

Report of the Head of Planning, Sport and Green Spaces

Address THE CASE IS ALTERED PH HIGH ROAD EASTCOTE

Development: External alterations, internal reconfiguration and associated works (Application for Listed Building Consent) (Amended Plans received which include omission of previously proposed single-storey extension).

LBH Ref Nos: **38037/APP/2016/2913**

Drawing Nos: Unnumbered Location Plan
2993.01 (Existing Ground Floor)
Historic Building Assessment, prepared by Cotswold Archaeology, dated May 2016
2993/03 (Existing Elevations)
2993.04 (Existing Site Plan)
2993.02 (Existing First Floor)
2993.10.OP2 Rev.B (Proposed Ground Floor)
2993.11.OP2 Rev.B (Proposed First Floor)
2993.12.OP2 Rev.B (Proposed Roof Plan)
2993.13.OP2 Rev.A (Proposed Site Plan)
2993.20.OP2 (Proposed South & West Elevations)
2993.21.OP2 Rev.B (Proposed North & East Elevations)

Date Plans Received: 27/07/2016

Date(s) of Amendment(s):

Date Application Valid: 27/07/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises The Case is Altered Public House (PH), which occupies an approximately 0.26 hectare irregularly shaped plot located on the north corner of High Road and Southill Lane in Eastcote.

The PH comprises a predominantly 19th century two-storey building with an earlier attached timber framed barn to the west and more modern extensions to its east and to the rear. A pub garden, comprising a patio and grassed area, and car park is located to the front of the premises. A private garden is located to the rear.

Tree screening around the rear garden in addition to specimen planting to the front of the building and within the car park, and a well maintained hedge along its boundaries with High Road and Southill Lane, provides an attractive setting for the building.

The site falls within a predominantly residential area and it is bounded by residential properties to the north, east and west. Public open space along the River Pinn corridor is located on the opposite side of High Road to the south. Eastcote Cricket Club lies beyond Southill Lane and residential properties to the west.

The Public House is Grade II Listed. The entire site falls within the Eastcote Village

Conservation Area as designated in the Hillingdon Local Plan.

1.2 Proposed Scheme

This application seeks listed building consent for minor alterations to the external facades of the building and internal reconfiguration works. Whilst not requiring listed building consent, it should be noted that a parallel application for planning permission has been submitted which shows limited reconfiguration of the car park is also proposed.

External works include alterations to existing and formation of new openings to install new windows or doors, associated with proposed internal reconfiguration works. This includes the blocking of an existing alley/undercroft area, which currently provides access from the front to the rear of the premises, in addition to staff access between the main bar area and the cellar.

Internal reconfiguration works predominantly include relocation of the male and disabled WCs, provision of an additional unisex WC and relocation of the kitchen. These works would enable the premises to cater for a greater number of patrons.

1.3 Relevant Planning History

38037/ADV/2004/71 The Case Is Altered Ph High Road Eastcote
RETENTION OF TWO DOUBLE-SIDED SIGN POST SIGNS

Decision Date: 14-12-2004 Approved **Appeal:**

38037/APP/2007/1333 The Case Is Altered Ph High Road Eastcote
ERECTION OF A WOODEN CANOPY FOR USE AS A SMOKING SHELTER.

Decision Date: 12-07-2007 Refused **Appeal:**

38037/APP/2008/2631 The Case Is Altered Ph High Road Eastcote
New door to front elevation and minor internal alterations.

Decision Date: 12-12-2008 Approved **Appeal:**

38037/APP/2008/2632 The Case Is Altered Ph High Road Eastcote
New door to front elevation and minor internal alterations (Application for Listed Building Conser

Decision Date: 12-12-2008 Approved **Appeal:**

38037/APP/2011/964 The Case Is Altered Ph High Road Eastcote
Installation of covered structure with part fence panelling and oak posts to rear measuring 7.08m by 3.89m by 2.6m (Retrospective)

Decision Date: 22-06-2011 Refused **Appeal:**

38037/APP/2011/966 The Case Is Altered Ph High Road Eastcote
Installation of covered structure with part fence panelling and oak posts to rear measuring 7.08m by 3.89m by 2.6m (Retrospective application for Listed Building Consent).

