

Report of the Head of Planning, Transportation and Regeneration

Address LESSER BARN HUBBARDS CLOSE HILLINGDON

Development: Installation of two additional first floor windows to east (front) elevation, minor realignment of ground floor openings and increase in roof height (Amendments to Listed Building Consent ref: 5971/APP/2013/1839, dated 31/05/2017 (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

LBH Ref Nos: **5971/APP/2017/4190**

Drawing Nos: 16091/1001 Rev P4 Proposed Elevations
16092/SD001 Rev P2 Sprocket Eaves Detail
Heritage Statement Addendum November 2017
2688-15/MP Site Location Plan & Site Block Plan
Workshop Survey/Timber Condition Report (January 2017) - Cross Frame 1
Workshop Survey/Record of Existing Timber Sizes and Setting Out (May 2017) - Cross Frame 6 (1)
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Review of Timber Condition and Constructional Detailing
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 16091/1002 Rev P4 Proposed Floor Plans
 Email from Agent dated 16-02-18
 16092/LB001 Rev P1 Cross Sections
 Letter from MCurdy dated 31st January 2018
 Proposed Oak Timber Frame Reconstruction - Amendments To Cross Frame Details - Cross Frame 1

Date Plans Received:	20/11/2017	Date(s) of Amendment(s):	24/04/2018
Date Application Valid:	20/11/2017		16/02/2018

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 installation of two additional first floor windows to the east (front) elevation, minor realignment of ground floor openings and an increase in the roof height. (Amendments to Listed Building Consent ref: 5971/APP/2013/1839, dated 31/05/2017 (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)

1.3 Relevant Planning History

5971/AC/98/2044 Hubbards Farm West Drayton Road Hillingdon

Erection of 34 houses and 15 flats to include 12 affordable housing units (6 houses and 6 flats) and conversion of existing Listed Barn and Stable Block to 3 units of residential accommodation, together with associated access, parking for 80 cars and landscaping

Decision Date: 28-04-2000 Approved **Appeal:**

5971/AD/99/2083 Hubbards Farm West Drayton Road Hillingdon

Erection of 38 houses and 3 flats and conversion of a listed building and a stable block to residential use including the provision of associated access, car parking and landscaping (duplicate application)

Decision Date: 20-07-2000 Withdrawn **Appeal:**

5971/APP/2000/1065 Hubbards Farm West Drayton Road Hillingdon

DETAILS OF SITE SURVEY IN COMPLIANCE WITH CONDITION 9 OF PLANNING PERMISSION REF. 5971AC/98/2044 DATED 28/04/00; ERECTION OF 34 HOUSES AND 15 FLATS AND CONVERSION OF EXISTING LISTED BARN AND STABLE BLOCK WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING

Decision Date: 02-07-2001 Approved **Appeal:**

5971/APP/2000/1203 Hubbards Farm West Drayton Road Hillingdon

DETAILS OF MATERIALS IN COMPLIANCE WITH CONDITION 16 OF PLANNING PERMISSION REF. 5971AC/98/2044 DATED 28/04/00; ERECTION OF 34 HOUSES AND 15 FLATS TO INCLUDE 12 AFFORDABLE UNITS, CONVERSION OF EXISTING LISTED BARN AND STABLE BLOCK, TOGETHER WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING

Decision Date: 04-12-2000 Approved **Appeal:**

5971/APP/2000/1275 Hubbards Farm West Drayton Road Hillingdon

DETAILS OF EXTERNAL TIMBER WORK IN COMPLIANCE WITH CONDITION 19 OF PLANNING PERMISSION REF. 5971AC/98/2044 DATED 28/04/00; ERECTION OF 34 HOUSES AND 15 FLATS TO INCLUDE 12 AFFORDABLE UNITS AND CONVERSION OF LISTED BARN AND STABLE BLOCK, TOGETHER WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING

Decision Date: 04-12-2000 Approved **Appeal:**

5971/APP/2000/1276 Hubbards Farm West Drayton Road Hillingdon

DETAILS OF BOUNDARY FENCING IN COMPLIANCE WITH CONDITION 18 OF PLANNING PERMISSION REF. 5971AC/98/2044 DATED 28/04/00; ERECTION OF 34 HOUSES AND 15 FLATS TO INCLUDE 12 AFFORDABLE HOUSING UNITS AND CONVERSION OF LISTED BARN AND STABLE BLOCK TOGETHER WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING

