

Report of the Director of Planning & Community Services Group

Address FORMER MILL WORKS BURY STREET RUISLIP

Development: Demolition of existing buildings (Application for Conservation Area Consent.)

LBH Ref Nos: **6157/APP/2009/2070**

Drawing Nos: S01
S03
S04
SEC01
P_05 (Existing Aerial View)
P_06 (Existing Views)
P_07 (Existing Views)
P_08 (Existing Views)
Design and Access Statement

Date Plans Received: 24/09/2009 **Date(s) of Amendment(s):**

Date Application Valid: 24/09/2009

1. CONSIDERATIONS

1.1 Site and Locality

The site lies on the eastern side of Bury Street and within 200 metres and to the north-west of Ruislip High Street and is 1.24 hectares in extent.

The site comprises a roughly rectangular shaped 1.24ha plot with primary frontage to Bury Street. The site also benefits from an unused access strip, which runs from the site to Sharps Lane. There is a level difference across the site extending to approximately 3 metres with a gradient sloping down to the north-west.

A range of industrial and manufacturing buildings with associated offices and parking presently occupy the site. The buildings are typically pre-war and two storeys in height (although there are three storey elements present). The majority of the buildings have been vacant for some time, due to a reduction in activities, leading to an air of neglect on the site. The site is now totally vacant. Small areas of green space with mature trees are located along the road boundary.

The surrounding area is characterised by a range of developments, predominantly residential. The site is bounded to the north by Ruislip Youth Centre and associated car parking, beyond which runs the River Pinn. Bury Street lies to the east which forms the main site access. The southern boundary is adjoined by the rear gardens of residential properties on Sharps Lane. The residential development in Bury Street and Sharps Lane comprise typically two storey detached and semi-detached houses. To the west, the site abuts Green Belt land comprising the playing fields for Bishop Winnington-Ingram Church of England Primary School.

Ruislip Town Centre extends southwards from the junction of Sharps Lane and Bury

Street and from the Great Barn, located on the opposite side of Bury Street.

The entire site is located within the Ruislip Village Conservation Area and within an Archaeological Priority Area. Mill House, which immediately abuts the site to the east, is a Grade II Listed building.

1.2 Proposed Scheme

Conservation Area Consent is sought for the demolition of all existing buildings on site to enable its redevelopment to provide a total of 66 apartments and houses in a mix of studio, 1 and 2 bedroom flats and 3 and 4 bedroom houses together with associated car parking, access and landscaping.

1.3 Relevant Planning History Comment on Planning History

The site has been used for manufacturing purposes since the Second World War when the single/two storey warehouse building was used by EMI Electronics Ltd to help with the war effort. An application approved in 1951 (209/MISC/51) regularised this use but restricted it to a 50 year permission, after which the buildings were to be removed and the land reinstated.

Planning permission for the part two, part three storey office building was granted in 1973 (6157/C/73/1501) but was subject to the same temporary permission. Various minor alterations and extensions were approved in 1981 (6157/N/80/0536).

Removal of the time restrictive conditions on the 1951 and 1973 permissions was granted in 1991 (6157/T/91/1093 and 6157/S/91/1091). There have been no applications on the site since this date.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 28th October 2009

2.2 Site Notice Expiry Date:- 28th October 2009

3. Comments on Public Consultations

The application has been advertised as an application for Conservation Area Consent which would in the opinion of the Council affect the setting of Ruislip Village Conservation Area.

ENVIRONMENT AGENCY

The proposal falls outside the scope of matters on which the Environment Agency is a statutory consultee. Therefore we will not be providing comments on this application.

CONSERVATION OFFICER

BACKGROUND: This site is located within an Archaeological Priority Area; it lies within the Ruislip Village Conservation Area and is close to the Ruislip Manor House and Barn site, which includes a number of listed buildings and a Scheduled Ancient Monument. Mill House, No.25 Bury Street, is a timber framed grade II listed property, dating from the seventeenth century. It includes a barn which is set at a right angle to the road and

although its main elevation fronts Bury Street, it has a secondary elevation that looks across the site and is clearly visible from the entrance to it. The site also skirts the rear garden of the listed building and while there is tree screening on the boundary, there are views towards and from the listed building.

The site is of a good size, and rises towards the north west. It appears that none of the buildings, which are of approximately 1-3 (commercial) storeys in height and of varied age and design, have any real architectural or historic interest. There are mature trees along the frontage and boundaries and also one or two other trees located across the site amongst the buildings. The extensive laurel hedges that define most of the boundary of the site are also worthy of retention.

The site is archaeological sensitive with Roman and Medieval artefacts and features having been uncovered in the initial investigative trenches.

CONSIDERATION:

Demolition

There would be no objection in principle to the demolition of the buildings on the site and its redevelopment, as the existing structures are of little architectural or historic significance (as clarified in pages 30 and 31 of the submitted Design and Access Statement).

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.7 To promote the conservation, protection and enhancement of the archaeological heritage of the Borough.

PT1.8 To preserve or enhance those features of Conservation Areas which contribute to their special architectural and visual qualities.

Part 2 Policies:

BE4 New development within or on the fringes of conservation areas

5. MAIN PLANNING ISSUES

The buildings were due for demolition in 2001 (as the buildings only had a 50 year life-span), in accordance with the terms of their temporary permissions, but were reprieved in 1991 when the time restrictive conditions imposed in 1951 and 1973 were removed.

The Conservation Officer raises no objection in principle to the demolition of the buildings on the site and its redevelopment, as the existing structures are considered to be of little architectural or historic significance. The industrial buildings on the site are considered to be an incongruous addition to the conservation area in terms of scale and height, and are highly visible from the open spaces to the north and west of the site.

