

Report of the Head of Planning, Sport and Green Spaces

Address THE OLD SHOOTING BOX HIGH ROAD EASTCOTE

Development: Re-positioning of existing vehicle entrance and associated ground works to existing residential dwelling (Listed Building Consent).

LBH Ref Nos: 20652/APP/2017/906

Drawing Nos: SH-165CW-100R01-RevB-Heritage StatementSml
PL-00 - Garden As Exist Rev-A
PL-01 - Garden Layout Rev-A
PL-09 - Elevations Rev-A
PL-04 - Location Plan Rev-A

Date Plans Received: 13/03/2017 **Date(s) of Amendment(s):**
Date Application Valid: 13/03/2017

1. CONSIDERATIONS

1.1 Site and Locality

The site comprises a Grade II Listed Building which is sited on the northern part of High Road. To the south of is the B466 (High Road Eastcote). The surrounding area is characterised by buildings set in generous plots which feature mature trees and hedges. The site lies within the Eastcote Village Conservation Area.

1.2 Proposed Scheme

The proposal seeks to relocate the driveway further to the east to improve visibility and safety for vehicles and pedestrians. The application also seeks to carry out repair work to the existing property and landscaping. This is a listed building application required due to changes to the boundary walls.

1.3 Relevant Planning History

20652/B/94/0206 The Old Shooting Box High Road Eastcote
Alteration to front ground-floor elevation (Application for Listed Building Consent)

Decision Date: 22-07-1994 Approved **Appeal:**

Comment on Planning History

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

The application was consulted on between 23/03/2017 and 13/04/2017. An objection was received from 1 neighbouring resident and 1 letter of comment from the Conservation Area Panel which are summarised below.

Objection

- Concerns raised in relation to the proposed impact on trees and shrubs;
- Not aware of issues of safety or congestion, other buildings have similar issues;
- Proposed gate would be visually imposing and overbearing;
- Applicant should explore exploring and using a drain connecting to River Pinn;
- Concerns relating to noise, dust and disturbance;
- Structural damage could be caused because of construction;
- Level of excavation is not stated;
- The air vent is clear (and not blocked) and above ground. Therefore, it is not necessary and relevant that digging and excavation of the side of the house and the rear of the property adjacent to our fence/ wall is to resolve the problems of the air vent blockage.

Officer comment: The proposal includes digging upto 150mm to carry out repair work to the existing house, this is not considered to be harmful to the listed building or the setting of the listed building. The works are considered to be necessary to improve highways safety and the details of the proposed gates is subject to a condition.

Eastcote Conservation Panel

The proposed work has been discussed with the Conservation Officer LBH and appears to be necessary to protect the listed building and to remove safety issues with access to the grounds. The Conservation panel does not have any objections.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.HE1 (2012) Heritage
- PT1.BE1 (2012) Built Environment

Part 2 Policies:

- NPPF1 NPPF - Delivering sustainable development
- NPPF11 NPPF - Conserving & enhancing the natural environment
- NPPF12 NPPF - Conserving & enhancing the historic environment
- LPP 7.4 (2016) Local character
- LPP 7.8 (2016) Heritage assets and archaeology
- LPP 7.9 (2016) Heritage-led regeneration
- BE8 Planning applications for alteration or extension of listed buildings
- BE9 Listed building consent applications for alterations or extensions
- BE12 Proposals for alternative use (to original historic use) of statutorily listed buildings

5. MAIN PLANNING ISSUES

This report considers the impact of the proposed work on the Grade II Listed building.

Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires external and internal alterations to harmonise with their surroundings. Policy BE8 of the Hillingdon Local Plan: Part 2 (November 2012) only permits alterations to the listed building where no damage is caused to the buildings and internal and external works are in keeping with the appearance of the listed building.

Policy BE13 of the Hillingdon Local Plan: Part Two Policies (November 2012) require developments to harmonise with features in the area.

The Council's Conservation Officer has raised no objections in principle to the proposed works under this application as the most significant features are retained. The changes under this application are for safety reasons or as repair work. The applicant has noted that the wall would be repaired in reclaimed brick to match the existing which has been considered acceptable.

The proposed alterations under this application are sympathetic to the Grade II listed building and it is considered that the proposed changes proposed under this application would not cause harm to the historic fabric, character and appearance of the Grade II Listed Building.

The proposed scheme complies with Policies BE8, BE9 and BE10, of the Hillingdon Local Plan: Part Two (November 2012). The application for Listed Building Consent is therefore recommended for approval.

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 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

SH-165CW-100R01-RevB-Heritage StatementSml

PL-00 - Garden As Exist Rev-A

PL-01 - Garden Layout Rev-A

PL-09 - Elevations Rev-A

PL-04 - Location Plan Rev-A

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 B16 Details/Samples to be Submitted

Development shall not begin until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance.