Decision Date: 12-02-2004 Approved **Appeal:**

5971/APP/2000/1341 Hubbards Farm West Drayton Road Hillingdon

DETAILS OF TREE SURVEY AND PROTECTIVE FENCING IN COMPLIANCE WITH CONDITIONS 2 AND 4 OF PLANNING PERMISSION REF. 5971AC/98/2044 DATED 28/04/00; ERECTION OF 34 HOUSES AND 15 FLATS TO INCLUDE 12 AFFORDABLE UNITS AND CONVERSION OF EXISTING LISTED BARN AND STABLE BLOCK TOGETHER WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING

Decision Date: 16-08-2000 Approved **Appeal:**

5971/APP/2000/1387 Hubbards Farm West Drayton Road Hillingdon

DETAILS OF LANDSCAPING MAINTENANCE IN COMPLIANCE WITH CONDITION 7 OF PLANNING PERMISSION REF.5971AC/98/2044 DATED 28/04/00; ERECTION OF 34 HOUSES AND 15 FLATS AND CONVERSION OF LISTED BARN AND STABLE BLOCK

Decision Date: 17-01-2002 NFA **Appeal:**

5971/APP/2000/1613 Hubbards Farm West Drayton Road Hillingdon

DETAILS OF LANDSCAPING SCHEME IN COMPLIANCE WITH CONDITION 5 OF PLANNING PERMISSION REF 5971AC/98/2044 DATED 28/04/00; ERECTION OF 34 HOUSES AND 15 FLATS AND CONVERSION OF EXISTING LISTED BARN AND STABLE BLOCK WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING

Decision Date: 17-01-2002 NFA **Appeal:**

5971/APP/2000/2022 Hubbards Farm West Drayton Road Hillingdon

DETAILS OF NOISE PROTECTION SCHEME IN COMPLIANCE WITH CONDITION 17 OF PLANNING PERMISSION REF.5971AC/98/2044 DATED 28/04/00; ERECTION OF 34 HOUSES AND 15 FLATS TO INCLUDE 12 AFFORDABLE HOUSING UNITS (6 HOUSES AND 6 FLATS) AND CONVERSION OF EXISTING LISTED BARN AND STABLE BLOCK TO 3 UNITS OF RESIDENTIAL ACCOMMODATION, TOGETHER WITH ASSOCIATED ACCESS, PARKING FOR 80 CARS AND LANDSCAPING

Decision Date: 18-09-2000 Approved **Appeal:**

5971/APP/2000/2440 Hubbards Farm West Drayton Road Hillingdon

DETAILS OF BIN STORAGE IN COMPLIANCE WITH CONDITION 10 OF PLANNING PERMISSION REF.5971AC/98/2044 DATED 28/04/00; ERECTION OF 34 HOUSES AND 15 FLATS TO INCLUDE 12 AFFORDABLE HOUSING UNITS

Decision Date: 09-05-2001 Approved **Appeal:**

5971/APP/2000/2701 Hubbards Farm West Drayton Road Hillingdon

VARIATION OF CONDITION 3 (TO ALLOW THE REMOVAL OF A CONIFER HEDGE ADJOINING DALEHAM DRIVE) OF PLANNING PERMISSION REF.5971AC/98/2044 DATED 28/04/00; RESIDENTIAL DEVELOPMENT

Decision Date: 03-10-2001 NFA **Appeal:**

5971/APP/2001/1868 Hubbards Farm West Drayton Road Hillingdon

INTERNAL AND EXTERNAL ALTERATIONS AND ERECTION OF A TWO STOREY REAR EXTENSION TO ENABLE CONVERSION OF BUILDING TO TWO RESIDENTIAL UNITS (APPLICATION FOR LISTED BUILDING CONSENT)