Decision Date: 22-06-2011 Refused **Appeal:**

38037/APP/2016/2912 The Case Is Altered Ph High Road Eastcote
Minor alterations to existing elevations and minor reconfiguration of car park (Amended Plans

received which include omission of previously proposed single-storey extension).

Decision Date:

Appeal:

38037/C/87/1622 The Case Is Altered Ph High Road Eastcote
Dem of storage bldg & alts & extns with assoc parking

Decision Date: 12-02-1988 Refused **Appeal:**07-JUN-89 Dismissed

38037/D/87/1633 The Case Is Altered Ph High Road Eastcote
Dem of storage bldgs & alts & extns & assoc parking (App for L.B.C. & C.A.C.)

Decision Date: 08-02-1989 Refused **Appeal:**

38037/F/88/2323 The Case Is Altered Ph High Road Eastcote
Dem of storage building & garage/store. Alteration & extensions & addit. car parking (App for L.B.C.)

Decision Date: 08-02-1989 Refused **Appeal:**01-AUG-89 Dismissed

38037/J/90/1878 The Case Is Altered Ph High Road Eastcote
Refurbishment and change of use to dining area of existing barn, erection of side extension to create a lobby and creation of a new car parking area

Decision Date: 09-08-1991 Approved **Appeal:**

38037/K/90/1881 The Case Is Altered Ph High Road Eastcote
Refurbishment and change of use to dining area of existing barn and erection of a side extension to create a lobby (Application for Listed Building Consent)

Decision Date: 09-08-1991 Approved **Appeal:**

38037/L/91/0108 The Case Is Altered Ph High Road Eastcote
Rebuilding of existing concrete and flat roof stores, including provision of a pitched roof to the kitchen

Decision Date: 04-04-1991 Approved **Appeal:**

38037/M/91/0109 The Case Is Altered Ph High Road Eastcote
Rebuilding of existing concrete and flat roof stores, including provision of a pitched roof to the kitchen (Application for Listed Building Consent)

Decision Date: 04-04-1991 Approved **Appeal:**

38037/P/93/0531 The Case Is Altered Ph High Road Eastcote
Erection of a single-storey extension for toilet facilities

Decision Date: 12-07-1993 Approved **Appeal:**

38037/R/93/0535 The Case Is Altered Ph High Road Eastcote
Erection of a single-storey extension for toilet facilities (Application for Listed Building Consent)

Decision Date: 12-07-1993 Approved **Appeal:**

Comment on Planning History

The site has an extensive planning history and residents have notably referred to

applications dating from the 1980s. Those applications raised by residents in addition to relevant more recent planning history is summarised above and discussed in more detail below.

Residents have drawn comparisons between the proposed scheme and applications which were refused planning permission during the 1980s. Planning permission (ref: 38037/C/87/1622) for the demolition of a flat roofed single-storey storage building and concrete panelled garage, alterations and extensions to the public house to create 87m² of additional floorspace, and provision of additional parking was refused on 12/02/88 for the following reasons:

1. The proposed doubling of the floorspace would be likely to significantly increase the patronage of the Public House and cause further extraneous parking which would be to the detriment of the visual amenity of the Conservation Area and could lead to the obstruction of the free flow of traffic in surrounding roads.
2. The location of the proposed barbecue, in close proximity to neighbouring residential properties, would be likely to cause a loss of amenity to occupiers of those properties by reason of noise and general disturbance.
3. The scale of the extension is out of keeping with and would be over-dominant in relation to the Grade II listed building.

An appeal against that decision was subsequently dismissed.

