

Report of the Head of Planning, Sport and Green Spaces

Address HAREFIELD PLACE THE DRIVE ICKENHAM

Development: Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 for variation of condition 2 (drawing nos.) for an amendment to Listed Building Consent ref. 12571/APP/2015/3650 (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) comprising changes to basement layout.)

LBH Ref Nos: 12571/APP/2016/4137

Drawing Nos: 2009-PL-03 Revised Basement Plan Sheet 2
2009-PL-02 Revised Basement Plan Sheet 1
2009-PL-04 Revised Basement Plan Sheet 3

Date Plans Received: 14/11/2016

Date(s) of Amendment(s):

Date Application Valid: 14/11/2016

1. SUMMARY

The original Listed Building Consent ref. 12571/APP/2015/3649 was granted on the 27th January 2016. It accompanied planning permission ref. 12571/APP/2015/3649 (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).

This application has been submitted with Minor Material Amendment (MMA) application ref. 12571/APP/2016/3950 to change the basement layout resulting in a reduction of floor area overall.

The proposal would not change the external appearance of the original development, nor would it adversely impact the heritage value of the Listed Building.

The Council's Conservation and Urban Design Officer has been consulted to consider the impact of the proposed change on the Listed Building and no objection has been raised.

This variation to condition 2 of the original Listed Building Consent should be approved as it would not materially affect the Listed Building and would be acceptable in planning policy terms.

2. 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:

2009-PL-02 Revised Basement Plan Sheet 1
2009-PL-03 Revised Basement Plan Sheet 2
2009-PL-04 Revised Basement Plan Sheet 3
182-PL-300-02 Proposed Elevations AB
182-PL-301-02 Proposed Elevations CD
182-PL-302-01 Proposed Elevations EF
182-PL-400-01 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-220-03 Ground Floor Alterations Plan
182-PL-221-03 First Floor Alterations Plan
182-PL-222-03 Second Floor Alterations Plan
182-PL-223-03 Roof Alterations Plan
182-PL-229-03 Basement Alterations Plan
182-PL-250-01-Proposed Out Buildings 1 of 2
182-PL-251-01-Proposed Out Buildings 2 of 2
182-PL-320-02 Alterations Elevation North East 1 of 2
182-PL-321-02 Alterations Elevation North East 2 of 2
182-PL-322-02 Alterations Elevation South West 1 of 3
182-PL-323-02 Alterations Elevation South West 2 of 3
182-PL-327-02 Alterations Elevation South West 3 of 3
182-PL-324-02 Alterations Elevation South East
182-PL-325-02 Alterations Elevation North West 1 of 2
182-PL-326-02 Alterations Elevation North West 2 of 2
182-PL-2031-02 Proposed Roof Plan 1 of 2
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 (2016).

3 NONSC Historic Recording

Copies of the final report (recording of the building) as approved under application ref. 12571/APP/2016/2989 shall 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 policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 7.8 of the London Plan (2016); and National Planning Policy Framework (2012).

4 NONSC Schedule of repairs and methodology of works

The scheme of repairs, method of works, and materials as agreed under application ref. 12571/APP/2016/2989 shall be carried out in full accordance with the approved details and shall be completed prior to first occupation.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 7.8 of the London Plan (2016); and National Planning Policy Framework (2012).

5 NONSC Details of new works to Listed Building

The new works to the Listed Building as agreed under application ref. 12571/APP/2016/2989 shall be carried out in full accordance with the approved details and shall be completed prior to first occupation.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 7.8 of the London Plan (2016); and National Planning Policy Framework (2012).

6 NONSC Details of basement door

Prior to commencement of development, details of the widened basement entrance and doorway at the front of the building shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall be carried out in full accordance with the approved details and completed as agreed.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 7.8 of the London Plan (2016); and National Planning Policy Framework (2012).

7 NONSC Details of basement protection measures

Prior to commencement of development, details of the method of protecting the existing basement wall during the excavation works shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall be carried out in full accordance with the approved details and completed as agreed.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 7.8 of the London Plan (2016); and National Planning Policy Framework (2012).

8 NONSC Measures to protect the Listed Building

The measures to protect the Listed Building during construction as agreed under application ref. 12571/APP/2016/2989 shall be carried out in full accordance with the approved details.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 7.8 of the London Plan (2016); and National Planning Policy Framework (2012).

9 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 policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 7.8 of the London Plan (2016); and National Planning Policy Framework (2012).

10 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 policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 7.8 of the London Plan (2016); and National Planning Policy Framework (2012).

11 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 policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 7.8 of the London Plan (2016); and National Planning Policy Framework (2012).

12 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 policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 Saved

UDP Policies (Nov 2012); policy 7.8 of the London Plan (2016); and National Planning Policy Framework (2012).

13 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 policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 7.8 of the London Plan (2016); and National Planning Policy Framework (2012).

14 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 policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 7.8 of the London Plan (2016); and National Planning Policy Framework (2012).

