

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

**Address** LANGLEY FARM BREAKSPEAR ROAD NORTH HAREFIELD

**Development:** Two storey, 4-bed, detached dwelling with car port to side and alterations to site entrance to include gates, involving demolition of existing farmhouse. Single storey outbuilding for ancillary use involving part demolition of existing outbuilding and conversion of existing barn to habitable use to include installation of mezzanine level, alterations to elevations and associated restoration works.

**LBH Ref Nos:** 30836/APP/2014/2107

**Drawing Nos:** Location Plan  
1690/5 REV E  
Design and Access Statement  
Protected Species Assessment reference 13-086-WA  
Building Survey Report  
Statement of Significance  
Covering Letter  
1690/7 Rev A  
1690/6 Rev B  
1690/1  
1690/4 REV D  
2582/1 Topographical Survey  
KDK Historic Building Appraisal  
Outline Method Statement, Bat Mitigation and Compensation Report reference 13-086-BA  
WML-CL21 Bat Licence  
Bat Assessment dated July 2015 reference 13-086-BA

<b>Date Plans Received:</b>	16/06/2014	<b>Date(s) of Amendment(s):</b>	12/10/2015
<b>Date Application Valid:</b>	26/06/2014		16/06/2014
			21/10/2015

### 1. SUMMARY

The proposed replacement dwelling and alterations and conversion of the existing barn and stables are considered to be of an appropriate design, size, scale and form that would preserve and not detract from the historic character and setting of the listed building and Conservation Area. The proposals are of an appropriate size and scale, and do not result in disproportionate additions over and above the size of the existing buildings on the site, and the scheme is therefore not considered to have a greater impact on the openness, character and setting of the Green Belt.

Given the distance of the site from neighbouring residential properties, the scheme is not deemed to have a detrimental impact on the amenities of nearby residences. Conditions will ensure that the ecology and verdant character and nature of the site is maintained.

The scheme complies with the adopted policies and guidance and approval is recommended.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

**1 RES3 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 91 of the Town and Country Planning Act 1990

**2 RES4 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, numbers 1690/4 REV D; 1690/6 Rev B; 1690/7 Rev A; 1690/5 REV E and shall thereafter be retained/maintained for as long as the development remains in existence.

**REASON**

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2015).

**3 RES5 General compliance with supporting documentation**

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Bat Mitigation and Protection [Outline Method Statement, Bat Mitigation and Compensation Report reference 13-086-BA dated October 2015]

Bat Assessment [Bat Assessment dated July 2015 reference 13-086-BA]

Protected Species [Protected Species Assessment reference 13-086-WA dated July 2015]

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence.

**REASON**

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2015).

**4 NONSC Phasing of works**

Prior to the commencement of any development, a detailed phasing and implementation plan, including the order and timing of development of individual buildings, landscaped areas and vehicular access ways, shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter and prior to occupation of each phase, the scheme shall be completed in strict accordance with the approved details and thereafter maintained for the life of the development.

**REASON:**

To ensure the development proceeds in a satisfactory manner, and to ensure the preservation of the heritage asset, in accordance with policy HE1 of the Hillingdon Local Plan Part 1, policies BE8, BE13 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**5 CA2 Demolition - requirement for development contract**

The works of demolition, including partial demolition hereby approved shall not be commenced before contract(s) for the carrying out of the completion of the entire scheme of works approved under this permission, including the works contract, have been made and evidence of such contract(s) has been submitted to and accepted in writing by the Council as local planning authority.

**REASON**

To ensure that premature demolition does not occur in accordance with Policy BE4 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**6 CA6 Inspection of the buildings**

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

**REASON**

To safeguard the historic interest of the building in accordance with Policy BE4 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**7 RES7 Materials (Submission)**

No phase of the development shall take place until details of the following have been submitted to and approved in writing by the Local Planning Authority:

- i) Details of the the materials, design and finish of the windows (including roof lights), French doors and all other external doors;
- ii) Details of the construction and external appearance at an appropriate scale of gables and half dormer windows

Details should include drawings, cross-sections and samples or details of all external materials (including colours and finishes).

Thereafter the relevant phase shall be constructed in accordance with the approved details and be retained as such.

