

Report of the Head of Planning, Sport and Green Spaces

Address LESSER BARN HUBBARDS CLOSE HILLINGDON

Development: Rebuilding of existing barn with internal and external alterations to create two three-bedroom dwellings with associated parking and landscaping

LBH Ref Nos: 5971/APP/2016/3922

Drawing Nos: Heritage Statement
Heritage Statement Appendix 2: Archaeological Record Drawings of the Lesser Barn
Heritage Statement Appendix 3: 2007 Photographic Survey of the Lesse Barn
Design and Access Statement
Covering Letter/Planning Statement
16092/001 Site Plan
2688-02/MP Existing Elevations (Before Collapse of Lesser Barn)
2688-01/MP Existing Ground Floor Plan (Before Collapse of Lesser Barn)
2688-03/MP Rev. R3 Proposed Ground Floor Plan
2688-04/MP Rev. R3 Proposed First Floor Plan
2688-14/MP Rev. R3 Proposed Elevations
2688-06/MP Rev. R1 Proposed Section A-A
2688-05/MP Rev. R1 Proposed Section B-B
2688-15/MP Site Location Plan and Site Block Plan
2688-24 Foundation Detail - Intermediate Floor - Facing Brick Wall
2688-22 Eaves Detail - Facing Brick Wall
2688-21 Window Head & Cill Wall Details
2688-20 External Wall Details - Timber Cladd Wall
2688-19 Foundation Detail - Intermediate Floor Detail
2688-18 Roof Detail - Floor-Wall Junction - Shiplap clad wall
2688-17/MP Penny Copeland Survey Ground Floor Plan
2688-16/MP Penny Copeland Survey Ground Floor Plan
2688-13/MP Rev. R1 Eaves Detail
2688-12/MP Foundation Detail
2688-11/MP Rev. R1 Eaves Detail
2688-10/MP Foundation Detail
2688-09/MP Ridge Detail
2688-08/MP Rev. R1 Window Detail
2688-07/MP Specification Notes
2688-23 External Wall Details - Facing Brick Wall
Updated Timber Frame Condition Survey January 2017
Update Report dated 30 January 2017

Date Plans Received: 24/10/2016

Date(s) of Amendment(s):

Date Application Valid: 24/10/2016

1. SUMMARY

The application site comprises of the Grade II Listed Hubbards Farm Lesser Barn. The proposal seeks planning permission for the rebuilding and conversion of the Grade II Listed Lesser Barn into two three-bedroom residential units.

The proposed scheme is a re-submission of the 2012 approved application ref: 5971/APP/2011/2438, which has since expired. The Grade II Listed Lesser Barn was previously used as stables which ceased use in 2000. Since this time the Lesser Barn became increasingly derelict and has now collapsed and has been dismantled by a specialist contractor, recorded and stored on site for reinstatement.

The proposed rebuilding of the Lesser Barn would restore a Grade II Listed Building, reusing existing timbers where possible. The conversion of the re-built barn to two residential dwellings would bring the Grade II Listed Lesser Barn back into use whilst retaining the historic character of the building. The proposed residential units would provide adequate living conditions for future occupiers.

The proposed scheme for the rebuilding and conversion of the Grade II Listed Building to two three-bed residential units would not have a detrimental impact on the character and appearance of the street scene and the Green Belt, or on the residential amenity of future occupiers of the site or neighbouring properties.

The application complies with Policies BE1, EM2 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies AM7, AM14, BE8, BE10, BE13, BE15, BE19, BE20, BE21, BE23, BE24, H4 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The application is therefore recommended for approval subject to a Section 106 Agreement. The associated Listed Building Consent ref: 5971/APP/2012/122 has also been recommended for approval subject to a Section 106 Agreement.

2. RECOMMENDATION

That delegated powers be given to the Head of Planning and Enforcement to grant planning permission, subject to any relevant amendments agreed by the Head of Planning and Enforcement and the following:

A. That the Council enters into a legal agreement with the applicant under Section 106 of the 1990 Town & Country Planning Act (as amended) or other appropriate legislation to secure:

1. The Lesser Barn shall be returned to the site and reinstated as part of the works within a specified time frame.

B. That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.

C. If the Legal Agreement has not been finalised within 3 months, under the discretion of the Head of Planning and Enforcement, the application is refused under delegated powers on the basis that the applicant has failed to return and reinstate The Lesser Barn.