The appeal Inspector confirmed that the concern at that time related to the proposed increase in the size of the bar and the consequent impacts of the increased custom this would enable. Concern was particularly raised over the inability at that time to provide on site car parking in accordance with the Council's parking standards and the subsequent increase in parking demand this would create along local roads. The Inspector also considered that a prolonged increase in on-street parking would impact on the visual amenities of the Conservation Area. In addition to these concerns the Inspector raised concerns over the impact of the extensions proposed at that time on the historic fabric and visual amenities of the listed building. He also considered that the proposed location of a BBQ and pergola would be unneighbourly.

Applications for Listed Building Consent (refs: 38037/D/87/1633 and 38037/F/88/2323) were also refused on 08/02/89 for the following reasons:

1. The scale of the extension is out of keeping with and would be over-dominant in relation to the existing Grade II Listed Building.
2. The proposal would be detrimental to the historic character of the Listed Building by virtue of the alteration to the internal spaces.
3. The proposal would be detrimental to the Listed Building because of the removal of parts of the original fabric.

An appeal against the latter application was subsequently dismissed.

Notwithstanding the above, subsequent applications for planning permission and listed building consent, made throughout the 1990s and 2000s, as summarised above, have

been approved. Most notably, planning permission ref: 38037/J/90/1878 and listed building consent ref: 38037/K/90/1881 for the extension of the building and change of use of an ancillary barn (now the eastern most wing of the PH) to a restaurant were approved on 09/08/91, despite the earlier appeal decision.

Given the significant changes to planning policy which will have occurred since 1988, including the adoption of the Local Plan, London Plan and NPPF, the approval of subsequent consents which allowed the expansion of the premises during the 1990s and the very limited external works now proposed, the 1988 appeal decision is considered to be of limited relevance to this current scheme.

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

First Consultation:

Consultation letters were sent to seven local owner/occupiers, the Northwood Hills Residents' Association, the Eastcote Residents' Association and the Eastcote Village Conservation Panel. 13 letters of objection and a 56 signature petition were received from residents, which raised the following concerns:

- i) No changes should be made which increase the pub's capacity.
- ii) Parking from the pub is already dangerous - it often makes Southill Road near impossible to use and also causes problems along Pikes End, Quintin Close and the High Road.
- iii) Inconsiderate and dangerous parking obstructs surrounding footways.
- iv) The traffic and parking problems cause problems for the emergency services.
- v) Noise and disturbance to surrounding residential areas from customers, traffic and parking is already a problem and will be made worse.
- vi) Serving should stop at 11pm and customers should be vacated by 11.30pm but this does not happen - the proposals will mean noise will continue even longer into the night.
- vii) Use of the pub overflows onto the cricket club where litter and glasses are often found.
- viii) Vehicles from the pub and nearby businesses are often parked overnight in surrounding streets, which adds to parking problems.
- ix) The stone slab floor in the bar/servery area should be fully protected as it is one of the oldest and most original features of the building.
- x) The relocation of the toilets is undesirable as this increases their distance from the barn/restaurant area.
- xi) Reduced cellar storage will either cause more frequent deliveries or stock shortages in busy and Christmas/New Year periods.
- xii) Harm to the old building.
- xiii) This is a quaint little village pub in a picturesque, peaceful and quiet conservation area. It is in keeping and well-balanced with the surrounding area and should remain exactly as it is.
- xiv) This is an old pub with historic value - the character will be lost by major planned changes to the building.
- xv) The visual amenity would be harmed and the environment of the surrounding area

diminished.

xvi) Any changes to a listed building should be done in keeping with the regulations and the Conservation Area requirements.

xvii) Increased pollution.

xviii) The internal seating capacity will be increased by 60% which will significantly increase trade and its associated problems of traffic, parking, noise and disturbance - this is directly at odds with the objectives of a residential conservation area.

EASTCOTE RESIDENTS' ASSOCIATION

We ask that these applications in their current form be refused.

We can understand that the new owners, The City Pub Company, wish to optimise on the commercial return that the Pub can provide. However, the substantial increase in internal space for customer use is not reflected in any increase in car parking spaces and does not appear to take account of the wider area in which the Pub is located.