**REASON**

To ensure that the development presents a satisfactory appearance in accordance with Policy BE9 and BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**8 LB9 Samples of materials**

Prior to the construction of any plinth/walls, a sample panel shall be erected on site for inspection by the Local Planning Authority, to show the pointing style, colour and texture of the lime based pointing mix and brick bond. Details of this 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)

**9 DIS5 Design to Lifetime Homes Standards & Wheelchair Standards**

The dwelling hereby approved shall be constructed to meet the standards for a Category 2

M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building.

**REASON:**

To ensure an appropriate standard of housing stock in accordance with London Plan Policy 3.8 c, is achieved and maintained.

**10 RES10 Tree to be retained**

Trees, hedges and shrubs shown to be retained on the approved plan(s) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'.

Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

**REASON**

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

**11 RES15 Sustainable Water Management (changed from SUDS)**

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the

development.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

#### REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2015) Policy 5.12.

### **12 RES8 Tree Protection**

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

#### REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

### **13 RES9 Landscaping (car parking & refuse/cycle storage)**

No phase of the development shall commence until a landscape scheme for the relevant phase has been submitted to and approved in writing by the Local Planning Authority for that phase. The scheme for each phase shall include: -

1. Details of Soft Landscaping
  - 1.a Planting plans (at not less than a scale of 1:100),
  - 1.b Written specification of planting and cultivation works to be undertaken,
  - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping

- 2.a Refuse Storage
- 2.b Means of enclosure/boundary treatments
- 2.c Hard Surfacing Materials
- 2.d External Lighting
- 2.e Other structures
  
- 3. Schedule for Implementation
  
- 4. Other
  - 4.a Existing and proposed functional services above and below ground
  - 4.b Proposed finishing levels or contours

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

**REASON**

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13 and BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and 5.17 (refuse storage) of the London Plan (2015).

**INFORMATIVES**

**1            I11            The Construction (Design and Management) Regulations 1994**

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

**2            I15            Control of Environmental Nuisance from Construction Work**

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

- A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.
  
- B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.
  
- C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.
  
- D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit ([www.hillingdon.gov.uk/noise](http://www.hillingdon.gov.uk/noise) Tel. 01895 250155) or to seek prior approval under Section

61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

**3 I52 Compulsory Informative (1)**

The decision to GRANT planning permission 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).

**4 I53 Compulsory Informative (2)**

The decision to GRANT planning permission 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.

AM7	Consideration of traffic generated by proposed developments.
BE10	Proposals detrimental to the setting of a listed building
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings
BE13	New development must harmonise with the existing street scene.
BE14	Development of sites in isolation
BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE4	New development within or on the fringes of conservation areas
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 5.12	(2015) Flood risk management
LPP 5.13	(2015) Sustainable drainage
LPP 5.3	(2015) Sustainable design and construction
LPP 7.16	(2015) Green Belt
LPP 7.19	(2015) Biodiversity and access to nature
LPP 7.21	(2015) Trees and woodland
LPP 7.4	(2015) Local character
LPP 7.5	(2015) Public realm
LPP 7.6	(2015) Architecture
LPP 7.8	(2015) Heritage assets and archaeology
LPP 7.9	(2015) Heritage-led regeneration
NPPF	National Planning Policy Framework
OE1	Protection of the character and amenities of surrounding properties and the local area

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
OL13	Development associated with agricultural or forestry uses within or affecting conservation areas, archaeological priority areas etc.
OL14	Change of use or conversion of redundant agricultural buildings

## **5 159 Councils Local Plan : Part 1 - Strategic Policies**

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

## **6**

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

Langley Farm is located on the western side of Breakspear Road North and consists of a disused farmstead consisting of a farmhouse, large barn, small barn, attached stables and a disused granary store. Whilst the farmhouse is not listed, the small barn to the north west of the farmhouse, is Grade II listed.

The existing original farmhouse on this site is a detached two storey building of simple form with a two storey annexe at the rear. The original building had a single storey annexe to the South which consisted of stores and sheds which has recently been taken down following serious fire damage. It is understood that the original farmhouse dates from the later 1800's but is in very poor condition both internally and externally and is not locally or Statutory Listed.

