

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

**Address** HAREFIELD PLACE THE DRIVE ICKENHAM

**Development:** Demolition of existing modern U shaped extension. Conversion of existing Grade II listed building and erection of a replacement extension building to provide 25 self-contained apartments (Class C3), with associated basement car, cycle and motorcycle parking, private and communal amenity spaces and landscape enhancement, retaining existing entrance piers, the main vehicular entrance on The Drive and existing secondary servicing access with ancillary outbuildings (Application for Listed Building Consent).

**LBH Ref Nos:** **12571/APP/2015/3650**

**Drawing Nos:** 182-PL-300-02 Proposed Elevations AB  
182-PL-010-03-Site Location Plan  
182-PL-302-01 Proposed Elevations EF  
182-PL-400-02 Proposed Site Sections  
182-PL-1001-02 Proposed Site Plan  
182-PL-2001-01 Proposed Ground Floor Plan 1 of 2  
182-PL-2002-01 Proposed Ground Floor Plan 2 of 2  
182-PL-2011-01 Proposed First Floor Plan 1 of 2  
182-PL-2012-01 Proposed First Floor Plan 2 of 2  
182-PL-2021-01 Proposed Second Floor Plan 1 of 2  
182-PL-2022-01 Proposed Second Floor Plan 2 of 2  
182-PL-2091-01 Proposed Basement Plan 1 of 3  
182-PL-2092-01 Proposed Basement Plan 2 of 3  
182-PL-2093-01 Proposed Basement Plan 3 of 3  
182-PL-327-02 Alterations Elevation South West 3 of 3  
182-PL-324-02 Alterations Elevation South East  
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182-PL-229-03 Basement Alterations Plan  
182-PL-223-03 Roof Alterations Plan  
182-PL-222-03 Second Floor Alterations Plan  
182-PL-221-03 First Floor Alterations Plan  
182-PL-220-03 Ground Floor Alterations Plan  
182-PL-2031-02 Proposed Roof Plan 1 of 2  
Heritage Statement\_PART 1  
Heritage Statement\_PART 2  
Design and Access Statement Addendum  
182- DAS sections 1-3

182- DAS sections 4-8  
D&A Accessibility Addendum  
182-PL-301-02 Proposed Elevations CD

**Date Plans Received:** 30/09/2015

**Date(s) of Amendment(s):** 01/10/2015

**Date Application Valid:** 05/10/2015

## **1. CONSIDERATIONS**

### **1.1 Site and Locality**

The site known as Harefield Place measures approximately 3.69 hectares and comprises office accommodation with associated parking and landscaped grounds. The land falls dramatically away from the existing buildings to the south west and rises up to a plateau to the north east, beyond the main front of the building. There are some remnants of early landscaping remaining such as a large informal pond located to the east of the house.

The original house is grade II listed and dates from the late 18th century. It comprises a building of 2 storeys, an attic plus basement. The centre block is 8 windows wide, with 3 windows wide projecting end pavilions. It is constructed of stock brick with a stone cornice and stone-coped parapet concealing hipped slate roofs with a modern cupola. There are gauged, near-flat brick arches to the sash windows (all modern) with glazing bars and a central Doric porch. Below this is a two leaf, 6-panel double door with elliptical patterned fanlight over. The garden front has a 7-window centre block with stepped, set-back side wings of 2 and 3 bays and stone pilasters to the corners. There is a segmental one-storey bow to the right of centre and a number of dormers to the roof.

The grade II listed building was originally known as Harefield Lodge and was built in 1785/86 by Architect Henry Couchman for Sir Rodger Newdigate. It was significantly extended around 1805 by Jane Parker and again in the early 20th Century. In 1935 Harefield Place was acquired by Middlesex County Council for use as an annexe to Hillingdon County Hospital. It was named the Harefield Country Hospital and had 51 beds and 12 cots. In 1958, the old stable was demolished because of its dangerous condition and its site made into a car park. At this time, the driveway was also resurfaced. The Hospital closed in 1965 but before this the wards were temporarily converted to provide accommodation for nursing staff from Hillingdon Hospital.

The building was vacant between 1965 and 1978 and as a result fell into a dilapidated condition. In 1981 consent for its change of use to office and for the presently existing side extension was granted and subsequently constructed. From 1991 the building was used by Blockbusters as their headquarters. The building has been partially vacant since 2004 and fully vacant for over two years since Blockbuster went into administration in December 2012, consequently its condition has deteriorated rapidly over the last few years.

The site is located on The Drive, a private road, approximately half a mile north of the A40 motorway, one mile from Ickenham Village Centre and situated within the Parish of Harefield which is part of Uxbridge District. 'The Drive' which delineates the eastern boundary of the site comprises of mainly two storey-detached houses which are of mixed architectural style and quality set in medium to large plots. To the north of the site there is open land and to the south and south west is Ickenham Golf Course.

