

Report of the Head of Planning, Sport and Green Spaces

Address LANGLEY FARM BREAKSPEAR ROAD NORTH HAREFIELD

Development: Conversion of existing barn to habitable use to include installation of mezzanine level, installation of 1 x rooflight to south roof, 1 x rooflight to north roof installation of new doors and window to south elevation, and new door to west elevation with associated restoration works (Listed Building Application)

LBH Ref Nos: 30836/APP/2014/2109

Drawing Nos:
Location Plan
Design and Access Statement
Statement of Significance
KDK Historic Building Appraisal
Building Survey Report
1690/1
1690/4 REV D
1690/7 Rev A
1690/6 Rev B
1690/5 REV E
Covering Letter

Date Plans Received: 16/06/2014 **Date(s) of Amendment(s):** 16/06/2014
Date Application Valid: 26/06/2014 21/10/2015

1. CONSIDERATIONS

1.1 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.

1.2 Proposed Scheme

This application seeks listed building consent for the refurbishment and part rebuilding of the existing grade II listed barn and stable, for ancillary residential use.

1.3 Relevant Planning History

30836/APP/2001/207 Langley Farm Breakspear Road North Harefield
RESTORATION OF SINGLE STOREY ATTACHED STABLES, TO FORM PART SINGLE STOREY FAMILY DWELLINGHOUSE

Decision Date: 22-06-2001 ADH **Appeal:**

30836/APP/2001/208 Langley Farm Breakspear Road North Harefield
RESTORATION OF ATTACHED SINGLE STOREY STABLES TO FORM A PART SINGLE STOREY FAMILY DWELLINGHOUSE (APPLICATION FOR LISTED BUILDING CONSENT)

Decision Date: 28-06-2001 NFA **Appeal:**

30836/APP/2006/1321 Langley Farm Breakspear Road North Harefield
DEMOLITION OF FARMHOUSE AND GARAGE (APPLICATION FOR CONSERVATION AREA CONSENT).

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

30836/APP/2006/1994 Langley Farm Barn Breakspear Road North Harefield
CONVERSION OF FARM BARN INTO A FOUR-BEDROOM DWELLINGHOUSE, WITH INSTALLATION OF ENTRANCE DOOR AND WINDOWS AT GROUND AND FIRST FLOOR LEVELS ON ALL ELEVATIONS AND WIDENING OF EXISTING VEHICULAR CROSSOVER AND ACCESS ROAD.

Decision Date: 22-11-2006 Withdrawn **Appeal:**

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 Date: 07-05-2008 Refused **Appeal:** 28-MAY-09 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 Date: 07-05-2008 Refused **Appeal:** 28-MAY-09 Dismissed

Comment on Planning History

The most relevant planning history is listed above. There is an associated planning application for this site, reference 30836/APP/2014/2107

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

Neighbours were notified of the application, meeting the minimum consultation requirements.

EXTERNAL

Harefield Conservation Panel: The Panel was very pleased to see an imminently appropriate proposal for the rehabilitation of this complex that will re-instate well in character and scale what would have been a substantial little farmstead in its hey-day.

The Panel had no objections to the applications and hopes that it can proceed quickly to completion before there is any more vandal damage.

One resident has expressed to support for the scheme and would like to see the buildings improved.

INTERNAL

CONSERVATION

Following a number of revisions to the submitted scheme, no objection is now raised to the proposals.

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:

BE13 New development must harmonise with the existing street scene.

BE8 Planning applications for alteration or extension of listed buildings

BE9 Listed building consent applications for alterations or extensions

BE10 Proposals detrimental to the setting of a listed building

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

LPP 7.8 (2015) Heritage assets and archaeology

LPP 7.9 (2015) Heritage-led regeneration

NPPF12 NPPF - Conserving & enhancing the historic environment

5. MAIN PLANNING ISSUES

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 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 proposals to both the farmhouse, barn and stables have been considered by the Council's 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. Whilst the proposed use differs to the original, it is considered that this ancillary residential use would enable the long term preservation of the listed building and farmstead group.

The scheme has been revised in accordance with the Conservation Officers comments, and given the quality of the revised scheme, the proposed structural and external alterations to the building are considered appropriate and sensitive to its historic character.

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, and BE12 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

6. RECOMMENDATION

APPROVAL subject to the following:

1 LB1 Time Limit (3 years) - Listed Building Consent

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

REASON

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

2 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 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)

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 LB11 Further Details (Listed Buildings)

Detailed drawings, details, cross sections (where relevant) or samples of materials, as appropriate, in respect of the following parts of the listed barn and stable conversion, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:

- (i) External materials (including colours and finishes)
- (ii) Windows/frames and external doors (including cross sections)
- (iii) Rooflights;
- iv) Construction of the new floors;
- v) Design of internal joinery, including the mezzanine floor, staircase and balustrade;
- vi) Type and installation of insulation and internal wall finishes;
- vii) Size and location of vents and flues;
- viii) Reuse of the internal metal pulley structure.

