

## Report of the Head of Planning, Sport and Green Spaces

**Address** THE LESSER BARN HUBBARDS CLOSE HILLINGDON

**Development:** Dismantling of existing farm outbuilding and reconstruction to accord with planning application ref: 5971/APP/2016/3922 (Rebuilding of existing barn with internal and external alterations to create two three-bedroom dwellings with associated parking and landscaping) (Application for Listed Building Consent).

**LBH Ref Nos:** **5971/APP/2013/1839**

**Drawing Nos:** 2688-05/MP Rev. R1 (Proposed Section B-B)  
2688-06/MP Rev. R1 (Proposed Section A-A)  
2688-08/MP Rev. R1 (Window Detail)  
2688-11/MP Rev. R1 (Eaves Detail)  
2688-13/MP Rev. R1 (Eaves Detail)  
2688-16/MP (Penny Copeland Survey Ground Floor Plan)  
2688-17/MP (Penny Copeland Survey Ground Floor Plan)  
2688-01/MP (Existing Ground Floor Plan before Collapse of Lesser Barn)  
Planning Statement  
2688-07/MP (Specification Notes)  
2688-09/MP (Ridge Detail)  
2688-10/MP (Foundation Detail)  
2688-12/MP (Foundation Detail)  
2688-15/MP  
Building Report  
Method Statement for the Dismantling of the Existing Structure  
Preliminary Archaeological Recording Drawings  
2688-02/MP (Existing Elevations)  
2688-23 (External Wall Details - Facing Brick Wall)  
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)  
2688-14/MP Rev. R3 (Proposed Elevations)  
2688-04/MP Rev. R3 (Proposed First Floor Plan)  
2688-03/MP Rev. R3 (Proposed Ground Floor Plan)  
Phase 2 Method Statement  
Statement of Significance  
Update Report dated 30 January 2017  
Updated Timber Frame Condition Survey January 2017

<b>Date Plans Received:</b>	02/07/2013	<b>Date(s) of Amendment(s):</b>	04/06/2014
<b>Date Application Valid:</b>	28/10/2013		09/02/2014
			29/05/2014
			27/11/2013
			02/07/2013
			03/02/2017

## REASON FOR URGENCY

A decision is urgently required to ensure that funding for the project is secured.

### 1. CONSIDERATIONS

#### 1.1 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.

#### 1.2 Proposed Scheme

Listed Building Consent is sought for the dismantling of the existing farm outbuilding and reconstruction to accord with planning application ref: 5971/APP/2016/3922, 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.

#### 1.3 Relevant Planning History

5971/APP/2003/2976 Lesser Barn, Hubbards Farm, Hubbards Close West Drayton F  
CONVERSION OF BARN TO TWO-BEDROOM DWELLING INVOLVING INTERNAL AND EXTERNAL ALTERATIONS TO EXISTING BARN AND ERECTION OF DETACHED OUTBUILDING TO REAR WITH ASSOCIATED PARKING AND LANDSCAPING

**Decision Date:** 09-11-2004      **Approved**      **Appeal:**

5971/APP/2003/2978 Lesser Barn, Hubbards Farm, Hubbards Close West Drayton F  
CONVERSION OF BARN TO TWO-BEDROOM DWELLING INVOLVING AND EXTERNAL ALTERATIONS TO EXISTING BARN AND ERECTION OF DETACHED OUTBUILDING TO REAR WITH ASSOCIATED PARKING AND LANDSCAPING (APPLICATION FOR LISTED BUILDING CONSENT)

**Decision Date:** 09-11-2004      **Approved**      **Appeal:**

5971/APP/2007/2146 Lesser Barn, Hubbards Farm, Hubbards Close West Drayton R  
CONVERSION OF LESSER BARN TO 2 THREE-BEDROOM DWELLINGS INVOLVING INTERNAL AND EXTERNAL ALTERATIONS TO EXISTING BARN WITH ASSOCIATED PARKING AND LANDSCAPING

**Decision Date:** 26-02-2008      **Approved**      **Appeal:**

5971/APP/2007/2177 Lesser Barn, Hubbards Farm, Hubbards Close West Drayton F  
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 Date:** 26-02-2008      **Approved**      **Appeal:**  
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 Date:** 18-04-2012      **Approved**      **Appeal:**  
5971/APP/2012/122      Lesser Barn, Hubbards Farm, Hubbards Close West Drayton F  
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 Date:** 18-04-2012      **Approved**      **Appeal:**  
5971/APP/2016/3922      Lesser Barn Hubbards Close Hillingdon  
Rebuilding of existing barn with internal and external alterations to create two three-bedroom dwellings with associated parking and landscaping

**Decision Date:**      **Appeal:**

#### **Comment on Planning History**

The associated planning application ref: 5971/APP/2016/3922 is a re-submission of the 2012 approved application ref: 5971/APP/2011/2438, which has since expired.