The whole of the site is located within the Metropolitan Green Belt, a Nature Conservation Site of Borough Grade II or Local Importance and the Colne Valley Park. At present the grounds are unmaintained and overgrown. The existing site benefits from 96 car parking spaces and has a Public Transport Accessibility Level (PTAL) of 1a, on a scale of 1 to 6, where 1 represents the lowest level of public accessibility. The site is covered by Tree Preservation Order No. 236 and it is also within an Archaeological Priority Zone as designated within the emerging Local Plan Part 2.

## 1.2 Proposed Scheme

Listed Building Consent is sought for demolition of the existing modern 'U' shaped 1980's extension, erection of a three storey extension with basement/lower ground floor level, and internal and external alterations to the Listed building in order to facilitate its conversion to residential to provide 25 self-contained units (Class C3).

The existing extension which dominates the historic building will be demolished and replaced with an extension which is separated from the historic building above lower ground floor level, allowing the listed building to be appreciated as a whole and as the most significant building on the site. The replacement extension would have a contemporary design distinct from the historic main building.

The main building will be converted back to residential use, whilst maintaining and protecting the few remaining original features and the proposed alterations would be kept to the minimum required to facilitate modern day living. Alterations to significant structures have been detailed in a way that are easily reversible and subdivisions within principal rooms have been designed so that they can be easily removed without damaging any of the historic features.

The site will provide 25 flats totalling 3093.6 sqm (GIA). A breakdown of the proposed accommodation is provided below;

- 9 units in the listed building and 16 units in the new replacement building.
- 16 x 2 bed and 9 x 3 bed residential units.

In addition, the development proposals, which are subject to a separate planning application on this agenda include significant landscape enhancement measures such as removal of hardstanding and the restoration of the historic garden and lake in the northern part of the site, as well as a number of ancillary outbuildings such as a refuse collection building and security/concierge building. The proposal would retain the existing entrance piers to the site, the main vehicular entrance onto 'The Drive', and existing secondary servicing access located further to the north.

## 1.3 Relevant Planning History

12571/J/78/2132                      Harefield Place The Drive Ickenham  
Office development - 1,351 sq.m (Full)

**Decision Date:** 17-08-1979      **Approved**      **Appeal:**  
12571/L/79/0509      Harefield Place The Drive Ickenham  
Change of use from residential accommodation for staff of former U.C. Hospital to private dwelli

**Decision Date:** 25-07-1979      **Approved**      **Appeal:**  
12571/T/81/0466      Harefield Place The Drive Ickenham  
Extension/Alterations to Office premises of 570 sq.m

**Decision Date:** 28-08-1981      **Approved**      **Appeal:**  
12571/W/81/0467      Harefield Place The Drive Ickenham  
Listed building consent to develop/alter

**Decision Date:** 28-08-1981      **Approved**      **Appeal:**

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

The planning history is listed above.

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

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

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

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

EXTERNAL

The neighbour consultation period expired on 11th November 2015 following erection of a site notice on the 20th October 2015, an advert on 21st October 2015 and neighbour notification letters being sent out on 9th October 2015. 3 Neighbour responses (exclusive of comments from Ickenham Resident's Association) have been received. There were also 16 responses received in response to the associated full planning application ref. 12571/APP/2015/3649 (also on this agenda). In total there were 5 letters in support, 1 neither supported nor objected and 12 were objections which raised a number of concerns which are summarised as follows;

- Improvements should be made to the road surface of the 'The Drive' following use by construction vehicles and to surrounding other roads which would unlock further development potential.
- The proposal would increase traffic on local roads and result in an increase of air pollution.
- Safety issues regarding increased use of the historical entrance which is narrow, has poor visibility, and is positioned at an acute angle to 'The Drive'.
- The development will add pressure to the water and sewerage infrastructure.
- Disruption during construction period including impact from construction vehicles which would harm the residential amenity of neighbouring properties.
- Adversely impacting the fabric and setting of the Listed Building.

The responses in support of the application welcomed the restoration and reuse of the listed building for residential living. Some of the responses state that the development

would create less trips than the existing use.

Officer's response: The main issues raised have been dealt with within the associated full planning application ref. 12571/APP/2015/3649 and the issues regarding the Listed Building have been discussed in the main body of this report.

## HISTORIC ENGLAND

Comments (Summary): Harefield Place is a grade II listed, mostly nineteenth century building with a late eighteenth century core. It has been undergone much alteration, but retains special interest in its facades, remaining plan form, and some internal and landscape features. We consider that the removal of the existing 1980s office extension, which does abut and conceal part of the listed facade, could be acceptable as long as the works result in an improved arrangement. Elements of the current design do limit the harm caused to the listed building; it is built of complementary brickwork, makes a clear attempt at reflecting fenestration rhythms, and is designed to curve away from the building. Combined with the topography and planting of the site, its form reduces its visibility from the front and rear of the listed building. It is important to ensure that any replacement design does not cause greater harm to the listed building.