REASON

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

6 LB9 Samples of materials

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 historic interest of the building in accordance with Policy BE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

7 LB10 Internal and External Finishes (Listed Buildings)

All new works and works of making good to the retained fabric of the building, whether internal or external, shall be finished to match the existing fabric with regard to methods used and to material, colour, texture and profile.

REASON

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

8 LB2 Making good of any damage

Any damage caused to the building in execution of the works shall be made good to the satisfaction of the Local Planning Authority within 6 months of the works being completed.

REASON

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

INFORMATIVES

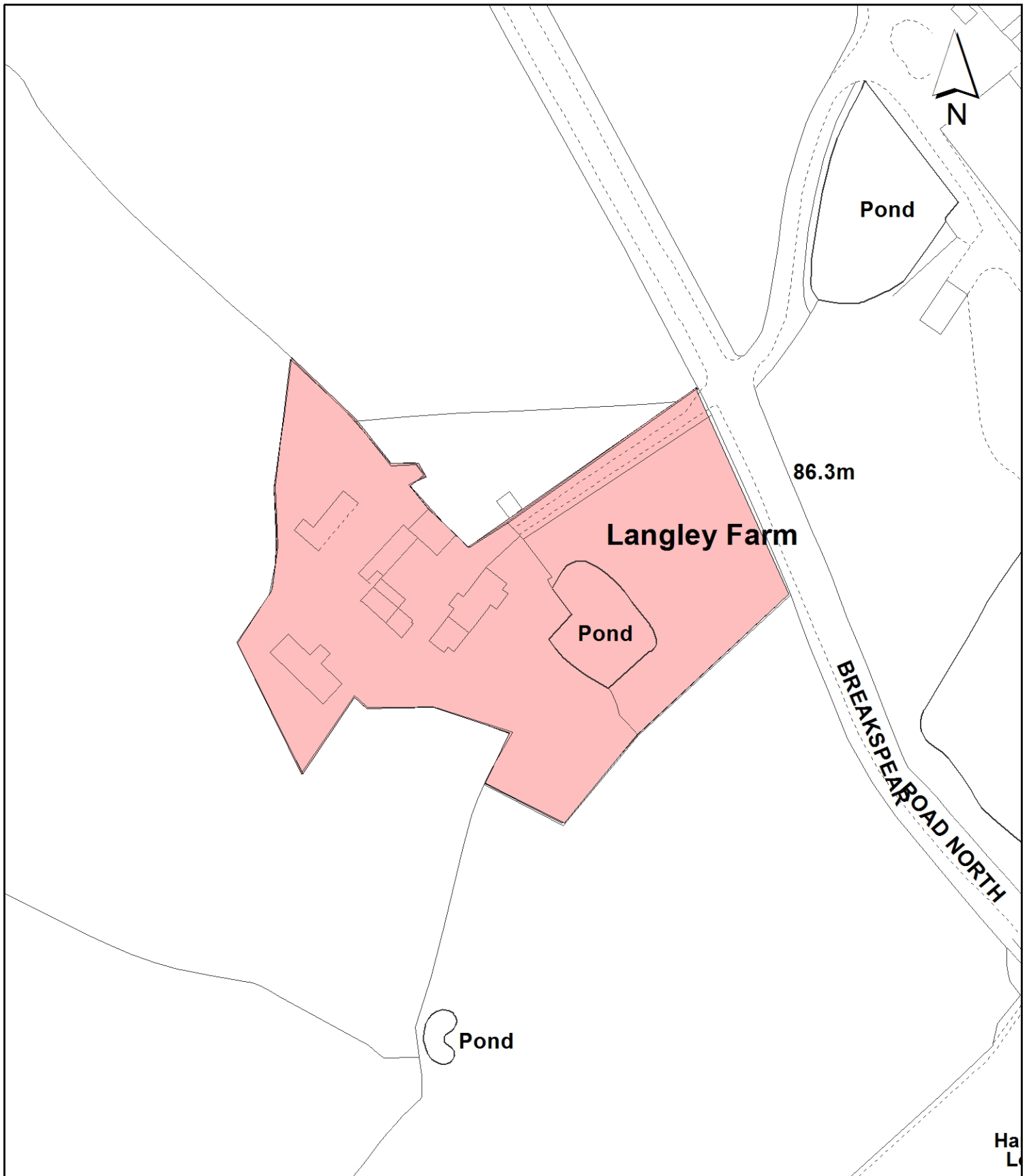
- 1** The decision to GRANT listed building consent has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2** The decision to GRANT listed building consent has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (2015) and national guidance.

BE13 New development must harmonise with the existing street scene.
BE8 Planning applications for alteration or extension of listed buildings
BE9 Listed building consent applications for alterations or extensions
BE10 Proposals detrimental to the setting of a listed building
BE12 Proposals for alternative use (to original historic use) of statutorily listed buildings
LPP 7.8 (2015) Heritage assets and archaeology
LPP 7.9 (2015) Heritage-led regeneration
NPPF12 NPPF - Conserving & enhancing the historic environment
- 3** 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.
- 4** 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.

Contact Officer: Charlotte Goff

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Notes:

 Site boundary

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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/2014/2109

Scale:

1:1,250

Planning Committee:

North

Date:

March 2016



HILLINGDON
 LONDON