D. That if the application is approved, the following conditions be attached:

1 T8 Time Limit - full planning application 3 years

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

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, 16092/001, 2688-03/MP Rev. R3, 2688-04/MP Rev. R3, 2688-05/MP Rev. R1, 2688-06/MP Rev. R1, 2688-07/MP, 2688-08/MP Rev. R1, 2688-09/MP, 2688-10/MP, 2688-11/MP Rev. R1, 2688-12/MP, 2688-13/MP Rev. R1, 2688-14/MP Rev. R3, 2688-15/MP, 2688-18, 2688-19, 2688-20, 2688-21, 2688-22, 2688-23 and 2688-24 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the London Plan (2016).

3 M1 Details/Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

4 AR3 Sites of Archaeological Interest - scheme of investigation

No development shall take place until the applicant, their agent or successor in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. Thereafter development shall only take place in accordance with the approved scheme. The archaeological works shall be carried out by a suitably qualified body acceptable to the Local Planning Authority.

REASON

The site is of archaeological interest and it is considered that all evidence of the remains should be recorded in accordance with Policy BE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

5 RES12 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 42 and 43 Hubbards Close.

REASON

To prevent overlooking to adjoining properties in accordance with Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

6 RES13 Obscure Glazing

The rooflights facing 42 and 43 Hubbards Close shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7 RES14 Outbuildings, extensions and roof alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification); no garage(s), shed(s) or other outbuilding(s), nor extension or roof alteration to any dwellinghouse(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies BE13, BE21, BE23 and BE24 of the Hillingdon Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

8 TL1 Existing Trees - Survey

Prior to any work commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-

- (i) Species, position, height, condition, vigour, age-class, branch spread and stem diameter of all existing trees, shrubs and hedges on and immediately adjoining the site.
- (ii) A clear indication of trees, hedges and shrubs to be retained and removed.
- (iii) Existing and proposed site levels.
- (iv) Routes of any existing or proposed underground works and overhead lines including their manner of construction.
- (v) Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees and other vegetation to be retained during construction work.

REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

9 RES9 Landscaping (including refuse/cycle storage)

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

- 1.a Planting plans (at not less than a scale of 1:100),
- 1.b Written specification of planting and cultivation works to be undertaken,
- 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

- 2.a Refuse Storage (inc. elevations if appropriate)
- 2.b Cycle Storage (inc. elevations if appropriate)
- 2.c Means of enclosure/boundary treatments (inc. elevations if appropriate)
- 2.d Car Parking Layouts
- 2.e Hard Surfacing Materials
- 2.f External Lighting

3. Schedule for Implementation

4. Other

4.a Existing and proposed functional services above and below ground

4.b Proposed finishing levels or contours

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan.

10 H7 Parking Arrangements (Residential)

The parking areas (including where appropriate, the marking out of parking spaces) including any garages and car ports shown on the approved plans, shall be constructed, designated and allocated for the sole use of the occupants prior to the occupation of the development and thereafter be permanently retained and used for no other purpose.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (July 2011).

11 ST1 Site Survey and Remediation Scheme

Before any part of this development/conversion is commenced a site survey to assess the land contamination levels shall be carried out to the satisfaction of the Council and a remediation scheme for removing or rendering innocuous all contaminants from the site shall be submitted to and approved by the Local Planning Authority. The remediation scheme shall include an assessment of the extent of site contamination and provide in detail the remedial measures to be taken to avoid risk to the occupiers and the buildings when the site is developed, including building conversions. All works which form part of this remediation scheme shall be completed before any part of the development is occupied or brought into use (unless otherwise agreed in writing by the Local Planning Authority). The condition will not be discharged until verification information has been submitted for the remedial works.