The detached outbuilding directly opposite the farmhouse consists of two building elements; a reasonably sized timber frame barn structure and a long single storey annexe. The Barn structure is believed to date from the mid 1800's and is Grade II Listed whilst the annexe is a much more recent addition comprising a mix of timber framing and masonry with a tiled roof over.

The open ground surrounding the existing buildings lies mainly to the south east and the overall site has an area of 0.58ha and consists of a large field area between the buildings and Breakspear Road North. The southern and eastern boundaries of the site generally



follow the original building lines and are also demarcated with post and rail fences. The northern boundary runs parallel to the existing access driveway and is also demarcated by a post and rail fence.

The site is located within the Green Belt, Harefield Conservation Area and the Colne Valley Regional Park.

### 3.2 Proposed Scheme

This application seeks consent for the construction of a new two storey detached dwellinghouse to replace the existing farmhouse building, and the refurbishment and part rebuilding of an existing outbuilding for ancillary residential use together with associated landscaping and external works.

### 3.3 Relevant Planning History

30836/APP/2006/1321 Langley Farm Breakspear Road North Harefield

DEMOLITION OF FARMHOUSE AND GARAGE (APPLICATION FOR CONSERVATION AREA CONSENT).

**Decision:** 06-10-2006 Refused

30836/APP/2008/129 Langley Farm Breakspear Road North Harefield

DEMOLITION OF FARMHOUSE IN CONNECTION WITH THE ERECTION OF A NEW DETACHED DWELLINGHOUSE (APPLICATION FOR CONSERVATION AREA CONSENT).

**Decision:** 07-05-2008 Refused **Appeal:** 28-05-2009 Dismissed

30836/APP/2008/78 Langley Farm Breakspear Road North Harefield

ERECTION OF A FOUR-BEDROOM DETACHED DWELLINGHOUSE WITH ASSOCIATED GARAGE AND PARKING SPACES (INVOLVING DEMOLITION OF THE EXISTING DWELLINGHOUSE AND ATTACHED OUTBUILDINGS).

**Decision:** 07-05-2008 Refused **Appeal:** 28-05-2009 Dismissed

#### Comment on Relevant Planning History

The most relevant planning history is listed. Of relevance to the consideration of this application is 30836/APP/2008/78 which refused consent for the demolition of the existing farmhouse and construction of a larger dwelling. This application was refused by the Council for the following reasons:

1. By reason of its overall size, bulk and scale, the building was considered to be materially larger than the existing farmhouse and significantly increase the built up appearance of the site, constituting inappropriate development in the green belt;
2. The design, bulk and scale of the proposed building was considered incongruous and detrimental to the setting of the listed barn and conservation area;
3. No details were provided of the proposed detached garage, fencing, landscaping and access arrangements. In the absence of these elements, the scheme was considered to have a detrimental impact on the visual appearance and openness of the area;
4. No written justification was provided for the demolition of the farmhouse, barn or cartshed. In the absence of any justification, their loss was considered to have a detrimental impact on the character and appearance of the conservation area.

This decision was appealed and subsequently dismissed on appeal by the Planning Inspectorate. The Inspector made the following conclusions:

1. The farmhouse and ancillary buildings were close to dereliction and whilst their loss would be harmful to the character and appearance of the conservation area, that concern could be addressed if a satisfactory new building were to replace it;
2. The replacement building was much larger and different in style to the existing building. It was considered that the change in scale of the replacement building would be significant and the new house would amount to "inappropriate" development in the Green Belt;
3. The design of any replacement building would need to be consistent with the layout of the existing group of farm buildings.

#### **4. Planning Policies and Standards**

##### **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.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM7 (2012) Biodiversity and Geological Conservation
- PT1.HE1 (2012) Heritage

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- BE10 Proposals detrimental to the setting of a listed building
- BE12 Proposals for alternative use (to original historic use) of statutorily listed buildings
- BE13 New development must harmonise with the existing street scene.
- BE14 Development of sites in isolation
- BE15 Alterations and extensions to existing buildings
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
  
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- BE4 New development within or on the fringes of conservation areas
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LPP 5.12 (2015) Flood risk management
- LPP 5.13 (2015) Sustainable drainage

