

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

**Address** HILLINGDON AND UXBRIDGE CEMETERY HILLINGDON HILL HILLINGDON

**Development:** Proposed installation of floor mounted fanned convection gas heaters with flue through external wall and associated surface fixed gas supply feed.

**LBH Ref Nos:** **64409/APP/2018/537**

**Drawing Nos:** Heritage statement - 2017/D/223  
2017/D233/P02  
2017/D233/P01

**Date Plans Received:** 09/02/2018

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

**Date Application Valid:** 09/02/2018

### **1. CONSIDERATIONS**

#### **1.1 Site and Locality**

The site is occupied by Grade II Listed chapel building which are positioned within the wider cemetery complex. The chapel was opened in 1856 and is one of a pair that occupy the site. Whilst the other chapel remains in regular use as a venue for funeral services, the building subject of the application suffered extensive damage nine years ago as a result of a fire, with the roof, windows and doors particularly badly affected.

The building interior features white painted smooth render wall finishing and patterned terracotta floor tiles.

The building is set back from the road, behind the gate house, and, as such, does not have a visible presence within the street scene. The cemetery complex is a large site, approximately 7 hectares, which is characterised by formal landscaping, including ornamental trees.

After being restored following the fire, the building has come into use as a staff rest room which provides facilities for Council staff who work at the cemetery.

#### **1.2 Proposed Scheme**

The proposal involves the installation of two free-standing fan convection heaters that are required as the building currently becomes cold during winter months and, as such, fails to provide a suitable environment for staff room use. Each heater measures 930mm in length by 315mm in depth and 670mm in height. The heaters would be positioned against the interior wall.

As the heaters are gas powered, they require connection to the gas supply network. There is an existing pipe which currently terminates adjacent to the northern elevation of the building. This pipe would be extended through the external wall by way of a 20mm hole which would be drilled into it. Within the building interior, the pipe would run at low level, adjacent to interior walls to which it would be affixed through the use of metal clips. The pipe would then connect to each heater.

A flue would also be installed and this would require a hole of 80mm diameter to be drilled in the exterior wall to allow it to discharge into the air. The flue outlet would be covered with a metal guard finished in matt grey.

### 1.3 Relevant Planning History

64409/APP/2009/2268 Hillingdon And Uxbridge Cemetery Hillingdon Hill Hillingdon  
Repair and Refurbishment of existing Chapel.

**Decision Date:** 07-04-2010      **Approved**      **Appeal:**  
64409/APP/2009/2269 Hillingdon And Uxbridge Cemetery Hillingdon Hill Hillingdon  
Refurbishment of existing Chapel (Application for Listed Building Consent)

**Decision Date:** 06-05-2010      **Approved**      **Appeal:**  
64409/APP/2014/2685 Hillingdon And Uxbridge Cemetery Hillingdon Hill Hillingdon  
Refurbishment works to the gate house and Chapel buildings. Repair and refurbishment of Gatehouse and Chapel buildings, to include reroof, overhaul rainwater goods, repairs and repointing to stonework, overhaul windows and external and internal doors, replacement of any of inappropriate design and upgrading to fire doors where necessary. Inspection and upgrade to timber floors, removal of existing and provision of new services. Carry out structural repairs in accordance with structural engineer's report (Listed Building Consent Application)

**Decision Date:**      **Appeal:**  
64409/APP/2014/3560 Hillingdon And Uxbridge Cemetery Hillingdon Hill Hillingdon  
Repair and refurbishment of Gatehouse and Chapel buildings to include: re-roofing, overhaul of rainwater goods, repairs and re-pointing to stonework, overhaul windows and external and internal doors, upgrading to fire doors, upgrade of timber floors and structural repairs in accordance with structural engineer's report (Listed Building Consent)

**Decision Date:** 18-11-2014      **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 publicised by way of a site notice posted adjacent to the Cemetery entrance on Hillingdon Hill, neighbouring letters were sent out and the application was also advertised in the local paper.