Any imported material i.e. soil and site won soil shall be tested for contamination levels therein to the satisfaction of the Council.

REASON

To ensure that the occupants and users of the development are not subject to any risks from contamination in accordance with policy OE11 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and London Plan (2016) Policy 5.21 (Contaminated Land).

12 RES15 Sustainable Water Management (changed from SUDS)

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the

development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and London Plan (2016) Policy 5.12.

13 ST1 Standard Condition

The communal garden area shall be maintained as such and shall not be subdivided without the prior written consent of the Local Planning Authority.

REASON

In order to provide a satisfactory external amenity space for the occupants in accordance with Policies BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT planning permission 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 I53 Compulsory Informative (2)

The decision to GRANT planning permission 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 (July 2011) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE8	Planning applications for alteration or extension of listed buildings
BE9	Listed building consent applications for alterations or extensions Proposals detrimental to the setting of a listed building

BE10	
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.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
OL4	Green Belt - replacement or extension of buildings
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
NPPF1	NPPF - Delivering sustainable development
NPPF12	NPPF - Conserving & enhancing the historic environment
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF9	NPPF - Protecting Green Belt land

3 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

4 I47 Damage to Verge - For Council Roads:

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

5 I2 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

6 13 Building Regulations - Demolition and Building Works

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).

7 15 Party Walls

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

8 16 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

9 115 Control of Environmental Nuisance from Construction Work

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 which are audible at the site boundary shall only be carried out between the hours of 08.00 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 or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best

Practice Guidance' The Control of dust and emissions from construction and demolition.

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) 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.

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The applicant is advised that the four existing parking spaces on the site should be used by contractors for parking during construction works in order to minimise disruption on the highway.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the western side of Hubbards Close and comprises of the Hubbards Farm Lesser Barn. 42-53 Hubbards Close and associated parking is located north-west of the site. An area of parking is located on the southern boundary while the Grade II Listed Hubbards Farm Greater Barn is located on the opposite side of Hubbards Close. The application site is located within an area of Green Belt.

3.2 Proposed Scheme

Planning permission is sought for the rebuilding of a Grade II Listed Barn (Hubbards Farm Lesser Barn) with internal and external alterations to create two three-bedroom dwellings with associated parking and landscaping.

The Lesser Barn was previously used as stables which ceased use in 2000. Since this time the Lesser Barn became increasingly derelict such that it collapsed and has been dismantled by a specialist contractor, recorded and stored on site for reinstatement.

An application for Listed Building Consent is being dealt with under application ref: 5971/APP/2013/1839.

3.3 Relevant Planning History

5971/APP/2007/2137 Greater Barn, Hubbards Farm, Hubbards Close West Drayton Road I
CONVERSION OF MAIN BARN AND OUTBUILDING TO CREATE 1, THREE-BEDROOM, 2, TWO-BEDROOM AND 2, ONE-BEDROOM DWELLING UNITS INVOLVING ALTERATIONS TO EXISTING BARN, ERECTION OF AN EXTENSION TO OUTBUILDING AND RE-SITING OF DETACHED GRANARY BUILDING, TOGETHER WITH ASSOCIATED PARKING, ACCESS AND LANDSCAPING

Decision: 15-01-2008 Approved

5971/APP/2007/2146 Lesser Barn, Hubbards Farm, Hubbards Close West Drayton Road H
CONVERSION OF LESSER BARN TO 2 THREE-BEDROOM DWELLINGS INVOLVING

INTERNAL AND EXTERNAL ALTERATIONS TO EXISTING BARN WITH ASSOCIATED PARK AND LANDSCAPING

Decision: 26-02-2008 Approved

5971/APP/2007/2148 Greater Barn, Hubbards Farm, Hubbards Close West Drayton Road I
Conversion of main barn, with single storey extension to form 1 three-bedroom dwelling, 2 two-bedroom dwellings and 2 one-bedroom dwellings, and provision of 6 parking spaces within courtyard (Application for Listed Building Consent).