The narrow residential roads adjacent to the Pub, Southill Lane and Pikes End particularly, already suffer from parking overflow from the Pub, with the attendant H&S dangers to both pedestrians and other vehicles.

In addition, I understand that the current numbers of customers also already overspill from the Pub grounds, leaving glasses and other debris in the nearby cricket ground.

The disabled toilet has been relocated to the rear of the restaurant in what appears to be a singularly inaccessible spot, requiring as it does, wheelchair users to navigate several twists and turns and busy bar areas to reach it, via the restaurant. This seems unacceptable.

Regarding the alterations relating to the listed building status of the Pub, I defer to other's greater knowledge of what is required to preserve the history of the building. That it must be established that this history will definitely be preserved, in all the relevant, individual details, is imperative, if the alterations do go ahead.

NORTHWOOD HILLS RESIDENTS' ASSOCIATION

As Chairman of Northwood Hills Residents Association I am writing to object to the above Planning Applications.

The reasons for objection are as follows;

The Case Is Altered is a very popular Public House/Restaurant, which has significantly increased in size since it was built whilst the surrounding roads have remained relative unchanged. High Road Eastcote is often referred to as a Country Lane.

There is insufficient car parking for the current clientele, which is already having an adverse impact in residential Roads such as Pikes End and Southill Lane particularly at weekends and long hot summer evenings. At times it is virtually impossible to drive safely along Southill Lane due to poorly parked cars in the close vicinity of the Public House.

In the Planning Statement section 5.1 of the application it states that 'the purpose of expanding the premises to increase footfall'. It is our view that if approved there will be a further detrimental impact on both parking and local residents living within the immediate catchment area, which is not acceptable. The Hillingdon Local Plan (Development

Management Policies) section 8.12 states, "The Council will not support development which will unacceptably contribute to traffic movements, deleteriously impact on the highways network or road user safety (including to pedestrian), or affect residential amenity including by noise, congestion or inadequate parking provision". This application fails this test and should therefore be declined.

Expansion of the clientele will undoubtedly lead to more children using the amenity facility (garden). There are no plans to proportionally increase the size of the amenity facility to accommodate an increase in the number of children/clients. In any event increasing the amenity site would further reduce the size of the car park, which is not acceptable.

We have very strong concerns that by moving the disabled toilet to the proposed position it will become more difficult for the disabled to gain access to the toilet. We believe this to be discriminatory.

We request that this application be refused.

EASTCOTE CONSERVATION PANEL

The Case is Altered PH is a Grade II listed building standing within the Eastcote Village Conservation Area.

This proposal causes great concern.

1. The disabled toilet has been moved from the front of the building to the rear. Meaning that any wheelchair user has to negotiate the bar than make several turns through the restaurant area to access the toilet. In my opinion the toilet is not accessible. This must be shown to the Accessibility Officer for comment.
2. The proposal will increase the seating by 50%, yet there is no increase in car parking spaces. There is also a proposal for a 'garden bar' with, I presume the intention of increasing customer numbers still further. Although no extra seating outside appears to be supplied. There is already a parking problem in Southill Lane and Pikes End with customers of the pub parking in these very narrow residential roads.
3. There is another problem caused by customers of pub, unable to find a seat outside use the Cricket Ground on Haydon Hall, leaving behind their glasses and bottles. The staff do not clear these away they become broken and a danger to the public.
4. The number of new doors and windows to the front elevation are numerous. The shuttered access to the 'garden bar' is ugly and out of keeping with the building.
5. Some information regarding re-use of features is contained within the drawings. However, customers have been told that the stone floor will be lifted during the works then replaced. It is considered that this will damage the floor. It is far better to cover the floor with boards during the works. Extensive works were carried out at the Stables Eastcote House Gardens [another Grade II listed building] the wood block floor was covered with boards throughout the work, the floor was not damaged in any way. More information must be sought regarding working practises to make sure that the features of this building are not lost. Conditions should be added to safe guard the features and fabric of the building
6. The size of the cellar has been greatly reduced, yet the customer capacity increased. This would point to a change of use from a Public House to a restaurant.

