

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

**Address** RUISLIP BOWLS CLUB, MANOR FARM BURY STREET RUISLIP

**Development:** Single storey extension to eastern elevation of club pavilion. Removal of 2 existing sheds to the east of the pavilion and replacement with new shed adjacent to the west of the pavilion. Enlargement of existing upper terrace. Revisions to existing fenestrations and access arrangements (Application for Listed Building Consent).

**LBH Ref Nos:** 45220/APP/2017/3865

**Drawing Nos:** 2017/D/225/T/14 Rev A  
Heritage Statement - 2017/D/225/P/10  
Design & Access Statement - 2017/D/225/P/09  
Location Plan - 2017/D/225/P/01  
Proposed Site Plan - 2017/D/225/P/03  
2017/D/225/P/04 Rev A  
2017/D/225/P/05  
2017/D/225/P/06 Rev A  
2017/D/225/P/07  
2017/D/225/P/08 Rev A  
2017/D/225/P/11

**Date Plans Received:** 24/10/2017

**Date(s) of Amendment(s):**

**Date Application Valid:** 30/10/2017

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The site is occupied by a single-storey detached pavilion which has stained waney edge timber cladding and a tiled, hipped roof. A single-storey extension with a low profile crown roof has been added to the rear and there is a collection of small timber sheds and storage containers positioned around the pavilion.

There is a pathway and terrace area to the immediate front of the building which faces on to a level bowling green which has been cut into sloping ground and is therefore at a lower ground level than the pavilion as well other surrounding land.

The site is enclosed by a mix of metal railing and timber fencing which is approximately 1.5 metres in height.

The site is within the Manor Farm Heritage Area which is Council owned land that incorporates the remaining earthworks of a Motte and Bailey castle and the buried remains of a Benedictine Priory, both of which are Scheduled Monuments and a number of Listed Buildings consisting of the former farmhouse as well as barns, one of which now houses Ruislip Library. These features all lie to the north of the site. To the rear is a pond which is surrounded by mature specimen trees.

The site falls within the wider Ruislip Village Conservation Area. The site is located within the core of the original village of Ruislip, an area that has retained the appearance of a semi-rural village owing to the clustered arrangement of historic buildings, including those accommodating public houses and shops, and the amount of mature landscaping which includes specimen trees, landscaped features such as ponds and large areas of green space.

## 1.2 Proposed Scheme

The proposal involves making a single-storey extension to the eastern (side) elevation of the existing bowls pavilion. The floor space offered by the proposed extension would measure approximately 11.6 metres in length by 6.4 metres in depth. The roof slope would continue to the front to provide a covered walkway beneath an overhang of approximately 1.65 metres in width, as is the case of the roof of the existing building. The ridge and eaves height would match those of the original building, as would the roof slope angles. The hipped end of the roof on the eastern elevation of the building would be replicated.

The paved terrace, which extends across the entire frontage of the existing building, would be extended to the full width of the extended building.

The enlarged floor area would provide an increase in storage space, allowing for the removal of some of the existing storage sheds that surround the building, as well as provide additional space for bowls club members, including allowing the building to be used for indoor bowls.

Alterations in fenestrations include repositioning of the main entrance so that it remains in the centre of the building frontage, provision of tri-fold double glazed oak doors on the frontage in place of existing windows and the removal of an external door on the western elevation and removal of ground floor windows within the eastern elevation.

## 1.3 Relevant Planning History

45220/APP/2016/3857 Ruislip Bowls Club, Manor Farm Bury Street Ruislip

Demolition of 2 no. sheds, single storey extension to existing pavilion, erection of detached building for storage/locker room use and associated external works.

**Decision Date:** 06-12-2016      **Approved**      **Appeal:**

45220/APP/2017/3028 Ruislip Bowls Club, Manor Farm Bury Street Ruislip

Single storey extension to eastern elevation of club pavilion. Removal of 2 existing sheds to the east of the pavilion and replacement with new shed adjacent to the west of the pavilion. Enlargement of existing upper terrace. Revisions to existing fenestrations and access arrangements.

**Decision Date:** 30-10-2017      **Approved**      **Appeal:**

### Comment on Planning History

Planning permission for the proposed works has been granted under application 45220/APP/2017/3028.

## 2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 13th December 2017

2.2 Site Notice Expiry Date:- Not applicable

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

No representations have been received from members of the public.

STATUTORY CONSULTEE'S:

HISTORIC ENGLAND:

I cannot see that the below application falls within our remit for consultation for Listed Building Consent.

