

Report of the Head of Planning, Sport and Green Spaces

Address POLISH AIR FORCE WAR MEMORIAL WEST END ROAD RUISLIP

Development: Cleaning of War Memorial (Application for Listed Building Consent).

LBH Ref Nos: 49721/APP/2016/3058

Drawing Nos: Polish War Memorial Report
Doff Cleaning System Product Sheet
Method Statement - Stonemasonry Work Cleaning and Maintenance of War Memorials

Date Plans Received: 11/08/2016 **Date(s) of Amendment(s):**
Date Application Valid: 11/08/2016

1. CONSIDERATIONS

1.1 Site and Locality

The site is located at the eastern end of West End Road next to the A40 and a major roundabout to which the Polish War Memorial gives its name. The site is designated non-agricultural Green Belt land.

1.2 Proposed Scheme

Listed Building Consent is sought for the cleaning of the physical fabric of the Portland Stone War Memorial along with cleaning of the granite paving and Roll of Honour, and the York Stone Housing and Crazy Paving.

1.3 Relevant Planning History

49721/95/0300 Polish Air Force War Memorial West End Road Ruislip

Erection of a 1.5m high semi-circular wall to be clad in granite, re-cladding of existing rear wall of monument with granite, extension of platform at front of monument, installation of three lighting columns, extension of existing car park and provision of new path to provide disabled access

Decision Date: 31-05-1995 Approved **Appeal:**

49721/APP/2010/1582 Polish Air Force War Memorial West End Road Ruislip

Cleaning of the physical fabric of the War Memorial (Application for Listed Building Consent.)

Decision Date: 02-09-2010 Approved **Appeal:**

Comment on Planning History

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. **Comments on Public Consultations**

EXTERNAL

A site notice was displayed on site; no responses were received.

Historic England:

On the basis of the information provided, we do not consider that it is necessary for this application to be notified to Historic England under the relevant statutory provisions.

INTERNAL

Conservation Officer:

This is a Grade II Listed war memorial located in South Ruislip. The site also forms part of designated Green Belt land. The memorial dates from 1948 and was designed by Mieczyslaw Lubelski. The memorial comprises of a Portland stone cenotaph/shaft on a plinth, surmounted by a bronze eagle. It is set behind a pool which includes a fountain. There are granite elements to the rear of the shaft. York stone crazy paving and steps surround the pool and memorial shaft. The entire area is enclosed by cast iron railings with Portland stone gate piers to mark the entrance.

The memorial is in relatively good condition. The works proposed are for the celebrations due to take place in September. As this is a Council application, Historic England would need to be consulted and it would need to be confirmed that the application can be determined by the Local Planning Authority. Therefore please ensure we have a response from Historic England which would need to be acknowledged in the report.

Whilst there are no objections in principle to cleaning the war memorial, taking into account the good condition of the memorial itself the proposed clean would need to be kept at a minimum. Therefore the contractors (AF Jones) have been advised to carry out careful cleaning of the various elements using the lowest pressure and temperature required to suitably clean the memorial. The nozzle would need to be kept at a greater distance from the substrate and ensure the nozzle is ideally set at a spray angle above 35°.

A sample test/trial panel on all relevant surfaces was approved on site with AF Jones and it was advised that the test panels remain until the majority of the work has been completed, so that it can be used as a control.

The pressure and temperature to be used on the various elements of the memorial was agreed on site as 80-90 bar pressure and operating temperature around 130°.

Any damage occurred during the cleaning process would need to be recorded and the Conservation team would need to be informed immediately. The memorial would need to be repaired like for like and agreed with the Conservation team prior to the commencement of such works.

CONCLUSION: Following the confirmation of cleaning method and approval of test panel, no objection to proposed works.

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

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

Part 1 Policies:

PT1.HE1 (2012) Heritage

PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

BE8 Planning applications for alteration or extension of listed buildings
BE9 Listed building consent applications for alterations or extensions
BE10 Proposals detrimental to the setting of a listed building
OL4 Green Belt - replacement or extension of buildings

5. MAIN PLANNING ISSUES

The main planning issue is whether the cleaning will have any adverse impact upon the visual appearance and long term physical integrity of the memorial, along with the impact on the surrounding Green Belt.

The proposed works are minor and would not impact on the appearance, character or long term integrity of the memorial. The proposal is therefore acceptable in compliance with Policies BE8 and BE9 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The Conservation Officer does not object to the proposed works following confirmation of the cleaning method and the approval of an on-site test panel.

The proposed cleaning works would restore the memorial to an acceptable appearance and so will improve the visual amenity for the surrounding Green Belt in accordance with Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The application for Listed Building Consent is therefore recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

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

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

REASON

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

2 LB2 Making good of any damage

Any damage caused to the war memorial in execution of the works shall be recorded and the Council's Conservation Team shall be informed immediately. The memorial would need to be repaired like for like and agreed with the Conservation Team prior to the commencement of such works.