The proposed design remains broadly within the same footprint as the current design, but because of its greater massing, squarer form and materials would be more prominent, and the impact of this on key views should be considered. The predominance of glazing, particularly on the ribbon and corner balconies, will draw the eye and contrast with the listed building. In combination, the materiality and form of the new extension is likely to make it more conspicuous in views, and therefore it would be likely to compete with the listed building. We suggest that ways to reduce this impact could be considered, whether this is alterations to the scale, materials or position of the extension.

The proposal to rebuild the parapet and alter the roof will affect only heavily altered or new fabric. However, the impact on the visual appearance of the main facades should also be considered. Reducing the parapet in height and simultaneously enlarging, and seemingly simplifying, the dormer windows will increase their prominence, unbalancing the fenestration hierarchy (particularly given that historically no dormers appeared on the north east elevation). Removing these changes from the proposals would limit the harm and have no impact on usable floor space in the building.

In general the interior can accept some alteration, given the degree of change during past conversions. However, given the scale of losses in the past, it is important that the remaining elements of original plan form and masonry from the early phases of the house are kept wherever practicable. It is proposed to insert a stair to the basement beneath the main stair; for the grand entrance hall of a house of this rank and period this would appear rather out-of-place, and we suggest the position is reconsidered.

We consider that the proposals in their current form would cause some degree of harm to the listed building, and would advise that revisions could be considered to elements of the proposals as outlined above to limit this harm. The harm should be weighed against the public benefits of these proposals.

Officer's response: The proposal has been significantly revised to address the concerns raised by Historic England. The replacement extension has been set further back on its southern elevation, the materials have been changed, and the design modified to give it a

more sympathetic appearance that would not have an adverse impact on the setting of the listed building. The changes to the original listed building have also been scaled back and made more sympathetic. The Council's Conservation Officer now supports the revised scheme which is considered to address the concerns raised by Historic England. Currently we are awaiting direction from Historic England following their re-consultation. Their feedback on the revised scheme will be reported within the addendum sheet for planning committee.

## INTERNAL

### CONSERVATION AND URBAN DESIGN

#### Comments (Summary):

Background: The house currently appears to be in a reasonable state of repair, although there is some water ingress as a result of lead having been stolen from the roof. The building, however, fell into a derelict state and was extensively repaired and partly rebuilt in the 1980s. The Council's microfiche and other records indicate that these works included the removal of a large masonry veranda structure on the garden elevation, removal of additions to the north and south of the building, the rebuilding of parts of the principal elevations, a new roof structure and replacement floors. Internally, whilst the building was very well restored, few original decorative features or joinery elements remain, although the internal walls for the most part appear to be original and clearly indicate the earlier room layouts. A series of vaults remain to the front of the building, although it appears that some of these have been filled with concrete.

The curved 2 storey office addition (over a basement) was constructed at the time of the restoration in the early 1980's and was likely to have been considered as "enabling development" at that time.

The building is sited within extensive landscaped grounds, which fall dramatically away to the south west (garden front) and rise up to a plateau to the north east, beyond the main front of the building. Some remnants of the early landscape remain, including a large informal pond located to the north east of the house. An ice house, considered as a listed structure, also remains and is located to the south west of the pond.

Consideration: The existing modern curved addition, over a basement, is of good quality in design terms and sits comfortably with the house. Given the quality of the revised scheme for the site, no objection is raised in principle to its demolition.

Historic Building: The application is supported by an historic buildings assessment, which appears to be a reasonably well researched document. The potential long term reuse of the listed building is welcomed, no objections are raised in principle to its conversion to flats, and following extensive negotiation with the applicant's architect an acceptable scheme, that retains original fabric and observes the building's 19th century layout and has been negotiated. Whilst the works include a new roof, dormers, internal high level roof terrace (not visible from ground level) and raised floor structure at second (attic) floor, these are within areas where there is, as far as we are aware, no original historic fabric remaining. The original internal walls within these areas are retained with minor alterations.

On the other floors, a level of subdivision beyond that that currently exists will be required as part of the conversion. The principal rooms, however, will be left unaltered, other rooms

will be subdivided, although it is anticipated that the partitions will be constructed so as to be easily removed at a later date if required. Whilst not particularly desirable in listed building terms, on balance, this is considered acceptable in order to secure the future long term use of the building.

Discussions have been held with GLAAS re their advised levels of building recording, they have agreed that in view of the history of the building and the extent of works previously undertaken, a lesser level of recording is acceptable.