The owners City Pubs do not understand that this PH is a village pub not an inner city swanky bar. These alterations are not acceptable and we ask that the application be refused.

EASTCOTE VILLAGE CONSERVATION AREA ADVISORY PANEL

This application is of a real concern to the Eastcote Village Conservation Area Advisory Panel in that this "country" style pub, which is a Grade 2 Listed building, sits in the middle of the Conservation Area. The proposed changes not only affect the bulk of the building but also change the character of the building. The site is suitable for the building in its current format and the changes proposed could alter the need for parking which is currently critical and affect neighbouring houses which are very close. The internal layout has probably been produced by someone who does not understand how pubs work and the location of all the toilets in one end of building location will affect accessibility to them. The two "cottages" forming the pub are still very clear and it would be disastrous if this was lost.

About 15 years ago the Council supported by the Conservation Panel fought an appealed application at a Planning Enquiry to undertake some similar changes. One thing that was stressed at that Enquiry and which is equally relevant today is the stone floor in the lower and original bar. It is believed that this floor has lain untouched for a very long time and we would wish to see this floor remaining untouched. If works to the lower bar are required we would urge the Council to demand that this floor is covered during works and not lifted.

I must stress that we are not against some changes and updating to this pub as it is necessary. Indeed as a regular user of the pub I am only too well aware of the need to provide better Gents toilets and bar/servery space. However, both I and the Conservation Panel wish to see the historic nature of the pub in its sensitive location retained.

WARD COUNCILLOR

One of the ward councillors has requested Committee determination of the application.

2nd consultation:

Following receipt of amended plans, which sought to address design and accessibility issues, a new 14 day consultation was carried out with residents, expiring 16/11/16. Six additional letters of objection, including one from Eastcote Residents' Association, one from Northwood Residents' Association and one from Eastcote Village Conservation Area Advisory Panel, were received. No new issues are raised.

3rd consultation:

A further set of amended plans were received, which omitted the originally proposed extension, showed a revised internal layout and proposed minor alterations to the car park to maximise parking provision. A new 14 day consultation was carried out with residents, expiring 25/01/16. To date three letters of response has been received . Any further comments received prior to Committee will be reported via an addendum. The following concerns have been raised thus far:

- a) No objections are raised to the pub upgrading its facilities but if the rear garden is to be reopened then its use needs to be monitored to ensure it is cleared by an appropriate time. Existing conditions relating to the use of the beer garden are not adhered to and should be enforced.
- b) It is alien to the Hillingdon Local Plan (Development Management Policies).
- c) Deliveries cause considerable congestion on both the High Road and Southill Lane, neither of which were meant to take large vehicles.
- d) This is a Grade II listed building with character which should be retained.
- e) The site falls within a conservation area.

- f) The amendments fail to address previous concerns regarding residential impact and parking.
- g) A serious traffic accident happened here recently. This will increase the risk of accidents.
- h) The disabled toilet is too small.
- i) The disabled parking space is inconveniently located.

EASTCOTE CONSERVATION PANEL:

"The new ground floor layout is still not acceptable. Both the mens' and womens' toilets have been moved to the rear of the building.

However, whilst the male facilities have been increased the female facilities have been decreased from the original application. This is not satisfactory.

Although the number of inside covers has been reduced from 119 to 96, this is still a 50% increase therefore there should be a 50% increase in female facilities. There is an addition of nappy changing facilities.

The disabled toilet has been moved back to the front of the building with entrances from both inside and outside. For a wheelchair user to access this facility from the inside will be difficult with the amount of tables and chairs en route with a very small space between them. The layout makes the toilet inaccessible for wheelchair users.