No letters of representation have been received from members of the public.

LISTED BUILDINGS & CONSERVATION OFFICER:

There are no objections to these works, which will have minimal impact on the significance

of the chapel. The chapel was rebuilt from a burnt out shell approximately 9 years ago and has no original internal features. Externally the flues are discretely located and the two heaters use an existing gas pipe.

#### **4. 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.HE1 (2012) Heritage

Part 2 Policies:

BE4 New development within or on the fringes of conservation areas

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

LPP 7.8 (2016) Heritage assets and archaeology

NPPF12 NPPF - Conserving & enhancing the historic environment

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

The main planning issues relate to the impact of the proposed work on the Grade II listed Cemetery.

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 if 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 - Saved UDP Policies (November 2012) require developments to harmonise with features in the area.

The heaters are modest in size and would not obscure any significant amount of the original fabric of the building or any distinctive or valuable features. The mounting of the heaters would result in only minor drilling into the internal walls and the mounts would be secure so as to prevent any strain on the wall that may lead to damage.

The copper gas pipe would run at low level, adjacent to the interior walls and, as such, would not appear visually prominent. The fixing of the pipe to the interior walls would not result in any significant drilling.

At 20mm and 80mm respectively, the holes drilled within the exterior wall to allow access for the gas pipe and flue would not remove a significant amount of the original fabric of the

building nor any historically important features. The holes would be positioned at a low level so as to minimise visual impact.

The use of gas fan convection heaters ensures that the building can be heated quickly and efficiently, thereby meaning that the amount of heaters installed can be kept to a minimum. Furthermore, the heaters do not require a water supply, meaning the amount of pipework involved can be kept to a minimum.

By installing the heaters, the building would provide a better environment for its existing, and any future use, thereby ensuring that it is more likely to remain in use over time and less susceptible to abandonment which may lead to the building falling into disrepair. This is achieved without any intrusive works taking place and the overall character, appearance and historic integrity of the building would not be degraded as a result of the works.

It is therefore considered that the proposed development accords with Policy BE 9 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), Chapter 9 of the NPPF (2012) and 7.8 of the London Plan (2016), as such, it is recommended that Listed Building Consent is granted.

## **6. RECOMMENDATION**

### **APPROVAL subject to the following:**

#### **1 SP01 Council Application Standard Paragraph**

No demolition beyond that indicated on the approved drawings shall take place without the approval of the Local Planning Authority.

#### **REASON**

To safeguard the special architectural and/or historic interest of the building.

#### **2 G14 Time Limit (3 years) - Listed Building Consent**

The works hereby permitted shall begin 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 G11 Listed Building and Conservation Area Consents**

No opening up of the building beyond that indicated on the approved drawings shall take place without the approval of the Local Planning Authority.

#### **REASON**

To safeguard the special architectural and historic interest of the building in accordance with Policy BE 9 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

#### **4 G4 Listed Building and Conservation Area Consents**

Any damage caused to the building in execution of the works shall be made good after the works are completed.

**REASON**

To safeguard the special architectural and historic interest of the building in accordance with Policy BE 9 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**5            LB10            Internal and External Finishes (Listed Buildings)**

All new works and works of making good to the retained fabric of the building, whether internal or external, shall be finished to match the existing fabric with regard to methods used and to material, colour, texture and profile.