A range of conditions should be imposed to safeguard the archaeological/historic interest of the site.

Site/ Landscape: No objections are raised in principle to the changes to the garden setting of the listed building, nor to the proposed landscape surrounding the new structure. The removal of the existing large areas of hard surfacing for the upper level car park is welcomed, as are works to improve the pond and the immediate setting of the listed building and its frontage. In addition to the Tree and Landscaping Officer's advice, further details should be requested to cover the design, finishes and extent of new boundary enclosures, works to gates and gate piers, retaining walls, ramps, steps and handrails. In addition, details and samples to be provided of all new external hard surfaces, lights and signage.

New building: The design, positioning and form of the new building have been subject to extensive pre application discussions with the applicant and his architect. There are no objections in design or conservation terms to the addition as now proposed. The design whilst modern is simple and recessive in appearance, and reads as a secondary element to the original building when seen against all of its principal elevations. The success of this building will depend very much on the quality of its external materials, finishes and detailing, these will need to be covered by appropriate safeguarding conditions.

Garden structures and gatehouse: No objection to these features in principle, please condition samples of all external materials to be used and the design and finish of windows and doors.

Officer's response: Noted. Appropriate safeguarding conditions will be imposed should the application be granted.

#### ICKENHAM RESIDENT'S ASSOCIATION

Comments (Summary):

Whilst not wishing to object in principle to these applications, we ask that you consider carefully our following comments and observations in reaching your decision.

This is a major restoration and conversion proposal for a Listed Building in Ickenham. We are sympathetic to both the concept and scale of the proposals, and 25-self-contained apartments would most likely produce fewer vehicular movements than occurred, when used for commercial purposes and office facilities in the past, but because important information is missing from the application, we have no choice but to object at this stage.

The application does not seem to include:

- a) a construction traffic management plan
- b) a site waste management plan
- c) details on affordable housing provision
- d) details on the rationale for deviating from the London Plan policy on car parking space limits for new homes.

We are also sympathetic to this application because of the way the applicant has focused considerable attention on breathing new life into a historic local building. We look forward to receiving the missing information, which we would like to consider before making final comments. Details about why we think the missing information is so important are included below:

#### Traffic and Access

We note that traffic movements for the proposed development are likely to be less than those applicable to the site when occupied by Blockbuster Video. Our main area of concern is that further information is needed on the safeguards and mitigation measures to limit safety risk and disruption to local residents during the construction phase, both in The Drive and Highfield Drive. The application seems to lack a clear construction traffic management plan. Such a plan could include daily limits on the number of vehicles permitted to access the site; procedures to be put in place to ensure removal of mud and dust from roads and footpaths at the site access points; strict time limits on the hours of working and regular monitoring of noise levels. Its absence is especially worrying because The Drive and part of Highfield Drive have no pavements and in places are quite narrow. The junction of The Drive and Harvil Road is very dangerous due to poor visibility and excessive speed, and consequently difficult for use by HGVs. It should also be noted that all the access roads are privately maintained, and that damage of the residential roads and ongoing maintenance is a contentious issue in the area.

#### Site Waste Management

We are concerned with the lack of a visible site waste management plan, showing clearly how much rubble from the demolition of the office building and spoil from the excavation of the new car park will actually be re-used on site and how much will have to be removed, and via which route and when this is proposed to happen. HGV movements in this area are already very high, so we want to be sure that everything possible is done to minimise construction waste movements.

#### Affordable Housing Provision

We have received confirmation from the Council's case officer that the applicant has made a case to provide less than the 35% affordable housing provision required in the Local Plan. We have also had a request for further information about the affordable housing arrangements onsite declined. We understand that restoration work associated with the Listed Building may add some extra cost, and may provide the applicant with sound reasoning for requesting permission to deviate from the local 35% target. We really do need to know the details before we can make a judgment about whether or not the development is contributing to the achievement of sustainable development in the village.

#### Car Parking Standards

We recognise that the proposed development will have less car parking than the existing one, but without disclosure of the details about why the London Plan car parking ratio standards for new homes are being exceeded, we cannot give a rounded view on the proposals on behalf of our members. Again, if the Council cannot share this information on grounds of commercial sensitivity, we ask that the request is passed on to the applicant for



consideration.

And finally, we appreciate the proposed, continued use of the existing historic site entrance in The Drive and would oppose any future proposals to move it on safety and heritage grounds.

Officer's response: No concerns have been raised relevant to this Listed Building Consent.