15 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 policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 7.8 of the London Plan (2016); and National Planning Policy Framework (2012).

16 NONSC Details of Finish

The external materials and finish as agreed under application ref. 12571/APP/2016/2989 shall be carried out in full accordance with the approved details and shall be completed prior to first occupation. 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 policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 7.8 of the London Plan (2016); and National Planning Policy Framework (2012).

17 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 policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 7.8 of the London Plan (2016); and National Planning Policy Framework (2012).

INFORMATIVES

1 152 **Compulsory Informative (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).

2 153 **Compulsory Informative (2)**

The decision to GRANT Listed Building Consent has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (2015) and national guidance

BE8	Planning applications for alteration or extension of listed buildings
BE9	Listed building consent applications for alterations or extensions
BE10	Proposals detrimental to the setting of a listed building
BE11	Proposals for the demolition of statutory listed buildings
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

3 145 **Discharge of Conditions**

Your attention is drawn to condition 13. The developer has provided a letter in application ref. 12571/APP/2016/2989 that sets out how the works would be completed in full.

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.

3. CONSIDERATIONS

3.1 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.

3.2 Proposed Scheme

This is an application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 for variation of condition 2 (drawing nos.) for an amendment to Listed Building Consent ref. 12571/APP/2015/3650 (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) comprising changes to basement layout)

3.3 Relevant Planning History

12571/APP/2015/3649 Harefield Place The Drive Ickenham

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.

Decision: 27-01-2016 Approved

12571/APP/2015/3650 Harefield Place The Drive Ickenham

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).

Decision: 20-01-2016 Approved

12571/APP/2016/2989 Harefield Place The Drive Ickenham

Submission of details pursuant to conditions 3 (Recording of building), 4 (Schedule of repairs/works), 5 (New works), 13 (Contract for complete works), and 14 (Samples/Materials) of Listed Building Consent ref. 12571/APP/2015/3650 dated 03-06-2016 (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).

Decision:

12571/APP/2016/3950 Harefield Place The Drive Ickenham

Section 73 application to vary condition 2 (drawing nos.) for a Minor Material Amendment (MMA) to planning permission ref. 12571/APP/2015/3649 (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) comprising changes to basement layout.

Decision:

Comment on Relevant Planning History

Please see 'Proposed Scheme' section above for more details regarding planning history.

4. Planning Policies and Standards

Please see list of relevant planning policies below.

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:

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

BE11 Proposals for the demolition of statutory listed buildings

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. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Neighbours were notified on the 28th November 2016 and an advertisement published 1st December 2016. The statutory consultation period expired 21st December 2016. 2 neighbour responses were received which raised concerns regarding the number of flats that were being proposed and impact on transport. The number of units being proposed is not greater than the previous approval. The change to the basement would not raise any new transport concerns. Please see associated planning application for more details.

GLA

No objection

Internal Consultees

CONSERVATION AND URBAN DESIGN

No objection, subject to conditions to safeguard the Listed Building.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of development has already been established under the original Listed Building Consent. The principle is considered to be compliant with adopted local policies, the London Plan, and the NPPF.

7.02 Density of the proposed development

- Not applicable.
- 7.03 Impact on archaeology/CAs/LBs or Areas of Special Character**
The proposed changes to the basement would not significantly affect the Listed Building. Therefore, the proposed change is considered acceptable.
- 7.04 Airport safeguarding**
Not applicable.
- 7.05 Impact on the green belt**
Not applicable.
- 7.06 Environmental Impact**
Not applicable.
- 7.07 Impact on the character & appearance of the area**
The changes are located within the basement. The original development would not change externally. Therefore, the proposal would not adversely impact the character and appearance of the area.
- 7.08 Impact on neighbours**
Not applicable to the determination of this application.
- 7.09 Living conditions for future occupiers**
Not applicable to the determination of this application.
- 7.10 Traffic impact, car/cycle parking, pedestrian safety**
Not applicable to the determination of this application.
- 7.11 Urban design, access and security**
Not applicable to the determination of this application.
- 7.12 Disabled access**
Not applicable to the determination of this application.
- 7.13 Provision of affordable & special needs housing**
Not applicable to the determination of this application.
- 7.14 Trees, Landscaping and Ecology**
Not applicable to the determination of this application.
- 7.15 Sustainable waste management**
Not applicable to the determination of this application.
- 7.16 Renewable energy / Sustainability**
Not applicable to the determination of this application.
- 7.17 Flooding or Drainage Issues**
Not applicable to the determination of this application.
- 7.18 Noise or Air Quality Issues**
Not applicable to the determination of this application.
- 7.19 Comments on Public Consultations**
Please see 'External Consultees' section of this report.
- 7.20 Planning Obligations**
Not applicable to the determination of this application.
- 7.21 Expediency of enforcement action**
Not applicable to the determination of this application.
- 7.22 Other Issues**
None

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 original Listed Building Consent ref. 12571/APP/2015/3649 was granted on the 27th January 2016. It accompanied planning permission ref. 12571/APP/2015/3649 (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).