Currently the establishment has an outside serving area, which adds another 15-20 covers, this is not shown on the current drawings, will this service still be offered? If so the number of outside covers should be shown to give a clearer picture of exactly how many people will be using the premises at any one time. The outside bar service will also add to the congestion in this area.

The car park layout is now shown, giving only 28 parking bays. Which is not enough for the increase of footfall expected.

Please note the one disabled parking bay is as far from the entrance as possible. This bay also obstructs the lockable bollards for deliveries. Therefore should the bay be in use then no deliveries can take place.

The proposed increase in the size of this business, with a marked changed from a public house serving food to a restaurant with a small bar area, is an overdevelopment of the site, reasons given in previous communications

We ask that the application be refused."

EASTCOTE VILLAGE CONSERVATION AREA ADVISORY PANEL

I have had a good look at the latest drawings for the Case is Altered and believe that the ground floor layout is much better although I have some doubts as to whether there are sufficient ladies loos. I am delighted to see that the existing floor in the lower and original bar is clearly marked for protection. As in my previous submissions to you I do hope that it is clearly stated that this floor must be protected and not in any way lifted. If the latter has to happen for any reason a representative of the MOL must be present. Additionally it is important to recognise that the lower bar is listed on the National CAMRA Inventory.

My main - and probably only - concern is that the bar is much smaller than existing and simply will not be long enough to serve the needs of the pub. This will lead to large queues and lead to unsustainable usage as busy times.

NORTHWOOD HILLS RESIDENTS' ASSOCIATION

We note that the applicant has again recently changed the drawings relating to this planning application. The new drawings do not in anyway address our concerns that, if approved, the proposed expansion will have a further detrimental impact on both parking and local residents within the immediate catchment area, which is not acceptable and again refer to the;

Hillingdon Local Plan (Development Management Policies) section 8.12 which states, "The Council will not support development which will unacceptably contribute to traffic movements, deleteriously impact on the highways network or road user safety (including to pedestrian), or affect residential amenity including by noise, congestion or inadequate parking provision". This application fails this test and should therefore be declined.

With regard to the latest drawings we also note the following;

- 1) We note a disabled space has been allocated in the car park. However, we believe this to be discriminatory as it is the furthest away from the car park.
- 2) The proposed disabled toilet inside the building looks too small to properly accommodate a wheel chair. We request officers to review measurements of this to ensure compliance with laid down minimum standards.

We would also point out that this application was supposed to have been determined by September 2016.

Officer comment:

It should be noted that a fourth and final set of amended plans have been provided. These show the removal of a partition from the unisex WC and the removal of a chimney and reflect recommendations made by the Access Officer and Urban Design and Conservation Officer. These changes are very minor and it is not considered that they would have any bearing on local feeling towards the scheme. Therefore, residents have not been reconsulted on these minor changes.

INTERNAL CONSULTEES

URBAN DESIGN AND CONSERVATION OFFICER

The revisions are acceptable in listed building terms, but no kitchen flues/vents are shown, or indeed any vents for the internal WCs. These will need to be conditioned. The timber and polycarbonate covered structure at the rear is also not ideal its design and materials should be conditioned. Details of the cold store enclosure should also be conditioned so that these look more like a garden pergola and fence rather than a temporary structure. Conditions should also cover the materials, detailed design and construction of the new windows and doors; the bar and back bar design; and details of works to protect the stone floor and timber framing (walls and ceiling structure) in the front bar during the works. A condition that ensures that work is halted if any additional timber framing is found in the areas where existing historic fabric is to be removed should also be applied. The bar areas within the earlier part of the building, which are to be altered, should be photographed prior to the start of work. All new works to match existing in terms of finish etc -this should cover internal finishes and also the small areas where there are new external infill walls, which should be painted brick rather than block work and the roof tiles for the new pitched roof at the rear. All new gutters and down pipes should be in painted cast metal.

Conditions should also cover the works in the car park, including the new "T"s , kerbs and bollards and new surfaces.