#### **4. UDP / LDF Designation and London Plan**

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.HE1 (2012) Heritage

Part 2 Policies:

NPPF12 NPPF - Conserving & enhancing the historic environment

LPP 7.8 (2015) Heritage assets and archaeology

LPP 7.9 (2015) Heritage-led regeneration

BE10 Proposals detrimental to the setting of a listed building

BE11 Proposals for the demolition of statutory listed buildings

BE12 Proposals for alternative use (to original historic use) of statutorily listed buildings

BE8 Planning applications for alteration or extension of listed buildings

BE9 Listed building consent applications for alterations or extensions

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

'Saved' policy BE8 of the Unitary Development Plan (2007) states that applications for planning permission to alter or extend statutory listed buildings or buildings on the local list will normally only be permitted if no damage is caused to historic structures. Any additions should be in keeping with other parts of the building and any new external or internal features should harmonise with their surroundings.

'Saved' policy BE9 of the Unitary Development Plan (2007) states that in the case of listed buildings, policy be8 will apply to applications for listed building consent as well as those for planning permission where, in any particular case, these matters are related.

'Saved' policy BE10 of the Unitary Development Plan (2007) states that planning permission or listed building consent will not normally be granted for proposals which are considered detrimental to the setting of a listed building.

'Saved' policy BE11 of the Unitary Development Plan (2007) states that the demolition of statutory listed buildings or walls will not be permitted unless it can be established that the building cannot reasonably be used or adapted in part or in total for a beneficial use and that every effort has been made to retain the building and its features of historic or architectural interest.

'Saved' policy BE12 of the Unitary Development Plan (2007) states that statutory listed buildings and others of architectural or historic interest such as those on the local list should, preferably remain in their historic use. Where planning permission is required, an alternative use will be permitted if it is appropriate to secure the renovation and subsequent preservation of the building, features of architectural or historic interest and setting.

Policy 7.8 'Heritage Assets and archaeology' of the London Plan (FALP 2015) recommends that development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate and development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

Policy 7.9 'Heritage Led Regeneration' of the London Plan (FALP 2015) explains that the significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.

Paragraph 134 of the National Planning Policy Framework (2012) stipulates that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The first point to bear in mind in this proposal is that whilst the main building is listed, it is noted that its heritage value has been, to some extent, diminished over time through a number of later additions. Most notably the 1980's extension attached to the western side of the building. In addition, the Council's Conservation Officer recognises that internally whilst the building was very well restored in the 80's, few original decorative features or joinery elements remain.

The existing modern curved addition, over a basement, is of good quality in design terms and sits reasonably comfortably with the house. However the replacement extension sought would be more sympathetic in that it would be set away from the building above basement level so that it can be appreciated as a stand alone building. Given the quality of the revised scheme for the site, the Council's Conservation Officer raises no objection to the extension's demolition and its replacement.

The potential long term reuse of the listed building is welcomed, particularly as it is returning the building back to its original residential use and although this application does not involve enabling development in the strict sense, the proposal does include an element of restoration of the main listed range.

There has been extensive negotiation with the agent/architect to achieve this revised scheme that retains the original fabric and observes the building's 19th century layout. Whilst the works include a new roof, dormers, internal high level roof terrace (not visible from ground level) and raised floor structure at second (attic) floor, these are within areas where there appears to be no original historic fabric remaining. The original internal walls within these areas are retained with minor alterations.

On the other floors, a level of subdivision beyond which currently exists will be required as

part of the conversion. The principal rooms, however, will be left unaltered, other rooms will be subdivided, although it is anticipated that the partitions will be constructed so as to be easily removed at a later date if required. Whilst not particularly desirable in listed building terms, on balance, this is considered acceptable in order to secure the future long term use of the building consistent with its conservation.

The design, positioning and form of the new building/extension is considered to relate appropriately in terms of its siting, style, scale, massing, height, design and materials. The Council's Conservation/Urban Design Officer raises no objection in design or conservation terms to the design whilst modern, is also simple and recessive in appearance, and reads as a secondary element to the original building when seen against all of its principal elevations.

The removal of the existing large areas of hard surfacing for the upper level car park would significantly enhance the setting of the listed building, as will the works to improve the pond and other landscape enhancement measures.

Subject to a range of conditions, the proposed development would safeguard the historic fabric of the original listed building and its setting, in accordance with Saved Policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

## **6. RECOMMENDATION**

### **APPROVAL subject to the following:**

#### **1 COM3 Time Limit**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

#### **REASON**

To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

#### **2 COM4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans referenced below and shall thereafter be retained/maintained for as long as the development remains in existence:

- 182-PL-300-02 Proposed Elevations AB
- 182-PL-301-02 Proposed Elevations CD
- 182-PL-302-01 Proposed Elevations EF
- 182-PL-400-02 Proposed Site Sections
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182-PL-2032-02 Proposed Roof Plan 2 of 2  
Method Statement for Works to Listed Building

#### REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan (November 2012) and the London Plan (March 2015).

#### 3 NONSC Historic Recording

Prior to commencement of development (including any demolition works) recording of the building and ice house to Historic England Levels 2-3 shall be completed, submitted, and approved in writing by the Local Planning Authority (LPA). Photographs are also to be taken during the works to record the opening up of the roof and second floor, and where partitions/staircases and other features are to be removed. The scope of recording is to be agreed with the LPA prior to the commencement of works to these features. Copies of the final documents are to be made available to the LPA, Local History Library and Historic England.