PPG15 (Planning and the Historic Environment) advises that the Local Planning Authority is entitled to consider the merits of any proposed development in determining whether consent should be given for the demolition of an unlisted building in a Conservation Area.

PPG15 further states that even where buildings make little or no contribution to the character or appearance of a conservation area, consent for demolition should not be given unless there are acceptable and detailed plans for any redevelopment.

It is considered that an acceptable redevelopment scheme is proposed for this site, details of which are provided elsewhere on this agenda. In the event that the proposed residential scheme is approved, it is recommended that Conservation Area Consent to demolish the existing buildings be granted, in accordance with Policy BE4 of the Unitary Development Plan Saved policies September 2007 and the provisions of PPG15.

6. RECOMMENDATION

APPROVAL subject to the following:

1 CAC2 Demolition - requirement for development contract

No demolition shall take place until a contract for the redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides.

REASON

To ensure that premature demolition does not occur in accordance with Policy BE4 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1 The decision to GRANT conservation area 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 conservation area consent has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

BE4 New development within or on the fringes of conservation areas

3 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic

Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

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

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

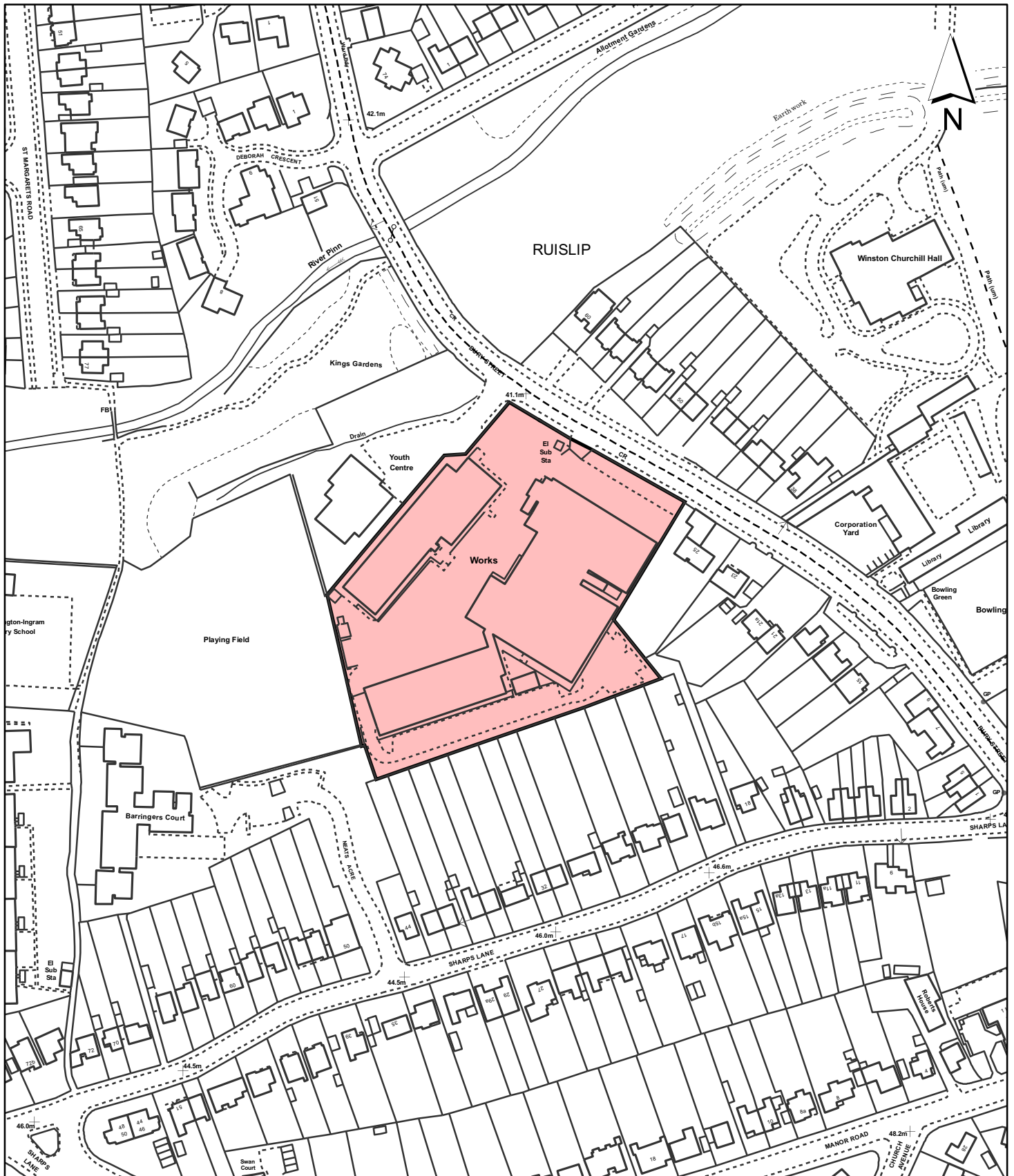
D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

- 5 Demolition and removal of any material containing asbestos must be carried out in accordance with guidance from the Health and Safety Executive and the Council's Environmental Services. For advice and information contact: - Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (Tel. 020 7556 2100).

Contact Officer: Karl Dafe

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Former Mill Works
Bury Street
Ruislip**

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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

Planning Application Ref:
6157/APP/2009/2070

Scale
1:2,000

Planning Committee
North

Date
February 2010



HILLINGDON
LONDON