LPP 5.3	(2015) Sustainable design and construction
LPP 7.16	(2015) Green Belt
LPP 7.19	(2015) Biodiversity and access to nature
LPP 7.21	(2015) Trees and woodland
LPP 7.4	(2015) Local character
LPP 7.5	(2015) Public realm
LPP 7.6	(2015) Architecture
LPP 7.8	(2015) Heritage assets and archaeology
LPP 7.9	(2015) Heritage-led regeneration
NPPF	National Planning Policy Framework
OE1	Protection of the character and amenities of surrounding properties and the local area
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
OL13	Development associated with agricultural or forestry uses within or affecting conservation areas, archaeological priority areas etc.
OL14	Change of use or conversion of redundant agricultural buildings

## **5. Advertisement and Site Notice**

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

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

## **6. Consultations**

### **External Consultees**

Two letters were sent to neighbouring properties, which addresses the consultee requirements of Part 15(5) of the The Town and Country Planning (Development Management Procedure) (England) Order 2015. Press adverts were also displayed in relation to this application.

One response was received to this consultation from Harefield Village Conservation Panel, who raised no objection to the proposals and commented that they were welcomed as the proposals would re-instate the character and scale of the farmstead.

### **EXTERNAL CONSULTTEES**

#### **Denham Aerodrome**

The site is located within Denham Aerodrome Traffic Zone. Any future occupants will hear and see aircraft, and it is important that all concerned are aware of the juxtaposition.

### **Internal Consultees**

#### **TREES AND LANDSCAPE OFFICER**

No objection to the scheme subject to conditions being attached to any consent to ensure that a tree survey is carried out, adequate tree protection for the retained trees submitted and a hard/soft landscape scheme secured to ensure that the proposals preserve and enhance the surrounding area.

HIGHWAYS  
No objection.

#### ECOLOGY

Following the submission of further surveys and reports, no objection is now raised to the proposal, subject to the application being carried out in accordance with the recommendations within the report.

#### CONSERVATION

Following a number of revisions to the submitted scheme, no objection is now raised to the proposals. A number of conditions are recommended to secure the detailed design of the buildings, external materials, details of all fenestration, hard and soft landscaping and details of any boundary treatment.

### **7. MAIN PLANNING ISSUES**

#### **7.01 The principle of the development**

The site consists of a disused farmstead consisting of a farmhouse, large barn, small barn, attached stables and a disused granary store. The main issues for consideration in relation to the principle of development are the loss of the agricultural buildings/use of the land and impact on the openness and character of the Green Belt.

Loss of Agricultural use/buildings:

Policies OL13 and OL14 of the Hillingdon Local Plan: Part Two - Saved Policies state that when agricultural or other rural buildings become redundant, proposals may be submitted for conversion of or new uses. In determining the appropriateness of any proposals, the Local Planning Authority will have particular regard to the effect of any proposed building or works on the building and its setting. Any conversion scheme must be compatible with the character of the building and capable of being achieved with minimum impact on the landscape

The farm has been vacant for many years and the submitted statements highlight that in general, the farmhouse buildings are in a very poor condition and beyond economic repair. The site makes up part of an original group of buildings which were until relatively recently in general use relating to the surrounding farmland and it is understood that the Farmhouse building itself was last used to provide accommodation for farm workers. This use ceased in 2004 when the majority of the surrounding lands were incorporated into the adjacent Park Lodge Farm and the Farmhouse, the outbuilding opposite and the lands to the South East were sold off separately to a private purchaser.

Since that time, these buildings, together with the large detached Barn to the South and the storage buildings to the East have stood vacant and have suffered from extensive vandalism.

It is considered that the proposed replacement farmhouse building, and refurbishment and part rebuilding of the listed barn and stables to a size and scale to match the existing, would be appropriate in terms of their design and scale, and not have a detrimental impact on the character, appearance or setting of the buildings or surrounding area.

Principle of redevelopment in the Green Belt:

Policy EM2 of the Hillingdon Local Plan Part 1 - Strategic Policies (November 2012) states that any proposals for development in Green Belt will be assessed against national and London Plan policies, including the very special circumstances test.

Policy OL1 of the Hillingdon Local Plan Part 2 defines the types of development considered acceptable within the Green Belt. These are predominantly open land uses including agriculture, horticulture, forestry, nature conservation, open air recreational activities and cemeteries. It states that planning permission will not be granted for new buildings or changes of use of existing land or buildings which do not fall within these uses.