#### REASON

To safeguard the special architectural and/or historic interest of the building in accordance with 'saved' policies BE8, BE9, BE10, BE11 and BE12 of the Unitary Development Plan (2007); policy 7.8 of the London Plan (FALP 2015); and National Planning Policy Framework (2012).

#### 4 NONSC Schedule of repairs and methodology of works

Prior to commencement of development a schedule of repairs, a methodology for the work and samples of materials as necessary for works to the original house and secondary structures are to be submitted and agreed in writing to the Local Planning Authority prior to the start of the relevant works, details to include:

- a) Brickwork and render repair, a sample panel of new/salvaged brick work to be provided for agreement prior to the start of this work, details to include mortar mix, render colour and finish, brickwork bond and pointing style.
- b) Drawings and a sample as appropriate of new window/door arches and cills
- c) Details of the finish to the parapet and materials to be used for the coping

- d) Details of roof repairs and works to valley gutters
  - e) Details of joinery repairs and reinstatement of plaster work to walls and ceilings, details to include drawings at appropriate scale of mouldings, cornices and ceilings roses.
- Thereafter, the development shall be completed in accordance with approved details.

#### REASON

To safeguard the special architectural and/or historic interest of the building in accordance with 'saved' policies BE8, BE9, BE10, BE11 and BE12 of the Unitary Development Plan (2007); policy 7.8 of the London Plan (FALP 2015); and National Planning Policy Framework (2012).

#### **5** NONSC Details of new works to Listed Building

Prior to commencement of the works, details of new works to the Listed Building including drawings to an appropriate scale and samples where necessary shall be submitted to and approved in writing by the Local Planning Authority for the following:

- a) New roof structure- details to include construction of new roof structure and attic floor; samples of roof coverings and details of valley gutters
- b) Dormers, roof lights and internal windows to roof terrace
- c) Design and construction of new joinery, to include doors (internal and external), windows, French doors, architraves, linings, skirtings, dados and chair rails
- d) New staircases, balustrades, handrails and screens
- e) Construction, materials and drainage details for the roof to basement light well; details of new opening into existing retaining wall
- f) Design and materials of external steps, railings and handrails
- g) The size, location and type of plant, flues, vents, air bricks and grills
- h) Details of the internal service runs
- i) All new downpipes, hopper heads, gutters, SVPs and external pipe work to be in painted cast iron to match existing
- j) Works to basement floor
- K) Details of works to ceilings and floors
- L) Fire prevention and sound proofing works

Thereafter, the development shall be completed in accordance with approved details.

#### REASON

To safeguard the special architectural and/or historic interest of the building in accordance with 'saved' policies BE8, BE9, BE10, BE11 and BE12 of the Unitary Development Plan (2007); policy 7.8 of the London Plan (FALP 2015); and National Planning Policy Framework (2012).

#### **6** NONSC Measures to protect the Listed Building

Prior to commencement of development, details of measures to protect the building from the weather (including temporary roof), vandalism and accidental damage, including the basement construction works, shall be submitted to and approved in writing by the Local Planning Authority. Details as approved shall be completed prior to first commencement.

#### REASON

To safeguard the special architectural and/or historic interest of the building in accordance with 'saved' policies BE8, BE9, BE10, BE11 and BE12 of the Unitary Development Plan (2007); policy 7.8 of the London Plan (FALP 2015); and National Planning Policy Framework (2012).

#### **7** NONSC Sample of External Materials

Prior to occupation of the development, all external surfaces of the listed building shall be

completed in materials to match those of the existing building, unless otherwise agreed in writing. Details and samples shall be submitted to and approved by the Local Planning Authority before commencement of any part of the development where the new materials differ in any way from those of the existing building.

**REASON**

To safeguard the special architectural and/or historic interest of the building in accordance with 'saved' policies BE8, BE9, BE10, BE11 and BE12 of the Unitary Development Plan (2007); policy 7.8 of the London Plan (FALP 2015); and National Planning Policy Framework (2012).

**8 NONSC Finishes to match the fabric of the Listed Building**

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, unless otherwise agreed in writing.