This application has been submitted with Minor Material Amendment (MMA) application ref. 12571/APP/2016/3950 to change the basement layout resulting in a reduction of floor area overall.

The proposal would not change the external appearance of the original development, nor would it adversely impact the heritage value of the Listed Building.

The Council's Conservation and Urban Design Officer has been consulted to consider the impact of the proposed change on the Listed Building and no objection has been raised.

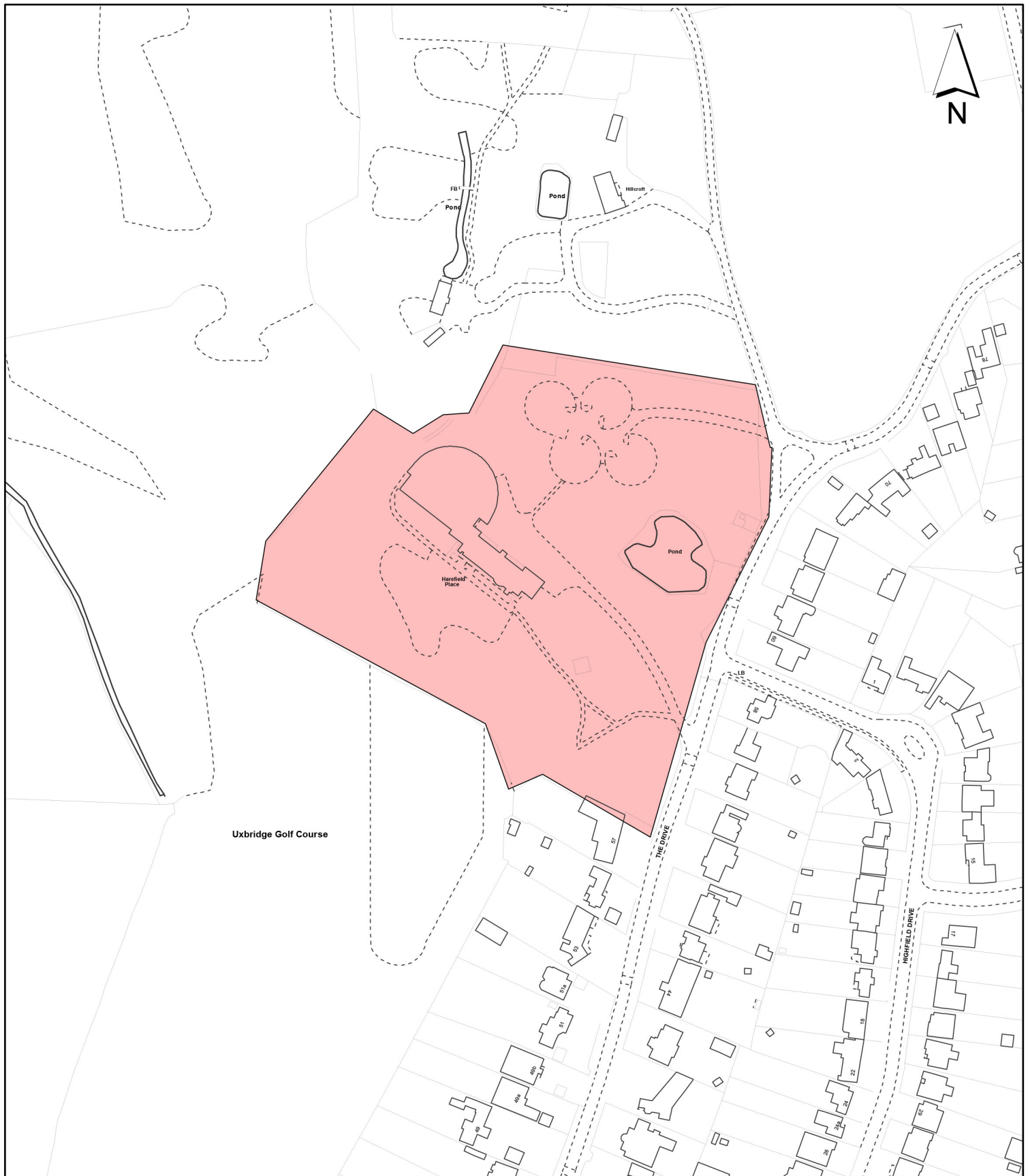
This variation to condition 2 of the original Listed Building Consent should be approved as it would not materially affect the Listed Building and would be acceptable in planning policy terms.

11. Reference Documents

The Hillingdon Local Plan: Part 1 - Strategic Policies (8th November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (2016)
National Planning Policy Framework (2012)

Contact Officer: Richard Conroy

Telephone No: 01895 250230



Notes:

 Site boundary

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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/2016/4137

Scale:
1:2,500

Planning Committee:
Major

Date:
February 2017



HILLINGDON
 LONDON