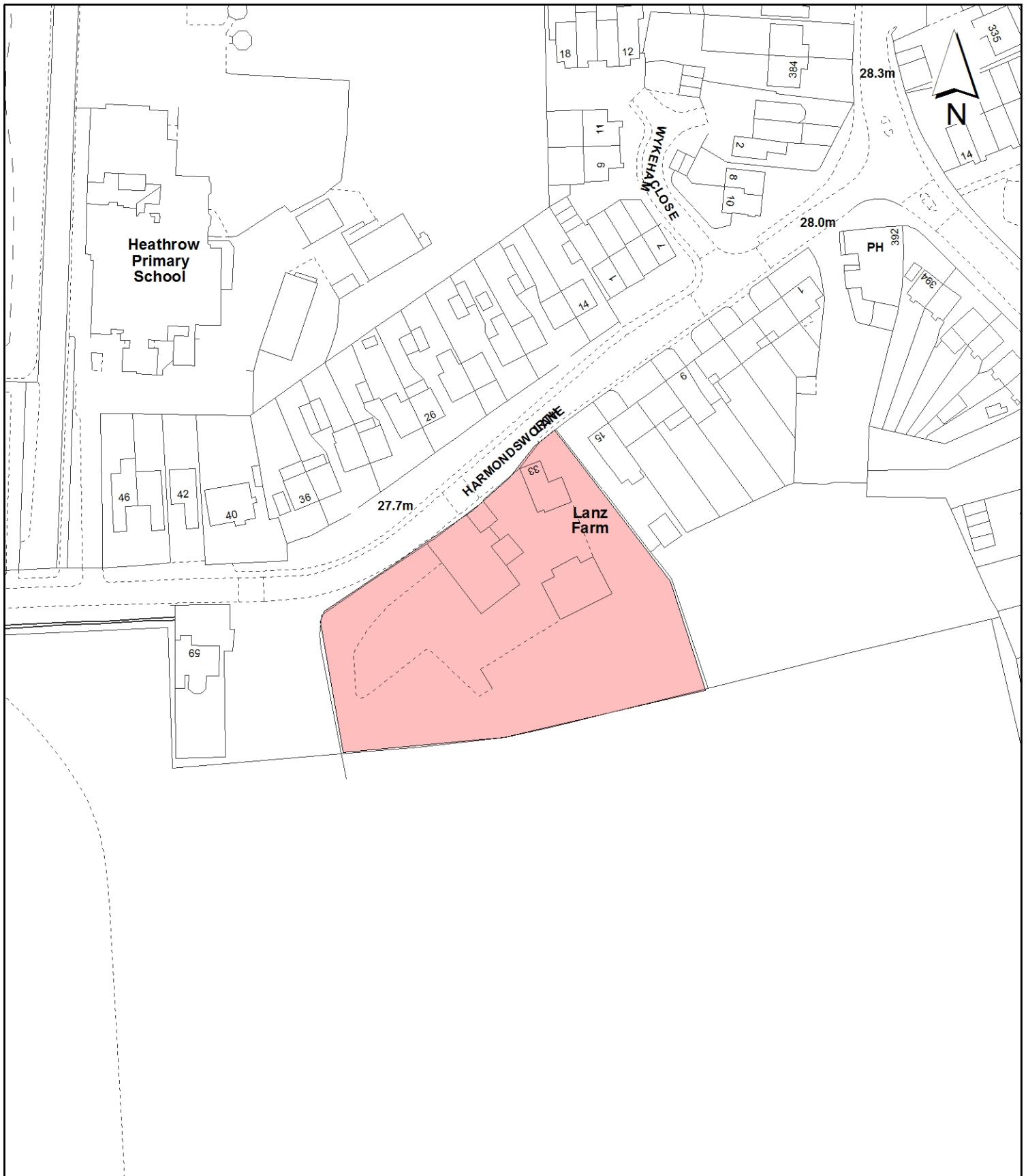
To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

#### 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 (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
- 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.

**Contact Officer:** Katherine Mills

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**Lanz Farm  
 33 Harmondsworth Lane  
 Harmondsworth**

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

Planning Application Ref:

**44185/APP/2015/1576**

Scale:

**1:1,250**

Planning Committee:

**Central and South**

Date:

**November 2015**



**HILLINGDON**  
 LONDON