Decision Date: 19-12-2001 Approved **Appeal:**

5971/APP/2001/1976 Hubbards Farm West Drayton Road Hillingdon

CONVERSION OF BARN TO CREATE TWO RESIDENTIAL UNITS

Decision Date: 19-12-2001 Approved **Appeal:**

5971/APP/2001/572 Hubbards Farm West Drayton Road Hillingdon

CONVERSION OF BARN TO CREATE A FOUR- BEDROOM RESIDENTIAL UNIT, GROUND AND FIRST FLOOR OFFICES, ASSOCIATED PARKING AND REPOSITIONING OF GRAIN STORE (APPLICATION FOR LISTED BUILDING CONSENT)

Decision Date: 19-12-2001 Approved **Appeal:**

5971/APP/2001/573 Hubbards Farm West Drayton Road Hillingdon
CONVERSION OF BARN TO CREATE TWO RESIDENTIAL UNITS (APPLICATION FOR LISTED
BUILDING CONSENT)

Decision Date: 06-09-2001 Withdrawn **Appeal:**

5971/APP/2001/92 Hubbards Farm West Drayton Road Hillingdon
COVERSION OF BARN TO CREATE A FOUR- BEDROOM RESIDENTIAL UNIT, GROUND AND
FIRST FLOOR OFFICES, ASSOCIATED PARKING AND REPOSITIONING OF GRAIN STORE

Decision Date: 19-12-2001 Approved **Appeal:**

5971/APP/2001/93 Hubbards Farm West Drayton Road Hillingdon
CONVERSION OF BARN TO CREATE TWO RESIDENTIAL UNITS AND ASSOCIATED
PARKING

Decision Date: 06-09-2001 Withdrawn **Appeal:**

5971/APP/2003/162 Lesser Barn, Hubbards Farm, Hubbards Close West Drayton F
CONVERSION OF BARN TO CREATE TWO RESIDENTIAL UNITS WITH ASSOCIATED
PARKING AND ACCESS

Decision Date: 27-08-2003 Withdrawn **Appeal:**

5971/APP/2003/164 Lesser Barn, Hubbards Farm, Hubbards Close West Drayton F
CONVERSION OF BARN TO CREATE TWO RESIDENTIAL UNITS INVOLVING REPAIR AND
REFURBISHMENT OF EXISTING BARN AND ASSOCIATED PARKING AND ACCESS
(APPLICATION FOR LISTED BUILDING CONSENT)

Decision Date: 27-08-2003 Withdrawn **Appeal:**

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/2003/2979 Greater Barn, Hubbards Farm, Hubbards Close West Drayton
CONVERSION OF BARN AND OUTBUILDING TO CREATE 2 FOUR-BEDROOM AND 1 TWO-
BEDROOM DWELLINGS INVOLVING ALTERATION TO EXISTING BARN, ERECTION OF AN
EXTENSION TO OUTBUILDING AND RESITING OF DETACHED GRANARY BUILDING,
ASSOCIATED PARKING, ACCESS AND LANDSCAPING

Decision Date: 24-11-2004 Approved **Appeal:**

5971/APP/2003/2980 Greater Barn, Hubbards Farm, Hubbards Close West Drayton
CONVERSION OF BARN AND OUTBUILDING TO CREATE 2 FOUR-BEDROOM AND 1 TWO-
BEDROOM DWELLINGS INVOLVING ALTERATION TO EXISTING BARN, ERECTION OF AN

EXTENSION TO OUTBUILDING AND RESITING OF DETACHED GRANARY BUILDING, ASSOCIATED PARKING, ACCESS AND LANDSCAPING (APPLICATION FOR LISTED BUILDING CONSENT)

Decision Date: 24-11-2004 **Approved** **Appeal:**
5971/APP/2003/592 Greater Barn, Hubbards Farm, Hubbards Close West Drayton
CONVERSION OF BARN TO CREATE THREE RESIDENTIAL UNITS WITH ASSOCIATED PARKING AND ACCESS

Decision Date: 27-08-2003 **Withdrawn** **Appeal:**
5971/APP/2003/593 Greater Barn, Hubbards Farm, Hubbards Close West Drayton
CONVERSION OF BARN TO CREATE THREE RESIDENTIAL UNITS WITH ASSOCIATED PARKING AND ACCESS (APPLICATION FOR LISTED BUILDING CONSENT)