GREATER LONDON ARCHAEOLOGICAL ADVISORY SERVICE (GLAAS):

Please note, this is a comment submitted for the related planning application.

The proposed development lies adjacent to Ruislip motte castle scheduled monument and on the site of Manor Farm's rickyard. Archaeological remains of medieval and post-medieval date are therefore likely to survive under the bowls club but previous investigation indicates that minor works are unlikely to cause significant harm. However, groundworks for the proposed extension could reveal archaeological remains so they should be observed by an archaeologist to ensure that a record can be made of any discoveries.

Appraisal of this application using the Greater London Historic Environment Record and information submitted with the application indicates that the development is likely to cause some harm to archaeological interest but not sufficient to justify refusal of planning permission provided that a condition is applied to require an investigation to be undertaken to advance understanding. The archaeological interest should be conserved by attaching a condition.

INTERNAL CONSULTEE'S:

CONSERVATION OFFICER:

The site lies within the Ruislip Village Conservation Area and within the Manor Farm Complex, which includes a number of listed buildings and a Scheduled Ancient Monument. The site is therefore extremely sensitive in terms of its archaeology and the setting of the surrounding heritage assets.

The existing single storey club house building is a relatively modern structure, which is simply detailed and clad in timber. The adjacent small outbuildings to be removed are modern and of no historic interest. The proposed extension to the building has been developed with input from the Conservation and Design Team, and no objections are raised in principle to the scheme in terms of its design or impact on the setting of the surrounding heritage assets.

If supported, conditions will need to be included re the agreement of samples of materials and finishes for the external elevations/roof; clock design; design details of the windows,

doors and shutters. The design of the forecourt walls; details of hard and soft landscaping; lighting and other security measures; handrails and ramp. Plus also add conditions as required by GLAAS in their letter of 28th September

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

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

Part 1 Policies:

Part 2 Policies:

BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE9	Listed building consent applications for alterations or extensions
BE10	Proposals detrimental to the setting of a listed building
LPP 7.8	(2016) Heritage assets and archaeology
NPPF	National Planning Policy Framework
NPPF12	NPPF - Conserving & enhancing the historic environment

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

The existing pavilion is regarded as a curtilage Grade II Listed Building on account of its location within the former grounds of Ruislip Manor Farm.

The building itself is not considered to possess any significant architectural value although it is considered to be sympathetic to the setting of nearby Listed Buildings by virtue of its modest scale and timber cladding.

The proposed extensions increase the size of the building in terms of width but do not alter its depth or height. The enlarged footprint of the building would extend to the east of the site where there is a tree lined footpath and a car park. The building would not advance significantly closer to neighbouring Listed Buildings and the green buffer maintained between the pavilion and the Listed former farm buildings would not be eroded. The general form of the building would be maintained, with the height not increased and the roof remaining hipped. The external appearance would also be preserved through the use of timber cladding.

As a result, it is considered that the works would not remove or obscure any significant features of heritage value due to the extension being made to a relatively modern building and that they would also not harmfully impact upon the setting of the neighbouring Listed Buildings.

It is therefore recommended that the proposed development accords with Policies BE 9 and BE 10 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and, as such, Listed Building Consent for the proposed development should be granted.

#### **6. RECOMMENDATION**

**APPROVAL subject to the following:**

**1** SP01 Council Application Standard Paragraph

This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall enure only for the benefit of the the land.

**2** LB1 Time Limit (3 years) - Listd 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.

**3** 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:-

2017/D/225/P/02;  
2017/D/225/P/03;  
2017/D/225/P/04 Rev A;  
2017/D/225/P/05;  
2017/D/225/P/06 Rev A;  
2017/D/225/P/07;  
2017/D/225/P/08 Rev A;  
2017/D/225/T/14 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 Saved UDP Policies (November 2012) and the London Plan (2016).

**4** COM5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Design & Access Statement;  
Heritage Statement;

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

REASON

To ensure that the development complies with the objectives of the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**5** COM7 Materials (Submission)

No development shall take place until details and samples of all materials and external surfaces, to include external elevations/roof; clock design and design details of the windows, doors and shutters, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

#### REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE 9 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

#### **6** AR3 Sites of Archaeological Interest - scheme of investigation

No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

The written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

#### REASON

The site is of archaeological interest and it is considered that all evidence of the remains should be recorded in accordance with Policy BE 3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

### **INFORMATIVES**

- 1** In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.
- 2** 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.