Decision: 15-01-2008 Approved

5971/APP/2007/2177 Lesser Barn, Hubbards Farm, Hubbards Close West Drayton Road H
CONVERSION OF BARN TO TWO THREE BEDROOM DWELLINGS INVOLVING INTERNAL AND EXTERNAL ALTERATIONS TO EXISTING BARN WITH ASSOCIATED PARKING AND LANDSCAPING (APPLICATION FOR LISTED BUILDING CONSENT)

Decision: 26-02-2008 Approved

5971/APP/2011/2438 Lesser Barn Hubbards Close Hillingdon
Conversion of lesser barn to two three-bedroom dwellings involving internal and external alterations to existing barn with associated parking and landscaping.

Decision: 18-04-2012 Approved

5971/APP/2011/2439 Greater Barn, Hubbards Farm, Hubbards Close West Drayton Road I
Conversion of main barn and outbuilding to create 1 three-bedroom, 2 two-bedroom and 2 one-bedroom dwelling units, involving alterations to existing barn, erection of an extension to outbuilding and re-siting of detached granary building together with associated access, parking and landscaping.

Decision: 18-04-2012 Approved

5971/APP/2012/121 Greater Barn, Hubbards Farm, Hubbards Close West Drayton Road I
Conversion of main barn and outbuilding to create 1 three-bedroom, 2 two-bedroom and 2 one-bedroom dwelling units, involving alterations to existing barn, erection of an extension to outbuilding and re-siting of detached granary building together with associated access, parking and landscaping (Listed Building Consent)

Decision: 18-04-2012 Approved

5971/APP/2012/122 Lesser Barn, Hubbards Farm, Hubbards Close West Drayton Road H
Conversion of Lesser barn to two 3-bedroom dwellings, involving internal and external alterations to existing barn, with associated parking and landscaping (Application for Listed Building Consent).

Decision: 18-04-2012 Approved

5971/APP/2013/1839 The Lesser Barn Hubbards Close Hillingdon

Dismantling of existing farm outbuilding and reconstruction to accord with planning permission ref: 5971/APP/2011/2438, dated 18-04-12 (Conversion of Lesser Barn to two three-bedroom dwellings involving internal and external alterations to existing barn with associated parking and landscaping) (Application for Listed Building Consent)

Decision: 21-05-2015 Approved

5971/APP/2013/2831 Greater Barn, Hubbards Farm, Hubbards Close West Drayton Road Hillingdon

Dismantling and rebuilding of existing barn and extension to provide 7 self contained flats with associated external works and landscaping

Decision: 21-05-2015 Approved

5971/APP/2014/1168 Greater Barn, Hubbards Farm, Hubbards Close West Drayton Road Hillingdon

Listed Building Consent for the dismantling and rebuilding of existing barn and extension to provide 7 self contained flats.

Decision: 21-05-2015 Approved

Comment on Relevant Planning History

Lesser Barn:

The associated Listed Building Consent ref: 5971/APP/2013/1839 for the reconstruction of the Grade II Listed Lesser Barn was approved at the Central and South Planning Committee in November 2014 subject to a Section 106 Agreement. Due to a change in ownership of the application site, the Section 106 Agreement has not yet been completed; the current owner of the site has confirmed that they are happy to complete the Section 106 Agreement should planning permission be granted.

4. Planning Policies and Standards

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

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
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.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
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LPP 3.3	(2016) Increasing housing supply
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LPP 3.5	(2016) Quality and design of housing developments
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NPPF1	NPPF - Delivering sustainable development
NPPF12	NPPF - Conserving & enhancing the historic environment
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF9	NPPF - Protecting Green Belt land

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 49 local owners/occupiers. One response was received:

- i) will there be additional parking for builders and would this become resident only parking?
- ii) may cause congestion to the local area/roads
- iii) how will builders ensure minimum disruption to residents during construction?
- iv) what will be the hours of work during construction?

v) will there be a site manager appointed for the development?

Historic England:

The Grade II Listed Lesser Barn at Hubbards has been on the Heritage at Risk register for several years, and has now collapsed entirely. This application is a re-submission of a previous approved scheme to rebuild the barn for residential use.