Policy OL2 of the Hillingdon Local Plan Part 2 states that, where development proposals are acceptable within the Green Belt, in accordance with Policy OL1, the Local Planning Authority will seek comprehensive landscaping improvements to enhance the visual amenity of the Green Belt.

London Plan policy 7.16 reaffirms that the strongest protection should be given to London's Green Belt, in accordance with national guidance, and emphasises that inappropriate development should be refused, except in very special circumstances.

The NPPF reiterates that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. It states that:

'When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. A Local Authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are, which are relevant to the consideration of this application are:

- i) the extension or alteration of a building provided that it does not result in disproportionate additions and above the size of the original dwelling.
- ii) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.
- iii) Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

Given the condition of the existing farmhouse, it is proposed to demolish this and reconstruct it on the same footprint as the original building, and to a similar size and scale as the existing. As this building was already in a residential use, and the proposed works do not represent a significant enlargement over and above the existing building, the principle of the replacement dwelling is considered to comply with both National and Local planning policy.

In relation to the grade II listed barn, it is proposed to part rebuild and refurbish the barn for use as ancillary residential accommodation. Historic farm and timber framed buildings represent a small proportion of Hillingdon's stock of listed buildings and their impact on the historic environment and landscape is highly significant. This barn is particularly well preserved in a farmstead setting and it is important that any alterations to the barn conserve the building in a manner appropriate to its significance.

The proposed alterations to the barn are considered to conserve and enhance the significance of the building and ensure that the listed building, which is in a poor state, is retained. In terms of the impact of the proposed refurbishment on the Green Belt, it is considered that as the scheme would involve the replacement and alteration to an existing building, on a similar scale, such would be appropriate in the context of the Green Belt

setting. The alterations are therefore not considered to have a detrimental impact on the openness or character of the Green Belt.

Overall, it is therefore considered that the principle of the redevelopment of this agricultural site within the Green Belt is acceptable.

#### **7.02 Density of the proposed development**

Not applicable to the consideration of this application.

#### **7.03 Impact on archaeology/CAs/LBs or Areas of Special Character**

Listed Building:

Policy BE8 of the states that applications for planning permission to alter or extend statutory listed buildings 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. Policy BE9 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. Policy BE10 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.

Policy BE12 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 (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 (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 proposals to both the farmhouse, barn and stables have been considered by the Councils Conservation Officer and revised accordingly in order to ensure that the proposals are appropriate to the appearance, scale, design, historic character and setting of the area.

The farmhouse forms part of the wider setting of the farmstead group and listed barn, and previous schemes have resisted the demolition of this building, due to insufficient

justification being provided as to structural integrity of this building. Whilst the demolition of the existing farmhouse is regrettable, it is considered that sufficient evidence has been provided through the building surveys, to demonstrate that the building is in such a severe condition, that this is the most viable option to ensure that the historic setting is maintained. The scheme has been significantly revised to ensure that the proposed replacement dwelling respects the character, form, design, scale and proportions of the original and does not detract from the setting of the adjacent listed barn. Overall, the proposals to the farmhouse are considered acceptable.

In relation to the works to the barn and stables, it is proposed to convert this to ancillary residential accommodation. A Heritage Statement has been received which discusses the history and development of the listed building and its significance. The scheme has been revised in accordance with the Conservation Officers comments, and the proposed structural and external alterations to the building are considered appropriate and sensitive to its historic character.

Overall, the proposals to both the barn and farmhouse are considered to preserve and enhance the special historic character and setting of the listed barn.

#### **7.04 Airport safeguarding**

There are no airport safeguarding issues associated with this application.

#### **7.05 Impact on the green belt**

Section 7.01 of this report has considered the impact of the development on the Green Belt. The proposed replacement dwelling and alterations to the existing barn and stables, do not result in disproportionate additions over and above the size of the original dwelling. Further the partial redevelopment of the barn and stables, would be on the same footprint as the existing and is not considered to have a greater impact on the openness, character and setting of the Green Belt. The scheme is therefore considered to comply with the NPPF and policies EM2 of the Hillingdon Local Plan: Part One - Strategic policies and OL1 and OL2 of the Hillingdon Local Plan: Part Two - Saved Policies.