4. 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.HE1 (2012) Heritage

Part 2 Policies:

BE4 New development within or on the fringes of conservation areas

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

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

LPP 7.4 (2016) Local character

LPP 7.8 (2016) Heritage assets and archaeology

NPPF National Planning Policy Framework

5. MAIN PLANNING ISSUES

It should be noted that this application has been submitted in parallel with an application for planning permission (ref: 38037/APP/2016/2912), which relates to the proposed external works. This application for Listed Building Consent considers the impacts of the proposed external and internal works on the historic fabric, character, appearance and setting of the listed building only.

Local Plan: Part 2 policies BE8, BE9 and BE10 seek to safeguard the historic features of listed buildings and their settings. London Plan policy 7.8 similarly seeks to safeguard heritage assets.

Only minor external alterations, involving the creation of new openings to install new windows or doors, blocking of an existing alley/undercroft area, which currently provides access from the front to the rear of the premises, and minor changes to the car park layout are now proposed, following the submission of amended plans which show the omission of an originally proposed rear extension. Internal reconfiguration works include relocation of the kitchen and WCs, repositioning of the bar and associated alterations to internal walls and doorways.

Negotiation with the Council's Urban Design and Conservation Officer has taken place

throughout the application process and comments made have been taken fully on board by the applicant. It is considered that the proposed alterations would harmonise with the character and appearance of the building and its surrounds such that they would be of no significant detriment to the historic integrity, visual amenities or setting of the listed building. The Council's Urban Design and Conservation Officer has raised no objections subject to conditions.

Residents' concerns regarding the specific impact of the development on the listed building have been taken on board and are addressed in this report and/or through the recommended conditions. Objections relating to matters such as parking, disabled access, noise, etc, are noted but the majority of these are not directly relevant to this application, which can assess the impacts of the proposals on the listed building only. Those matters are however fully addressed in the parallel application for planning permission.

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

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).

3 LB5 Measured drawings

Photographic record of the bar areas within the earlier part of the building, which are to be altered, shall be prepared in situ before being removed and copies lodged with the Local Planning Authority.

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 LB8 Measures to protect the building

Prior to works commencing, details of measures to protect the stone floor and timber framing (walls and ceiling structure) in the front bar during the works from accidental damage shall be submitted to and approved in writing by the Local Planning Authority.

Such measures shall be implemented prior to any works commencing and retained in situ until works are completed.

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).

5 LB9 Samples of materials

Samples of all materials and finishes to be used for all external surfaces of the building, including the erection of a sample panel, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun.

All new works must match the existing in terms of materials, colour, finishes, etc.

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).

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

7 LB11 Further Details (Listed Buildings)

Detailed drawings or samples of materials, as appropriate, in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:

- i) details of any kitchen, WC or other flues and/or vents or other extraction systems;
- ii) detailed design and construction of the new windows and doors, to include details of materials and finish and cross-sections of the frames and glazing bars for the windows at an appropriate scale (ideally 1:1);
- iii) details of the cold store and associated covered structure/canopy at the rear of the building, as indicated on drawing no. 2993.12.OP2;
- iv) details of the bar and back bar design.

All new works must match the existing in terms of materials, colour, finishes, etc. and details should include information relating to make, product/type, colour and photographs/images.

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).

8 LB12 Hidden Features

Any hidden historic features, including additional timber framing in the areas where existing historic fabric is to be removed, which are revealed during the course of works

shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for the retention and/or proper recording of these features, as required by the Council.

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).

9 NONSC Pipework & guttering

All gutters, down pipes and external pipework shall be in painted case iron to match the existing.