**REASON**

To safeguard the special architectural and/or historic interest of the building in accordance with 'saved' policies BE8, BE9, BE10, BE11 and BE12 of the Unitary Development Plan (2007); policy 7.8 of the London Plan (FALP 2015); and National Planning Policy Framework (2012).

**9 NONSC Damage to be made good**

Any damage caused to the building in execution of the works shall be made good to the satisfaction of the Local Planning Authority within 3 months of the works being completed.

**REASON**

To safeguard the special architectural and/or historic interest of the building in accordance with 'saved' policies BE8, BE9, BE10, BE11 and BE12 of the Unitary Development Plan (2007); policy 7.8 of the London Plan (FALP 2015); and National Planning Policy Framework (2012).

**10 NONSC Conservation Management Plan**

Prior to first occupation of the development, a Conservation Management Plan shall be submitted to and approved in writing by the Local Planning Authority for the long term maintenance and management of the original house and garden structures.

**REASON**

To safeguard the special architectural and/or historic interest of the building in accordance with 'saved' policies BE8, BE9, BE10, BE11 and BE12 of the Unitary Development Plan (2007); policy 7.8 of the London Plan (FALP 2015); and National Planning Policy Framework (2012).

**11 NONSC Method of Excavation**

Within the area of the existing vaults to the front of the building the excavation of the basement car park is to be undertaken using small scale tools/equipment so that the extent and form of the existing vaults can be understood and recorded. Information obtained is to be included within the recording document provided under condition 3.

**REASON**

To safeguard the special architectural and/or historic interest of the building in accordance with 'saved' policies BE1, BE3, BE8, BE9, BE10, BE11 and BE12 of the Unitary Development Plan (2007); policy 7.8 of the London Plan (FALP 2015); and National

Planning Policy Framework (2012).

**12 NONSC Completion of works to the Listed Building**

Prior to first residential occupation, works to repair and convert the listed building are to be completed.

**REASON**

To safeguard the special architectural and/or historic interest of the building in accordance with 'saved' policies BE8, BE9, BE10, BE11 and BE12 of the Unitary Development Plan (2007); policy 7.8 of the London Plan (FALP 2015); and National Planning Policy Framework (2012).

**13 NONSC Construction contract for the completion of works**

The partial demolition works hereby approved shall not be commenced before contract(s) for the carrying out of the completion of the entire scheme of works approved under planning permission and listed building consent (Refs: 12571/APP/2015/3640 and 3650), including the works contract, have been made and evidence of such contract(s) has been submitted to and accepted in writing by the Local Planning Authority.

**REASON**

To safeguard the special architectural and/or historic interest of the building in accordance with 'saved' policies BE8, BE9, BE10, BE11 and BE12 of the Unitary Development Plan (2007); policy 7.8 of the London Plan (FALP 2015); and National Planning Policy Framework (2012).

**14 NONSC Details of Finish**

Prior to commencement of the development, details shall be submitted to and approved in writing by the Local Planning Authority for the following:

- 1) Samples and where appropriate, manufacturer's details, of all new external materials, including roofing.
- 2) Detailed drawings at an appropriate scale of the elevational treatment of the building to illustrate the finish of doorways, openings, coping/parapets, brickwork and cladding detailing
- 3) Details of the materials, construction, colour and design of all new external windows and doors.
- 4) Details of the design of the balconies, balustrades and handrails
- 5) The location, type, size and finish of plant, vents, flues, grills and downpipes/hoppers
- 6) Details of the external appearance and colour of the lift overrun and housing
- 7) Boundary treatment including entrance piers details.

The approved details shall be implemented and maintained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

**REASON**

To safeguard the special architectural and/or historic interest of the building in accordance with 'saved' policies BE8, BE9, BE10, BE11 and BE12 of the Unitary Development Plan (2007); policy 7.8 of the London Plan (FALP 2015); and National Planning Policy Framework (2012).

**15 NONSC Fabric Uncovered by Works**

The removal of the attic floor and roof of the listed building have been agreed on the basis that no original or early fabric remain. During the course of the these works, should any original fabric be uncovered, works must stop until the advice of the Local Planning

Authority is sought on the potential to retain and incorporate such features into the agreed works. Agreement from the Local Planning Authority must thereafter be obtained in order to commence works again.

#### REASON

To safeguard the special architectural and/or historic interest of the building in accordance with 'saved' policies BE8, BE9, BE10, BE11 and BE12 of the Unitary Development Plan (2007); policy 7.8 of the London Plan (FALP 2015); and National Planning Policy Framework (2012).