As raised at the time of the previous consents for listed building and planning consent in 2013/14, we reiterate the need to ensure through a legal agreement that the timbers are returned to site and rebuilt, following the removal, detailed inspection and repair of salvaged timbers. We also recommend that a clear methodology for the process of removal, repair, return and reconstruction of the frame is provided, particularly given the current collapsed state of the barn.

Given the current state of the site, and subject to this legal agreement and a detailed method statement for the treatment of the historic timbers, we are content that the scheme would be an appropriate solution.

Recommendation

We would urge you to address the above issues, and recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again.

Please note that this response relates to historic building and historic area matters only. If there are any archaeological implications to the proposals it is recommended that you contact the Greater London Archaeological Advisory Service for further advice.

Internal Consultees

Conservation Officer:

This will replace the previous approval and needs to be linked with the latest agreed, but not yet issued, Listed Building Consent and the still in draft S106 Agreement. No objection.

Environmental Protection Unit:

No objection to the planning application. Please add control of environmental nuisance from construction work informative.

Highways:

This application is for the conversion of an existing listed Lesser Barn site to create 2 x 3 bed dwellings in Hubbards Close Hillingdon. There have been previous approvals on this site for the conversion of the barn for 2 x 3 bed dwellings. Hubbards Close is a local road on the Council's road network. The site has a PTAL value of 1b (poor) which suggests there will be a strong reliance on private cars for trip making. There are no waiting restrictions in the area as the majority of local housing has access to off-street parking.

The proposals include 4 off-street car parking spaces which is supported. The proposals will add to the existing traffic in the area but the changes will be relatively small. There will have to be changes to the existing access to the site but these can be made at the applicant's expense.

There is no information available in the application regarding the 4 secure covered cycle parking spaces required nor the refuse/recycling facilities that should be provided within 10m of the existing highway. Both of these items can be condition if you are of mind to recommend approval.

On the basis of the above remarks I do not have significant highway concerns over the above application.

Trees/Landscape Officer:

This site is occupied by a walled plot which formerly accommodated a timber barn, the remains of which are being stored within the site. The site is flat and there are no trees or other vegetation which might pose a constraint on development.

If the proposed development is recommended for approval, landscape conditions should be imposed to ensure that the development contributes to the character and appearance of both the barn and the wider area.

No objection subject to condition RES9 (landscaping) (parts 1, 2, 5 and 6)

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The use of the Lesser Barn for residential purposes has already been established in principle, following approval of the original application (ref: 5971/APP/2007/2146) in 2008, and the approval of the subsequent resubmission application (ref: 5971/APP/2011/2438) in April 2012, for two residential units. The 2012 planning permission (ref: 5971/APP/2011/2438) has now expired.

Policy H4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to provide a mix of housing units of different sizes within residential schemes. The current proposal would rebuild the Grade II Listed Lesser Barn and provide two three-bed dwellings. It is considered that the mix of unit sizes would be acceptable within this area.

Issues relating to the impact upon the visual and residential amenity of the area and the Green Belt, the living conditions of future occupiers, and the highways impacts have been discussed elsewhere in this report.

7.02 Density of the proposed development

Not applicable for this application.

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) will not permit applications to alter or extend Listed Buildings where damage may be caused to the historic structure. External and internal alternations should harmonise with their surroundings. Policy BE10 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) will not grant permission for proposals that are detrimental to the setting of the Listed Building.

The Lesser Barn is a Grade II Listed Building which has now collapsed; the barn has been dismantled by a specialist contractor, recorded and stored on site for reinstatement; in January 2017 the specialist contractor carried out an updated survey to assess the current condition of the timber frame. The proposed scheme seeks to rebuild and restore the Grade II Listed Lesser Barn in order to allow for its conversion into two three-bedroom dwellings with associated parking and landscaping.

The Conservation Officer has no objection to the proposal which will restore a Grade II Listed Building, reusing the salvaged timbers wherever possible and introducing new timbers where they have been lost. The structural integrity of the timber frame will be restored and will form the core of the new structure.