Decision Date: 27-08-2003 **Withdrawn** **Appeal:**
5971/APP/2005/2813 Greater Barn, Hubbards Farm, Hubbards Close West Drayton
DETAILS IN COMPLIANCE WITH CONDITIONS 2, 3, 7, 9, 10 AND 13 OF PLANNING PERMISSION REF.5971/APP/2003/2979 DATED 24/11/2004: CONVERSION OF BARN AND OUTBUILDING TO CREATE 2 FOUR-BEDROOM AND 1 TWO- BEDROOM DWELLINGS INVOLVING ALTERATION TO EXISTING BARN, ERECTION OF AN EXTENSION TO OUTBUILDING AND RESITING OF DETACHED GRANARY BUILDING, ASSOCIATED PARKING, ACCESS AND LANDSCAPING

Decision Date: 13-07-2009 **NFA** **Appeal:**
5971/APP/2006/1780 Lesser Barn, Hubbards Farm, Hubbards Close West Drayton F
(A) DETAILS OF MATERIALS, SAFEGUARD OF THE SPECIAL ARCHITECTURAL/HISTORICAL INTEREST AND ROOF VENTILATION; IN COMPLIANCE WITH CONDITIONS 2, 3 AND 10 OF PLANNING PERMISSION REF: 5971/APP/2003/2978 DATED 18-11-2004; 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 (APPLICATION FOR LISTED BUILDING CONSENT)

(B) DETAILS OF MATERIALS, SITE SURVEY PLAN, LANDSCAPING AND MAINTENANCE OF LANDSCAPING; IN COMPLIANCE WITH CONDITIONS 2, 7, 8 AND 10 OF PLANNING PERMISSION REF: 5971/APP/2003/2976 DATED 19-11-2004; CONVERSION OF BARN TO TWO-BEDROOM DWELLING INVOLVING INTERNAL AND EXTERNAL ALTERNATIONS TO EXISTING BARN AND ERECTION OF DETACHED OUTBUILDING TO REAR WITH ASSOCIATED PARKING AND LANDSCAPING

Decision Date: 13-07-2009 **NFA** **Appeal:**
5971/APP/2006/2056 Lesser Barn, Hubbards Farm, Hubbards Close West Drayton F
DETAILS OF PROGRAMME OF ARCHAEOLOGICAL WORK IN COMPLIANCE WITH CONDITION 3 OF LISTED BUILDING CONSENT GRANTED ON THE 19/11/04 DATED 09/11/2004: CONVERSION OF BARN TO A TWO-BEDROOM DWELLING (APPLICATION FOR LISTED BUILDING CONSENT)

- Decision Date:** 13-07-2009 **NFA** **Appeal:**
5971/APP/2006/475 Greater Barn, Hubbards Farm, Hubbards Close West Drayton
CREATION OF TWO ADDITIONAL ONE- BEDROOM SELF-CONTAINED FLATS IN ROOFSPACE, CREATING SECOND FLOOR APARTMENTS; AMENDMENT TO PLANNING PERMISSION REF.5971/APP/2003/2979 DATED 24/11/2005: CONVERSION OF BARN AND OUTBUILDING TO CREATE 2 FOUR-BEDROOM AND ONE TWO-BEDROOM DWELLINGS INVOLVING ALTERATION TO EXISTING BARN, ERECTION OF AN EXTENSION TO OUTBUILDING AND RESITING OF DETACHED GRANARY BUILDING, ASSOCIATED PARKING, ACCESS AND LANDSCAPING.
- Decision Date:** 12-05-2009 **NFA** **Appeal:**
5971/APP/2006/476 Greater Barn, Hubbards Farm, Hubbards Close West Drayton
CREATION OF TWO ADDITIONAL ONE- BEDROOM SELF-CONTAINED FLATS IN UPPER ROOFSPACE, CREATING SECOND FLOOR APARTMENTS; AMENDMENT TO PLANNING PERMISSION REF.5971/APP/2003/2979 DATED 24/11/2004: CONVERSION OF BARN AND OUTBUILDING TO CREATE 2 FOUR-BEDROOM AND 1 TWO-BEDROOM DWELLINGS INVOLVING ALTERATION TO EXISTING BARN, ERECTION OF AN EXTENSION TO OUTBUILDING AND RESITING OF DETACHED GRANARY BUILDING, ASSOCIATED PARKING, ACCESS AND LANDSCAPING (APPLICATION FOR LISTED BUILDING CONSENT).
- Decision Date:** 12-05-2009 **NFA** **Appeal:**
5971/APP/2006/578 Greater Barn, Hubbards Farm, Hubbards Close West Drayton
DETAILS IN COMPLIANCE WITH CONDITIONS 2, 3, 7, 9 AND 10 OF PLANNING PERMISSION REF. 5971/APP/2005/2813.
- Decision Date:** 23-05-2006 **NFA** **Appeal:**
5971/APP/2007/2137 Greater Barn, Hubbards Farm, Hubbards Close West Drayton
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 Date:** 15-01-2008 **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/2007/2148 Greater Barn, Hubbards Farm, Hubbards Close West Drayton
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 Date:** 15-01-2008 **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/2011/2439 Greater Barn, Hubbards Farm, Hubbards Close West Drayton
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 Date: 18-04-2012 **Approved** **Appeal:**
5971/APP/2012/121 Greater Barn, Hubbards Farm, Hubbards Close West Drayton
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 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/2013/1839 The Lesser Barn Hubbards Close Hillingdon
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).