#### **7.07 Impact on the character & appearance of the area**

For the impact on the Green Belt and Listed Building please see the relevant sections of this report.

Adopted policy BE1 of the Local Plan Part 1 (Nov 2012) requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods. 'Saved' policies BE13 and BE19 of the Unitary Development Plan (2007) seek to ensure that the new development complements or improves the character and amenity of the area, whilst 'saved' policy BE38 seeks the retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

Chapter 7 of the London Plan (2015) sets out a series of overarching design principles for development in London and policy 7.6 seeks to promote world class, high quality design and design led change in key locations.

It is considered that the redevelopment of this site offers a positive opportunity to achieve a high quality scheme which would enhance the appearance of this part of Harefield Conservation Area.

The design of the replacement building will be of a traditional appearance and appropriately detailed to ensure that the character of the existing building is maintained. The design of

the replacement dwelling has sought to utilise some of the more unusual features of the existing farmhouse, such as the porch, two tone brick chimneys and horizontal faded roof tiles. The scheme also retained the simple character of typical Victorian Farmhouses within the Borough. A number of conditions are recommended on any approval to ensure that the level of design is achieved for the site.

The development sits on a relatively isolated position in relation to neighbouring properties and is not readily visible from any public highway and as such is considered acceptable in townscape terms, particularly as the proposal is considered to be of a high quality standard of architecture.

The proposed renovation works to the main Listed Building are well designed and will make a positive contribution to the location and surrounding area, in accordance with local, regional, and national policy.

#### **7.08 Impact on neighbours**

The Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to safeguard the amenities of neighbouring residents in a number of ways. The effect of the siting, bulk and proximity of a new building on the outlook and residential amenity of these adjoining occupiers are considered under Policy BE20, whilst potential impacts on daylight/sunlight (Policy BE21) and privacy (Policy BE24) are also assessed.

'Saved' policy OE1 of the Unitary Development Plan (2007) states that permission will not normally be granted for uses and associated structures which are, or are likely to become, detrimental to the character or amenities of surrounding properties or the area generally.

The nearest neighbouring properties are located approximately 150m to the north east and 230 metres to the south east. Given the distance between the application site and these occupants, the proposal is not considered to have a detrimental impact on the amenities of the adjacent occupiers.

#### **7.09 Living conditions for future occupiers**

The Government's national space standards contained in the Technical Housing Standards and policy 3.5 of the London Plan (2015) set out the minimum floor areas required for proposed residential units in order to ensure that they provide an adequate standard of living for future occupants.

Generous and spacious residential floor space provision would be provided which significantly exceed the minimum standards of policy 3.5 of the London Plan (2015) and Technical Housing Standards.

Policy BE23 of the Unitary Development Plan states that new residential buildings should provide or maintain external amenity space which is sufficient to protect the amenity of existing and future occupants which is useable in terms of its shape and siting. Developments should incorporate usable, attractively laid out and conveniently located garden space in relation to the flats they serve. It should be of an appropriate size, having regard to the size of the flats and character of the area.

The private amenity space provided for the site, exceeds the Councils requirements.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway



or pedestrian safety. Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards.

Given the single residential use of the site, there is ample space within the curtilage of the dwelling for parking. A new timber field gate is proposed at the access to the site, to which no objection is raised on design or highways grounds. The gate has been set back a sufficient distance from the boundary with the road to ensure that cars can wait for the gates to be opened. The visibility splays have also been provided to the requirements of the highways officer. The scheme has been reviewed by the highways team and no objection is raised in this regard.

#### **7.11 Urban design, access and security**

For details of Urban Design, please see Section 7.03 and 7.07 and for details of access please see Section 7.10 of this report.

#### **7.12 Disabled access**

In assessing this application, reference has been made to policy 3.8 'Housing Choice' of the London Plan (2015); Approved Document M to the Building Regulations 2010 (2015 edition); and Accessible Hillingdon SPD adopted 2013.

The scheme has been reviewed by the Council's Access Officer and no objections are raised.

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this application.

#### **7.14 Trees, Landscaping and Ecology**

Policy BE38 of the states that development proposals will be expected to retain and utilise topographical and landscape features of merit and provide new planting and landscaping wherever it is appropriate. Planning applicants for planning consent will be required to provide an accurate tree survey showing the location, height, spread and species of all trees where their proposals would affect any existing trees.