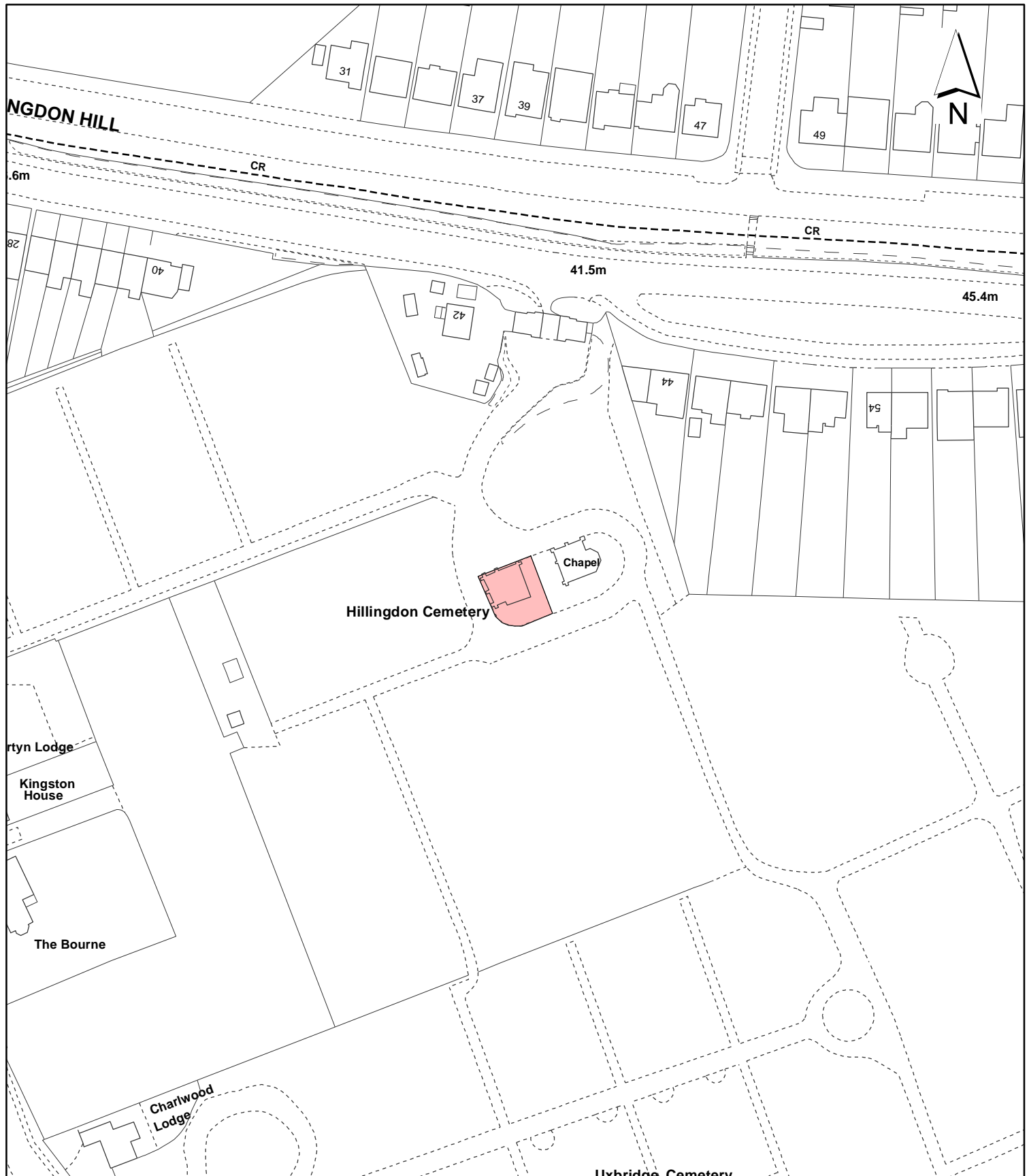
**REASON**

To safeguard the special architectural and historic interest of the building in accordance with Policy BE9 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**INFORMATIVES**

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# Notes:

 Site boundary

For identification purposes only.

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Site Address:

## Hillingdon & Uxbridge Cemetery

Planning Application Ref:

**64409/APP/2018/537**

Planning Committee:

**Major**

Scale:

**1:1,250**

Date:

**April 2018**

## LONDON BOROUGH OF HILLINGDON

**Residents Services Planning Section**

Civic Centre, Uxbridge, Middx. UB8 1UW  
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**HILLINGDON**  
LONDON