REASON

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

3 NONSC Non Standard Condition

The various elements of the war memorial shall be cleaned using 80-90 bar pressure and operating temperature around 130°. The nozzle shall be set at a spray angle above 35° and kept at a greater distance from the substrate.

REASON

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

4 NONSC Test Panels

The agreed test panels shall remain on site until the work has been completed.

REASON

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

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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

BE8 Planning applications for alteration or extension of listed buildings

BE9 Listed building consent applications for alterations or extensions

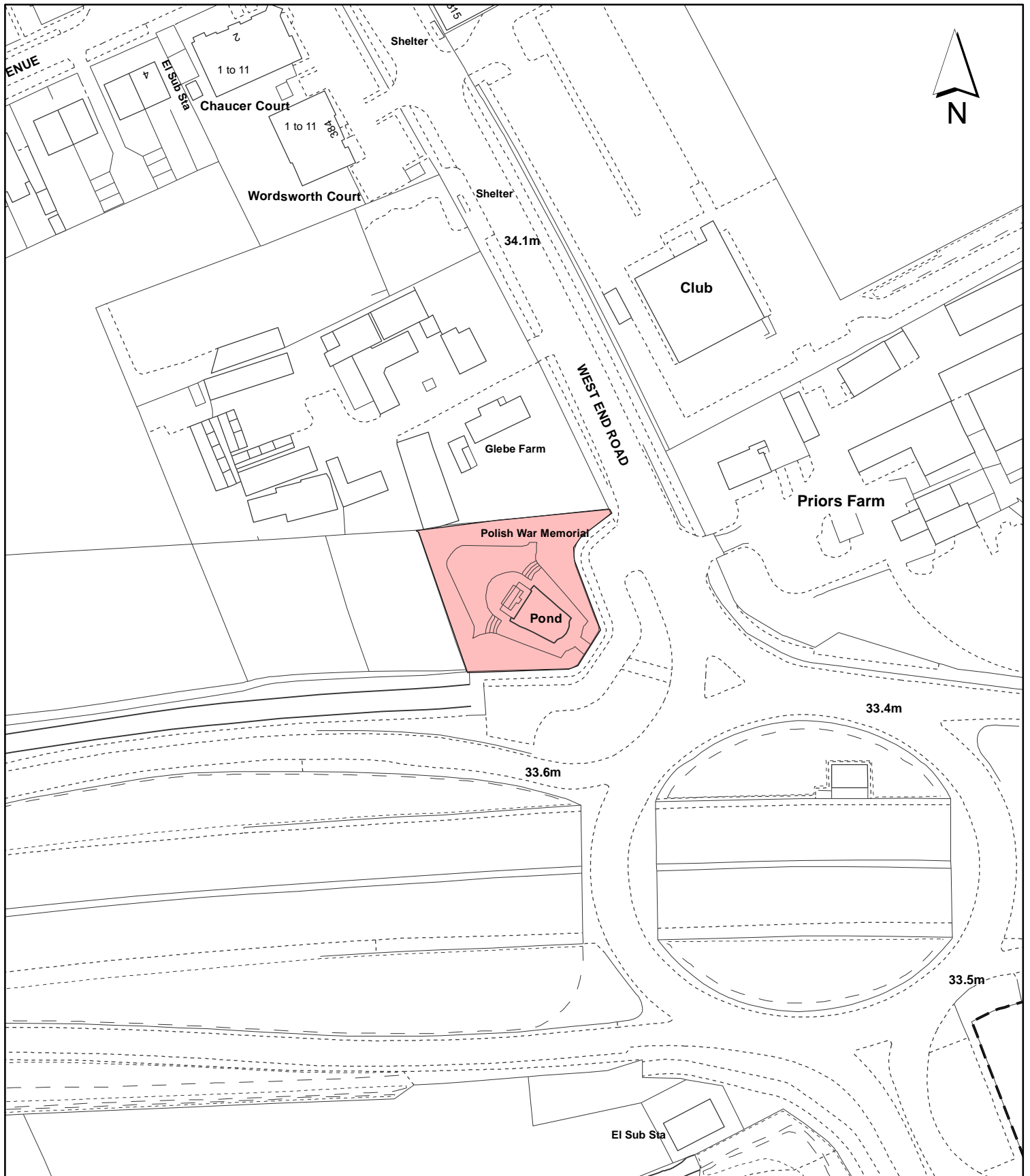
BE10 Proposals detrimental to the setting of a listed building

OL4 Green Belt - replacement or extension of buildings

3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

Contact Officer: Katherine Mills

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Notes:

 Site boundary

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Site Address:

Polish War Memorial

LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section

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

Planning Application Ref:

49721/APP/2016/3058

Scale:

1:1,250

Planning Committee:

North

Date:

September 2016



HILLINGDON
 LONDON