The application has been accompanied by a topographical survey, which shows the position and spread of the trees within the site, and indicates that the majority are some distance from the existing/proposed buildings. The submission has been reviewed by the Council's Trees and Landscape Officer, who raises no objections to the proposal, subject to the submission a detailed tree survey, arboricultural impact assessment and tree protection measures to safeguard the mature oak close to the entrance. This will be secured by condition and in addition conditions are recommended to ensure a suitable hard and soft landscaping scheme is approved for the site.

#### **ECOLOGY**

Policy EM7 of the Hillingdon Local Plan: Part 1 - Strategic Policies (Adopted November 2012) and policy 7.19 of the London Plan states that development proposals should wherever possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity.

The site is considered to be of high value and likely to be of interest to protected species as resting places. The Bat Surveys conducted in March 2014 and May 2015, reported bats in several of the buildings, and there was evidence found in the farmhouse and barn that these were used as roost sites. The proposed demolition of the farmhouse and refurbishment of the barn was acknowledged to impact on the roost site and therefore a licence is required from Natural England before any works commence. Further information

was also requested under the Habitats Directive and Conservation Regulations. Given the significant weight afforded to the protection of bats, the applicant was required to demonstrate that the scheme passed the three derogation tests set out in the Habitats Directive. The three tests were:

1. That there would be no satisfactory alternative to the plan or project as a whole or in the way it is implemented;
2. That the plan or project must be in the interests of preserving public health or public safety, or for other imperative reasons of overriding public interest, including those of social or economic nature and beneficial consequences of importance for the environment;
3. That the favourable conservation status of the species affected must be maintained.

An Outline method statement, bat mitigation and compensation statement was received which addressed the three tests in the Habitat Directive. This information was reviewed by the Councils Ecology Officer, who was satisfied that all requirements had been met and the bats present on the site would be sufficiently protected.

#### **7.15 Sustainable waste management**

Not applicable to the consideration of this application.

#### **7.16 Renewable energy / Sustainability**

Not applicable to the consideration of this application.

#### **7.17 Flooding or Drainage Issues**

With any new building, it is important that surface water is controlled to reduce the flood risk to the surrounding area. This is vital for the application site as the land is designated as a Critical Drainage Area and an area which has suffered from flooding recently. Further there are a number of ditches running through the site. Works to divert the ditch has already been carried out and reviewed by the Councils Flood Officer. Further information relating to the ditch is required to be submitted and a condition will ensure such is received. A SUDs condition is also recommended on any consent.

#### **7.18 Noise or Air Quality Issues**

There are no noise or air quality issues associated with this application.

#### **7.19 Comments on Public Consultations**

There are no additional comments to make on the public consultations.

#### **7.20 Planning Obligations**

Not applicable to the consideration of this application. The development would be liable for the local and Mayoral Community Infrastructure Levy (CIL).

#### **7.21 Expediency of enforcement action**

Not applicable.

#### **7.22 Other Issues**

There are no other issues for consideration.

### **8. Observations of the Borough Solicitor**

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use

of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

#### Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

#### Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

#### Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

### **9. Observations of the Director of Finance**

None

### **10. CONCLUSION**

The proposed replacement dwelling and alterations and conversion of the existing barn and stables are considered to be of an appropriate design, size, scale and form that would preserve and not detract from the historic character and setting of the listed building and

Conservation Area. The proposals are of an appropriate size and scale, and do not result in disproportionate additions over and above the size of the existing buildings on the site, and the scheme is therefore not considered to have a greater impact on the openness, character and setting of the Green Belt.

Given the distance of the site from neighbouring residential properties, the scheme is not deemed to have a detrimental impact on the amenities of nearby residences. Conditions will ensure that the ecology and verdant character and nature of the site is maintained.