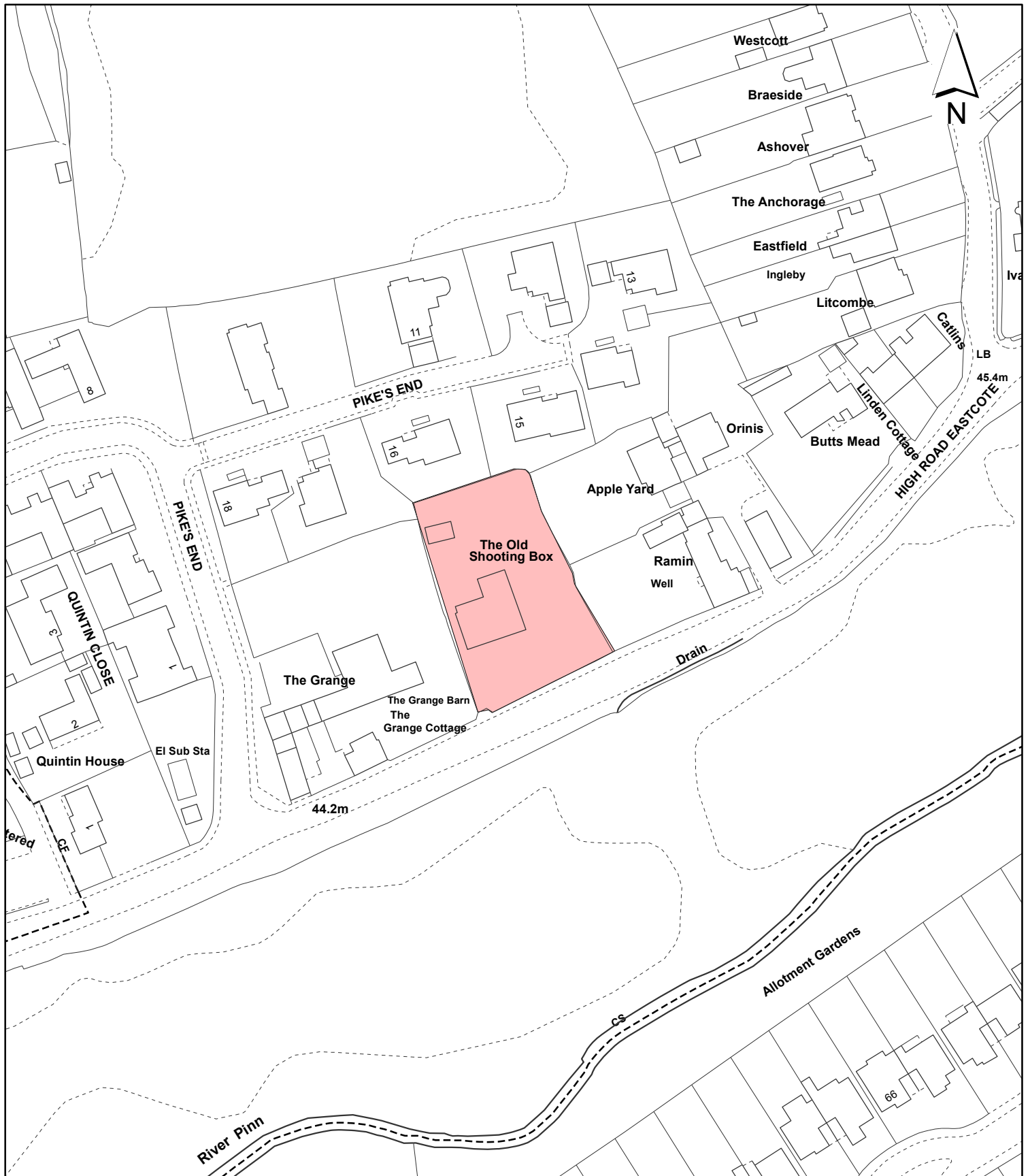
INFORMATIVES

- 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 - The Spatial Development Strategy for London (2016) and national guidance.

NPPF1	NPPF - Delivering sustainable development
NPPF11	NPPF - Conserving & enhancing the natural environment
NPPF12	NPPF - Conserving & enhancing the historic environment
LPP 7.4	(2016) Local character
LPP 7.8	(2016) Heritage assets and archaeology
LPP 7.9	(2016) Heritage-led regeneration
BE8	Planning applications for alteration or extension of listed buildings
BE9	Listed building consent applications for alterations or extensions
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings

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Notes:

 Site boundary

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Site Address:

**The Old Shooting Box
 High Road**

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

Planning Application Ref:
20652/APP/2017/906

Scale:
1:1,250

Planning Committee:
North

Date:
May 2017