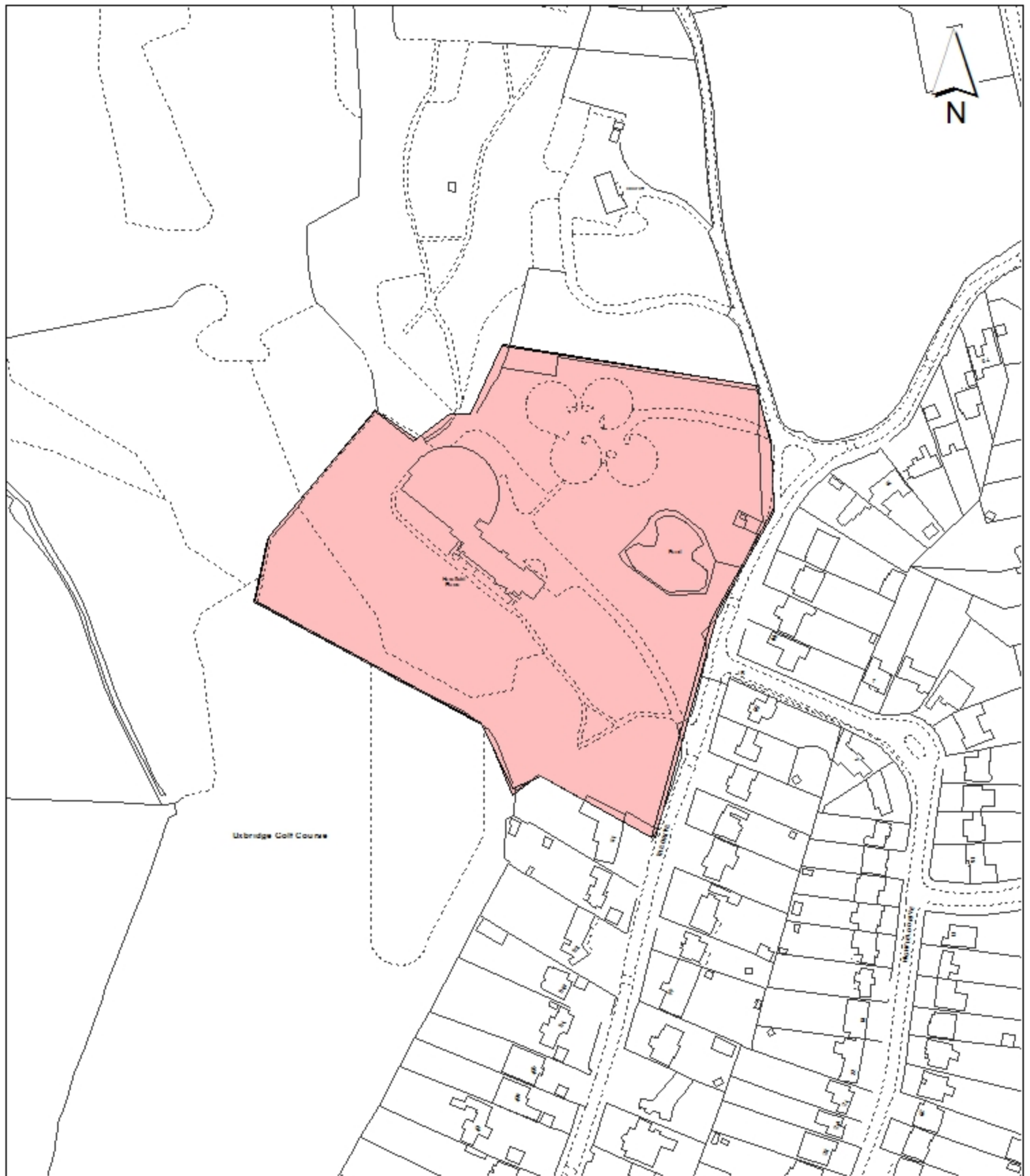
#### INFORMATIVES

- 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
  - NPPF12 NPPF - Conserving & enhancing the historic environment
  - LPP 7.8 (2015) Heritage assets and archaeology
  - LPP 7.9 (2015) Heritage-led regeneration
  - BE10 Proposals detrimental to the setting of a listed building
  - BE11 Proposals for the demolition of statutory listed buildings
  - BE12 Proposals for alternative use (to original historic use) of statutorily listed buildings
  - BE8 Planning applications for alteration or extension of listed buildings
  - BE9 Listed building consent applications for alterations or extensions
- 3 Your attention is drawn to the pre-commencement conditions which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of this/these condition(s). The Council may consider taking enforcement action to rectify the breach of this condition(s). For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).
- 4 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.



**Contact Officer:** Richard Conroy

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.

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Site Address:

**Harefield Place  
The Drive**

**LONDON BOROUGH  
OF HILLINGDON**  
Residents Services  
Planning Section

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

Planning Application Ref:

**12571/APP/2015/3650**

Scale:

**1:2,500**

Planning Committee:

**Major**

Date:

**January 2016**



**HILLINGDON**  
LONDON