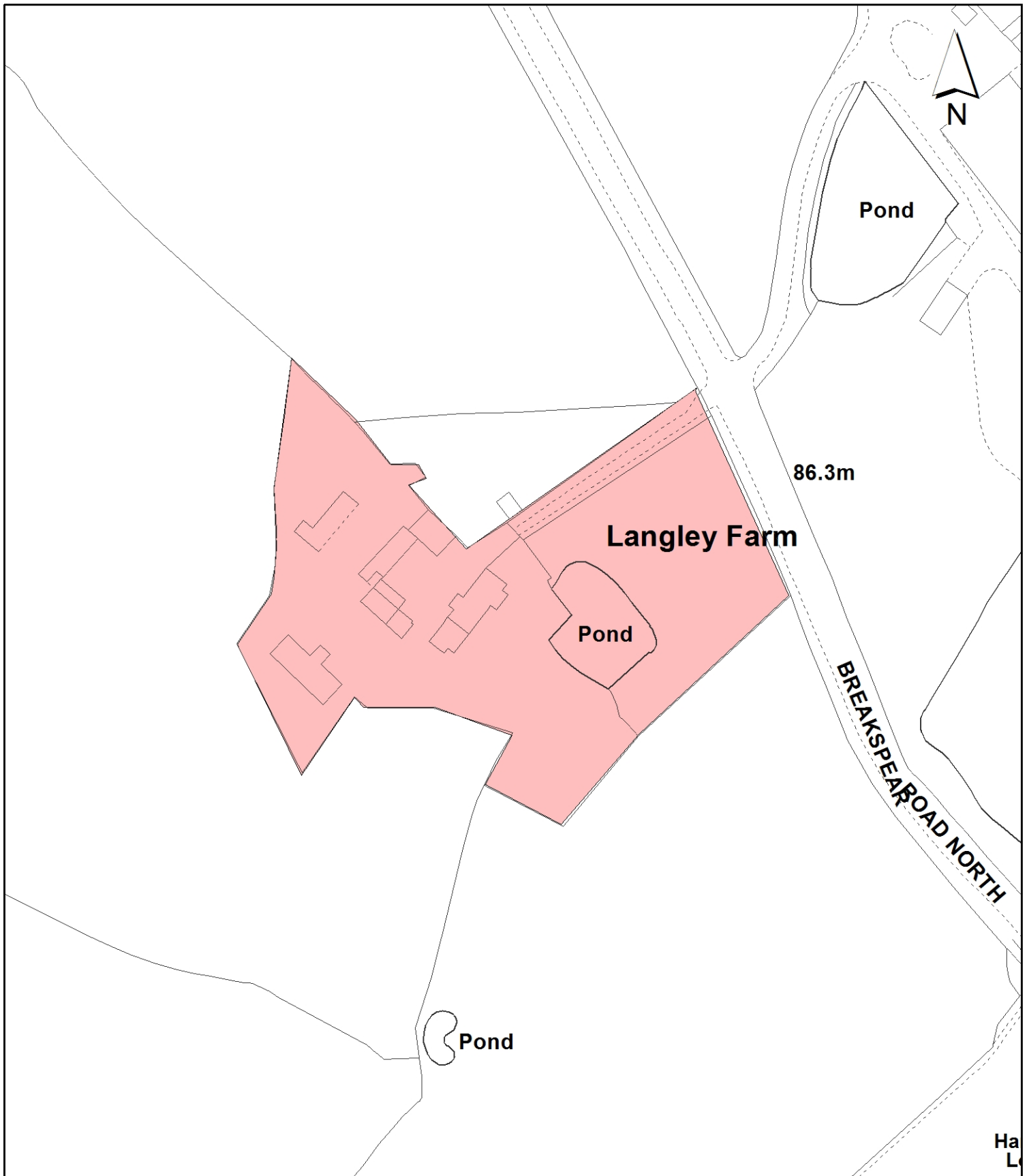
The scheme complies with the adopted policies and guidance and approval is recommended.

## **11. Reference Documents**

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)  
London Plan (2015)  
National Planning Policy Framework (2012)  
Technical Housing Standards - Nationally described space standards (2015)  
Council's Supplementary Planning Guidance - Land Contamination  
Council's Supplementary Planning Document - Accessible Hillingdon  
The Mayor's Housing Supplementary Planning Guidance

**Contact Officer:** Charlotte Goff

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).  
 Unless the Act provides a relevant exception to copyright.  
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

**Langley Farm  
 Breakspear Road North  
 Harefield**

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

Planning Application Ref:

**30836/APP/2014/2107**

Scale:

**1:1,250**

Planning Committee:

**North**

Date:

**March 2016**



**HILLINGDON**  
 LONDON