#### **2. Advertisement and Site Notice**

**2.1** Advertisement Expiry Date:- 27th November 2013

**2.2** Site Notice Expiry Date:- Not applicable

#### **3. Comments on Public Consultations**

EXTERNAL

Consultation letters were sent to 36 local owners/occupiers. No responses were received.

English Heritage:

There is considerable significance in the historic fabric of the Grade II Listed Hubbards' Barn, and English Heritage regrets that it has been allowed to deteriorate to the point of collapse. Under the circumstances, however, we agree that the proposed dismantling and rebuilding of the structure is the most appropriate solution to secure the long-term sustainable management of the heritage asset.

However, we are concerned that should listed building consent be granted for the demolition and rebuild, the owner has no obligation under planning law to re-erect the barn. We therefore suggest that your authority enters into a legal agreement with the owner to ensure the barn is re-erected in a given timescale. The legal agreement should be entered into at the same time as the granting of listed building consent, as it may not be possible to enter into an agreement once listed building consent is authorised.

Our legal department at English Heritage would be happy to assist your authority's own legal department should you require assistance in this matter. Please contact me in the

first instance to discuss.

#### Recommendation

Providing that the above issues are addressed, we would be minded to direct as to the granting of listed building consent. We therefore look forward to confirmation that your authority agrees to enter into a legal agreement with the owner of the barn, to ensure its restoration.

#### INTERNAL

#### Conservation Officer:

This is one of two Grade II Listed barns on the site, the larger barn dating from the 16th century and the lesser barn dating from the 15th century, both are included on the EH Buildings at Risk Register. The current owner purchased the barns circa 2012 and works started to prop the structures, which were in a derelict state. The large barn, however, collapsed before this could be put in place, and despite some propping of the smaller structure, this blew over in a spate of bad weather. Since that time, both of the structures have been dismantled by a specialist contractor, recorded and stored on site for reinstatement, a report on the salvaged frame elements is included as part of the application.

COMMENTS: The proposals are to rebuild the Lesser Barn, reusing the salvaged timbers/materials 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 design of the elevations is very similar to that of the previous approvals for the residential conversion, with just a few minor changes to the fenestration and less roof lights.

CONCLUSION: A Section 106 Agreement and/or a bond are required to ensure that both barns, the original granary and the removed wing to the Greater Barn are all returned to the site and reinstated as part of the works within a specified time frame. There is a danger that without this legal undertaking that the structures will be removed from site and not returned. A condition is less enforceable.

Conditions should be attached to any approval to cover items noted below and should be submitted for approval prior to the relevant part of the work commencing:

- Full details of the repair to the existing timber frames to the barn and a schedule of salvaged materials for reuse with their proposed locations
- Adjustments to final drawings (elevations/ floor plans and cross sections) to incorporate the repaired frames and studding without alteration
- Details of new frame elements, including roof construction, to be submitted
- Full constructional details and methodology for reconstruction, including details of floor levels and fixing of new to old fabric
- Notwithstanding the submitted drawings, details of the insulation of the walls and roof
- Notwithstanding the submitted drawings, further details of the footings and new plinth
- Downpipes, gutters and hoppers
- A sample panel of brickwork to be agreed on site, bricks, mortar mix and pointing style to be agreed

- Type and location of flues, vents and SVPs
- Samples of materials and finishes for all external elevations and roof
- Details of the materials, design and construction of all new roof lights, windows, external doors, cills and thresholds
- Details of design and materials of all internal joinery
- Partition construction- all new partitions to be scribed around original features and frame elements
- A hard and soft landscaping scheme to be provided
- Details of designs and materials for the boundary treatment and bin store
- Notwithstanding the submitted drawings, a revised eaves detail to be submitted

Whilst the archaeology of the site has been investigated, we need to include a further condition as requested by GLAAS.