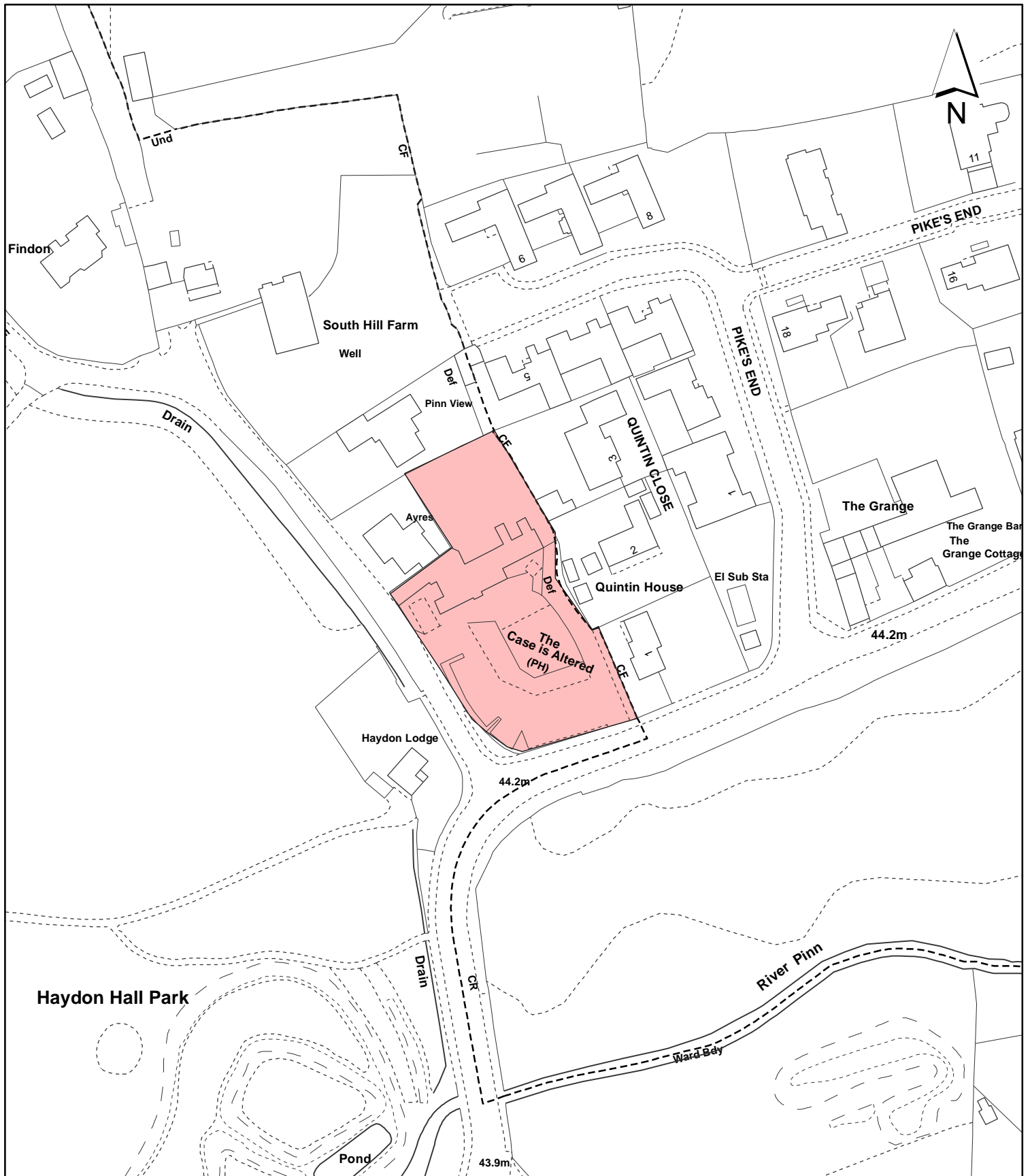
REASON

To ensure that the development presents a satisfactory appearance in accordance with Policies BE4, BE8, BE9, BE10, BE13 and BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

Contact Officer: Johanna Hart

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**The Case Is Altered
Public House**

Planning Application Ref:

38037/APP/2016/2913

Planning Committee:

North

Scale:

1:1,250

Date:

February 2017

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

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



HILLINGDON
LONDON