Decision Date: 21-05-2015 **Approved** **Appeal:**
5971/APP/2013/2831 Greater Barn, Hubbards Farm, Hubbards Close West Drayton
Dismantling and rebuilding of existing barn and extension to provide 7 self contained flats with associated external works and landscaping

Decision Date: 21-05-2015 **Approved** **Appeal:**
5971/APP/2014/1168 Greater Barn, Hubbards Farm, Hubbards Close West Drayton
Listed Building Consent for the dismantling and rebuilding of existing barn and extension to provide 7 self contained flats.

Decision Date: 21-05-2015 **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: 31-05-2017 **Approved** **Appeal:**

5971/APP/2017/2702 Lesser Barn Hubbards Close Hillingdon

Details pursuant to conditions 8 (existing trees survey), 9 (landscaping) and 13 (communal garden) of planning permission ref: 5971/APP/2016/3922, dated 31-05-17 (Rebuilding of existing barn with internal and external alterations to create two three bedroom dwellings with associated parking and landscaping)

Decision Date: 18-09-2017 **Approved** **Appeal:**

5971/APP/2017/3434 Greater And Lesser Barns Hubbards Close Hillingdon

Details pursuant to condition 4 (Written Scheme of Investigation) of planning permission Ref: 5971/APP/2016/3922 (Lesser Barn - two three-bedroom dwellings), condition 18 of planning permission ref: 5971/APP/2013/2831 (Greater Barn - 7 self contained flats) and condition 9 of Listed Building Consent Refs: 5971/APP/2013/1839 (Lesser Barn - two three-bedroom dwellings) and 5971/APP/2014/1168 (Greater Barn - 7 self contained flats), all dated 31/05/2017

Decision Date: 16-10-2017 **Approved** **Appeal:**

5971/APP/2017/3477 Lesser Barn Hubbards Close Hillingdon

Details pursuant to conditions 5 (details of timber repairs/schedule of salvaged materials) and 6 (adjustments to final drawings to incorporate repaired timbers) of Listed Building Consent ref: 5971/APP/2013/1839 dated 31/05/2017 (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)

Decision Date: 08-05-2018 **Approved** **Appeal:**

5971/APP/2017/3478 Lesser Barn Hubbards Close Hillingdon

Variation of Condition 2 (approved plans) of planning permission ref: 5971/APP/2016/3922, dated 31/05/2017 (Rebuilding of existing barn with internal and external alterations to create two three-bedroom dwellings with associated parking and landscaping) for two additional first floor windows to east (front) elevation, minor realignment of ground floor openings and increase in roof height

Decision Date: **Appeal:**

5971/G/80/0623 Hubbards Farm West Drayton Road Hillingdon

Change of use of buildings for storage & process. to warehouse with Class X of T & C planning order.