The full impact of the proposed scheme on the Grade II Listed Lesser Barn has been dealt with through the concurrent Listed Building Consent application (ref: 5971/APP/2013/1839)

7.04 Airport safeguarding

Not applicable for this application.

7.05 Impact on the green belt

Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) does not permit developments in the Green Belt that would injure the visual amenity of the Green Belt by their siting, materials and design.

The derelict appearance of the site, which is increased by the fact that the Lesser Barn has collapsed, causes harm to the visual amenity of the surrounding Green Belt. The proposed scheme would rebuild and restore the Lesser Barn to an acceptable appearance which would improve the visual impact of the site, thereby resulting in an improvement to the visual amenity of the site and the surrounding Green Belt.

The proposal complies with Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.07 Impact on the character & appearance of the area

At the time of the original and subsequent planning applications (refs: 5971/APP/2007/2146 and 5971/APP/2011/2438) the Lesser Barn was in a derelict state, with only the timber frame remaining. Since 2012, the Lesser Barn has collapsed, and as such, the site has had an unsightly impact on the existing street scene and the residential nature of the surrounding area. The proposed scheme seeks to rebuild and restore the existing barn and convert into two residential dwellings which will improve the street scene by restoring the derelict/collapsed barn to an acceptable appearance in compliance with Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that new development within residential areas compliments or improves the amenity and character of the area. Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and HDAS: 'Residential Layouts' seek to ensure that new developments maintain and allow adequate levels of daylight and sunlight to penetrate into and between them. Furthermore these policies state that planning permission will not be granted for new developments which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.

The scheme would restore the collapsed barn to the height, width and length of the Lesser Barn prior to collapse and so the building would have a similar relationship with the surrounding dwellings in regards to scale, bulk and proximity. Currently the site has an unsightly impact on the residential nature of the surrounding area due to the derelict nature of the site; it is considered that restoration of the Lesser Barn would improve the residential amenity of the site, and so the proposed scheme complies with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires the design of new developments to protect the privacy of neighbouring dwellings.

Due to the orientation of the building there would not be an issue of overlooking of neighbouring properties to the north and south of the site. In regards to the rear elevation, there are two rooflights that face onto 42 and 43 Hubbards Close. These rooflights should be obscure glazed in order to prevent overlooking of the neighbouring properties and to

accord with Policy BE24 of the Hillingdon Unitary Local Plan: Part Two - Saved UDP Policies (November 2012), it is considered that this can be dealt with by way of a condition on any consent granted.

7.09 Living conditions for future occupiers

Internal Floor Space:

Policy 3.5 of the London Plan sets out minimum internal floor space standards for residential dwellings. Three-bed six person dwellings require 102sq.m of internal floor space. One of the proposed dwellings would be provided with 128sq.m of internal floor space and so complies with Policy 3.5 of the London Plan. Whilst the internal floor space of the other dwelling would fall below the recommended 102sq.m, providing some 95sq.m of internal floor space, in this instance it is considered to be acceptable given the need to restore the Grade II Listed Building.

External Amenity Space:

Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that residential developments should provide adequate external amenity space for occupants. The Council's HDAS: Residential Layouts SPD sets out minimum guidelines for the amount of external amenity space for dwellings. Three-bed dwellings should be provided with 60sq.m of external amenity space.

The proposal would provide two three-bed dwellings and so would require 120sq.m of external amenity space. The development would be provided with 271sq.m of external amenity space, thereby complying with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Layouts SPD.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards.

The Council's Car Parking Standards require the provision of two parking spaces per residential dwelling. The proposal would provide four off-street parking spaces located on the southern part of the site and would use an existing vehicular crossover. The proposed scheme therefore provides two parking spaces per dwellings in accordance with the Council's Car Parking Standards.

The Council's Highways Engineer has assessed the proposed development and considers that subject to conditions relating to cycle and refuse storage, the proposal would be acceptable in regards to parking and traffic generation. As such, the proposal complies with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

Urban design:

See Section 7.03 of this report.

Access and security:

Secure by Design principles have been incorporated within the Building Regulations and so

a Secure by Design condition is no longer required.