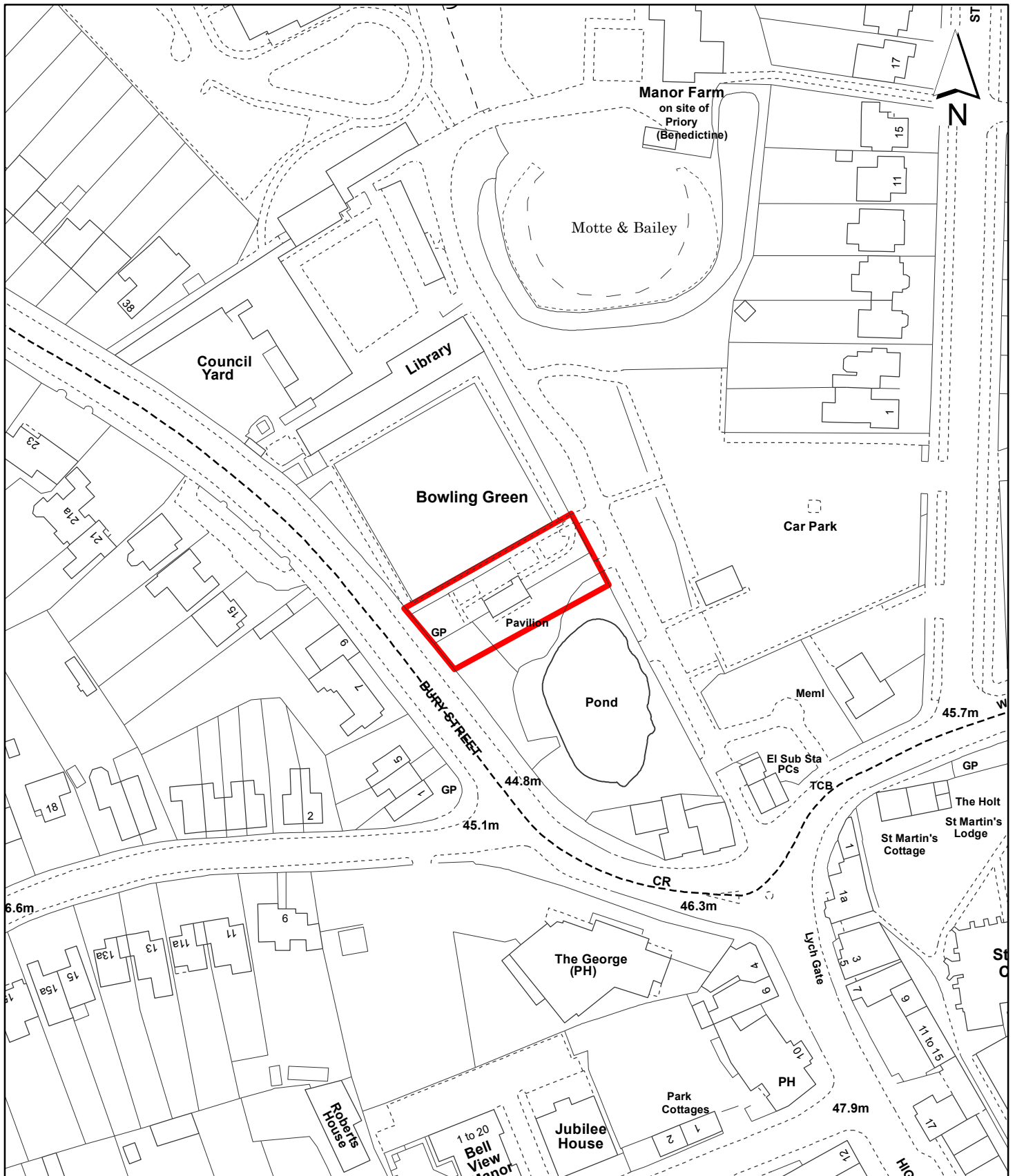
- 3 As the application site is within a conservation area, not less than 6 weeks notice must be given to the Local Planning Authority of any intention to cut down, top, lop or uproot or otherwise damage or destroy any trees on the application site. Please contact the Trees & Landscape Officer, Residents Services, 3N/02, Civic Centre, Uxbridge, UB8 1UW for further advice.
- 4 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).

**Contact Officer:** James McLean Smith

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address	
<b>Ruislip Bowles Club</b>	
Planning Application Ref:	Scale
<b>45220/APP/2017/3865</b>	<b>1:1,250</b>
Planning Committee	Date
<b>Major Application</b>	<b>January 2017</b>

**LONDON BOROUGH OF HILLINGDON**

**Residents Services**

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



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