We should be seeking Conservation and Management plans for the historic structures on the site via S106.

CONCLUSION: No objection subject to the above.

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

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

Part 1 Policies:

PT1.HE1 (2012) Heritage

Part 2 Policies:

BE8 Planning applications for alteration or extension of listed buildings

BE9 Listed building consent applications for alterations or extensions

BE10 Proposals detrimental to the setting of a listed building

NPPF7 NPPF - Requiring good design

NPPF12 NPPF - Conserving & enhancing the historic environment

#### **5. MAIN PLANNING ISSUES**

The main planning issue relates to the impact the proposal would have on the Grade II Listed Hubbards Farm Lesser Barn. The Lesser Barn was previously used as stables which ceased use in 2000. Since this time the Lesser Barn became increasingly derelict; the Lesser Barn has now collapsed and 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.

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 alterations 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 proposed scheme seeks to rebuild and restore the Grade II Listed Lesser Barn in order to allow for the conversion of the Lesser Barn to two three-bedroom dwellings involving internal and external alterations to the existing barn with associated parking and landscaping (planning permission is being sought under planning application ref: 59715971/APP/2016/3922).

It is considered that the proposed works to the Lesser Barn would reuse the salvaged timbers where possible and insert new timbers where required in order to restore the structural integrity of the timber frame. The Council's Conservation Officer raises no objection to the proposal subject to the provision of additional information through the use of suitable conditions.

The proposed scheme is considered to comply with Policies BE8 and BE10 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). It is therefore recommended that Listed Building Consent is granted.

## **6. 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            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**            **LB4**            **Storage of salvaged items**

Salvaged items approved for re-use as part of this consent shall be securely stored on site (or subject to the Local Planning Authority's agreement, elsewhere) until employed again and Council officers shall be allowed to inspect them.

**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)

**3**            **LB9**            **Samples of materials**

Samples of all materials and finishes to be used for all external surfaces of the building, including bricks, mortar mix, pointing style and roof materials, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun. A sample panel of brickwork is to be agreed on site.

**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**            **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:

- (a) New frame elements, including roof construction
- (b) Full constructional details and methodology for reconstruction, including details of floor levels and fixing of new to old fabric
- (c) Insulation of the walls and roof
- (d) Footings and new plinth
- (e) Downpipes, gutters and hoppers
- (f) Type and location of flues, vents and SVPs
- (g) All new roof lights, windows, external doors, cills and thresholds (to include materials, design and construction)
- (h) Internal joinery
- (i) Revised eaves detail

**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)

**5**            **NONSC**            **Details of repair & Schedule of salvaged materials**

Prior to the relevant part of the work commencing, full details of the repair to the existing timber frames to the barn and a schedule of salvaged materials for reuse with their proposed locations, shall be submitted to and approved in writing by 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)

**6** NONSC Repaired frames and studding without alteration

Prior to the relevant part of the work commencing, adjustments to final drawings (elevations/floor plans and cross sections) to incorporate the repaired frames and studding without alteration shall be submitted to and approved in writing by 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)

**7** NONSC Partition construction

All new partitions are to be scribed around original features and frame elements.

**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** RES9 Landscaping (car parking & 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
- 2.b Cycle Storage
- 2.c Means of enclosure/boundary treatments
- 2.d Car Parking Layouts
- 2.e Hard Surfacing Materials
- 2.f External Lighting
- 2.g Other structures (such as play equipment and furniture)

3. Details of Landscape Maintenance

- 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
- 3.b Proposals for the replacement of any tree, shrub, or area of surfing/seedling within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

5. Other

- 5.a Existing and proposed functional services above and below ground
- 5.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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan (July 2011)

### 9 OTH2 Archaeology

A) No development shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the Local Planning Authority.