7.12 Disabled access

Lifetime Homes Standards have been incorporated within the Building Regulations and so a Lifetime Homes condition is no longer required.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to retain and utilise topographical and landscape features of merit and provide new planting and landscaping when appropriate.

The application site does not contain any landscaping features of merit and the proposed scheme has not provided full landscaping details. However, the Council's Trees/Landscape Officer considers that subject to the provision of tree and landscaping conditions, the application is acceptable in terms of Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

Refuse should be stored within an enclosed bin store which should be located near to the highway. Details of refuse storage can be dealt with by way of a condition on any consent granted.

7.16 Renewable energy / Sustainability

In March 2015 the Government removed the requirement for new dwellings, with the exception of 'legacy cases' to comply with the Code for Sustainable Homes. As such, the proposed development is not required to achieve Code for Sustainable Homes.

7.17 Flooding or Drainage Issues

The application site is not located within a flood zone and it is considered that adequate drainage details can be provided by way of a sustainable drainage condition on any consent granted.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

One response was received during the public consultation raising queries over construction and traffic congestion.

Point i) refers to parking during construction and whether it would become resident only parking. There are four existing parking spaces behind existing hoarding around the site which would be retained for use of the proposed dwellings. No additional parking is proposed as the four existing parking spaces are considered adequate for the development. An informative advising that the existing parking spaces should be used for parking by contractors during construction works is recommended.

In regards to Point ii), the impact on traffic has been discussed elsewhere in this report.

Points iii) and iv) refer to minimising disruption during construction and hours of work. This is covered by separate environmental legislation which is set out in the Control of Environmental Nuisance from Construction Work Informative.

Point v) relates to whether there will be a site manager for the development. It would be down to the developer to provide a site manager, which is likely given the type of

development proposed and the historical nature of this Grade II Listed site.

7.20 Planning obligations

As the proposal is for two new dwellings, the scheme would be Mayoral CIL Liabile. The London Borough of Hillingdon falls within Charging Zone 2, therefore, a flat rate fee of £35 per square metre would be required for each net additional square metre added to the site as part of the development.

The proposal would also be liable under the London Borough of Hillingdon's Community Infrastructure Levy (CIL), which was introduced in August 2014. The charging schedule requires a fee of £95 per square metre for residential developments.

7.21 Expediency of enforcement action

Not applicable to 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

Not applicable to this application.

10. CONCLUSION

The application site comprises of the Grade II Listed Hubbards Farm Lesser Barn. The proposal seeks planning permission for the rebuilding and conversion of the Grade II Listed Lesser Barn into two three-bedroom residential units.

The proposed scheme is a re-submission of the 2012 approved application ref: 5971/APP/2011/2438, which has since expired. The Grade II Listed Lesser Barn was previously used as stables which ceased use in 2000. Since this time the Lesser Barn became increasingly derelict and has now collapsed and has been dismantled by a specialist contractor, recorded and stored on site for reinstatement.

The proposed rebuilding of the Lesser Barn would restore a Grade II Listed Building, reusing existing timbers where possible. The conversion of the re-built barn to two residential dwellings would bring the Grade II Listed Lesser Barn back into use whilst retaining the historic character of the building. The proposed residential units would provide adequate living conditions for future occupiers.

The proposed scheme for the rebuilding and conversion of the Grade II Listed Building to two three-bed residential units would not have a detrimental impact on the character and appearance of the street scene and the Green Belt, or on the residential amenity of future occupiers of the site or neighbouring properties.

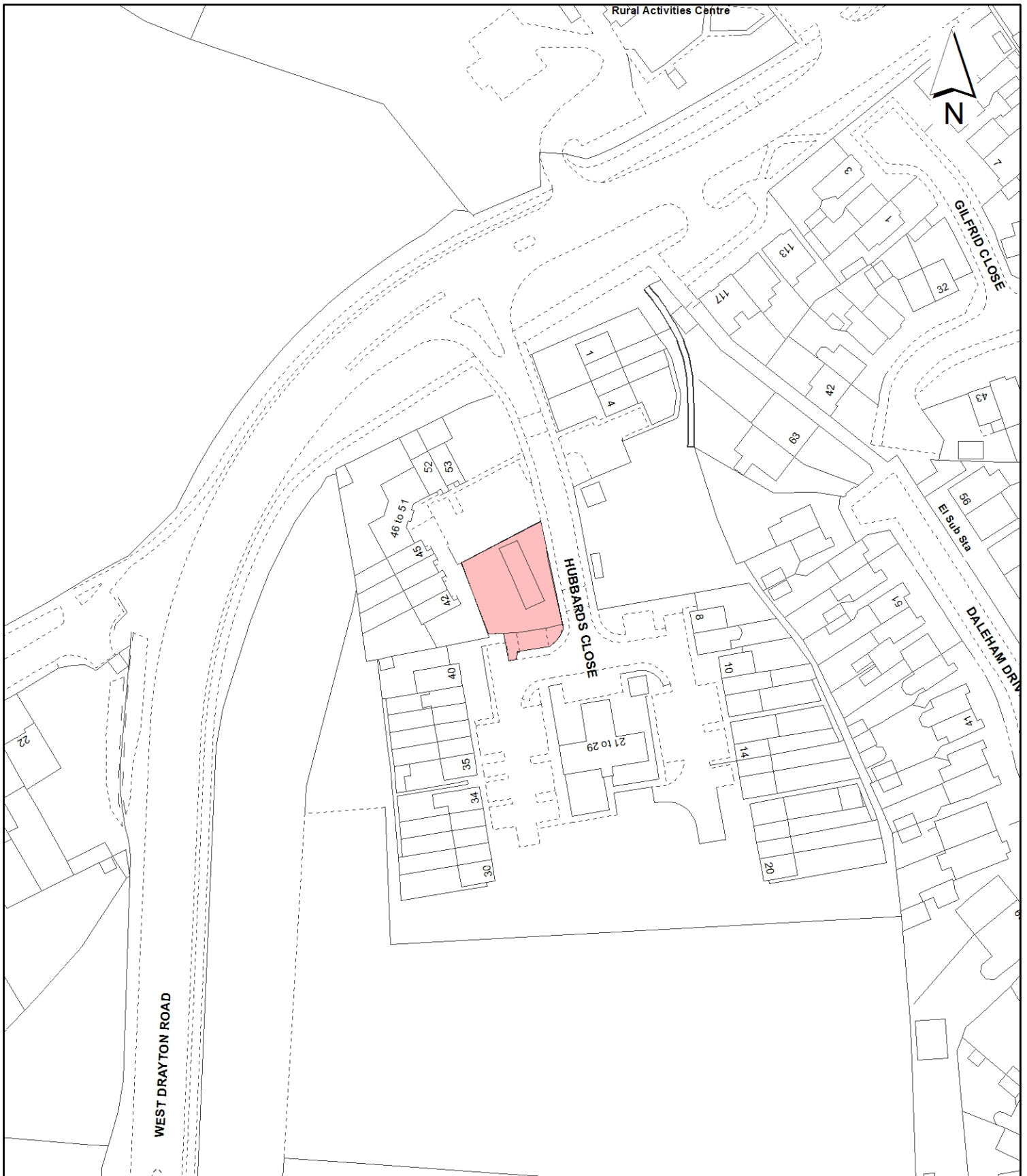
The application complies with Policies BE1, EM2 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies AM7, AM14, BE8, BE10, BE13, BE15, BE19, BE20, BE21, BE23, BE24, H4 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The application is therefore recommended for approval subject to a Section 106 Agreement. The associated Listed Building Consent ref: 5971/APP/2012/122 has also been recommended for approval subject to a Section 106 Agreement.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)
HDAS: Residential Layouts SPD
HDAS: Accessible Hillingdon SPD
National Planning Policy Framework

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Notes:

 Site boundary

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Site Address:

**Lesser Barn
 Hubbards Close**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
5971/APP/2016/3922

Scale:
1:1,250

Planning Committee:
Central & South

Date:
March 2017