B) No development or demolition shall take place other than that in accordance with the Written Scheme of Investigation approved under Part (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

## REASON

Heritage assets of archaeological interest survive on the site. The Planning Authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development, in accordance with recommendations given by the borough and in PPS 5 and Policy BE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

## INFORMATIVES

1 The decision to GRANT Listed Building Consent has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 The decision to GRANT Listed Building Consent has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

BE8 Planning applications for alteration or extension of listed buildings

BE9 Listed building consent applications for alterations or extensions

BE10 Proposals detrimental to the setting of a listed building

NPPF7 NPPF - Requiring good design

NPPF12 NPPF - Conserving & enhancing the historic environment

3 You are advised this permission is based on the dimensions provided on the

approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

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

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

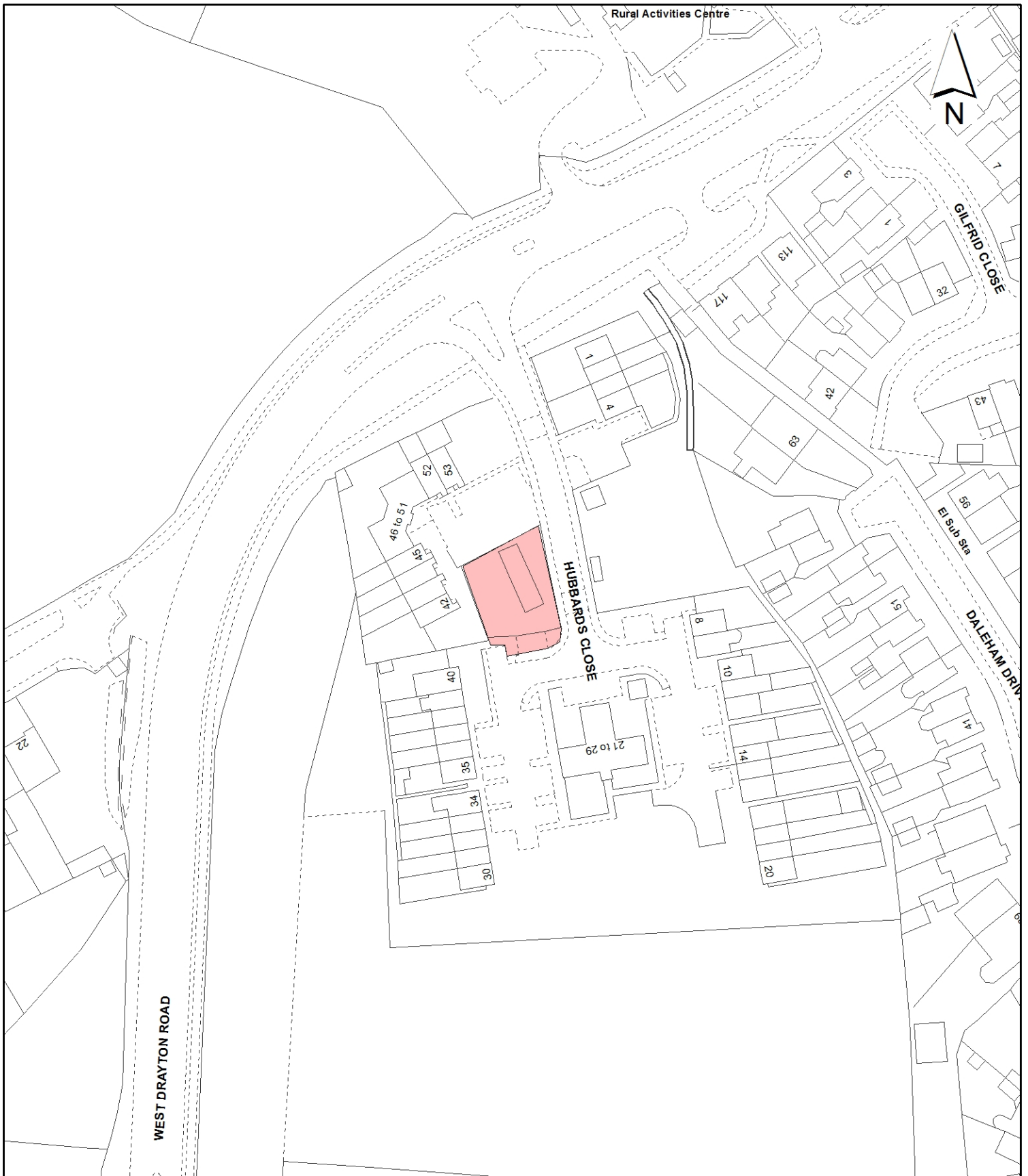
C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance' The Control of dust and emissions from construction and demolition.

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](http://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.

**Contact Officer:** Katherine Mills

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).  
 Unless the Act provides a relevant exception to copyright.  
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

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/2013/1839**

Scale:  
**1:1,250**

Planning Committee:  
**Central & South**

Date:  
**April 2017**