Decision Date: 24-05-1983 **Withdrawn** **Appeal:**

5971/H/80/1807 Hubbards Farm West Drayton Road Hillingdon

Continued use of building AB & C, change of use of D to warehouse.

Decision Date: 25-11-1982 **Approved** **Appeal:**

5971/J/82/0988 Hubbards Farm West Drayton Road Hillingdon

Removal of cond. 5 from p/p 5971A/4169 & 5971D/ 4975 relating to use of buildings.

Decision Date: 19-08-1983 **NFA** **Appeal:**

5971/K/84/1360

Hubbards Farm West Drayton Road Hillingdon

Erection of terrapin for retail & warehousing. use of gardens for display of sheds, additional parki

Decision Date: 27-02-1985

Refused

Appeal: 17-DEC-01

In Abeyance

5971/M/86/0933

Hubbards Farm West Drayton Road Hillingdon

Listed building consent to dev/alter (P)

Decision Date: 22-07-1986

Approved

Appeal:

5971/N/87/1260

Hubbards Farm West Drayton Road Hillingdon

Use for retail & wholesale agri. & horti. merchant bus.

Decision Date: 24-07-1987

Refused

Appeal: 17-DEC-01

In Abeyance

5971/P/87/1261

Hubbards Farm West Drayton Road Hillingdon

Use for retail & wholesale agri. & horti. merchant bus. (App for L.B.C.)

Decision Date: 24-07-1987

Refused

Appeal: 17-DEC-01

In Abeyance

5971/PRC/2015/172

Greater Barn And Lesser Barn Hubbards Close Hillingdon

To discuss S106 bond requirements and progression of planning application refs: 5971/APP/2013/1839 (Rebuilding of the Lesser Barn to provide 2 no. semi-detached houses) and 5971/APP/2013/2831 & 5971/APP/2014/1168 (Rebuilding of the Greater Barn to provide 7 no. new flats)

Decision Date: 04-05-2017

PRM

Appeal:

5971/PRE/2001/54

Hubbards Farm West Drayton Road Hillingdon

TP PRE CORRES: CONVERSION OF BARN TO CREATE TWO RESIDENTIAL UNITS (RET IN FULL AS NEED LETTER OF WITHDRAWAL RE 5971/APP/2001/93)

Decision Date:

Appeal:

5971/X/94/1305

Hubbards Farm West Drayton Road Hillingdon

Conversion of barn and stable into residential units (Application for Listed Building Consent)

Decision Date: 12-06-1998

Approved

Appeal:

5971/Y/94/1306

Hubbards Farm West Drayton Road Hillingdon

Erection of 17 houses and 34 flats and conversion of existing listed building and stable block to residential use incorporating provision of 83 parking spaces, landscaping and demolition of existing warehouse, office building and associated outbuildings

Decision Date: 23-03-1998

Approved

Appeal:

Comment on Planning History

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.

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**

EXTERNAL:

Historic England:

On the basis of the information provided, we do not consider that it is necessary for this application to be notified to Historic England under the relevant statutory provisions.

INTERNAL

Conservation Officer:

This is an application to vary the original approval. It includes the restored windows to the first floor front, changes to the brickwork on the street elevation, changes to the proportions of the windows on all elevations, an increase in the height of the building by approx 1m, a slight reduction in length of the building and changes to the proportions of the rooflights.

The alteration of the first floor front windows is acceptable in principle; however, the other changes to the elevations are generally not. The street elevation should include the detailing as previously approved, or similar, i.e. with narrow "barn like" windows, brick arches and door recesses. Otherwise the resulting street elevation would be extremely bland given the framing will be behind the brickwork. If the windows need to open, then it would be worth considering the inclusion of this detail, i.e. with opening top lights, at this stage. It might be possible to include slightly wider windows on the rear timber clad elevation of the outshot; however, the rooflights should be traditional conservation rooflights with a central glazing bar and "elongated" proportions. The change in height of the building is a concern, and this has not been explained. It is not clear how the retained framing can be adapted to accord with this.

Officer comments: The applicant has re-instated the previously approved detailing on the street elevation and has provided additional information in regards to the increase in roof height and alterations to the timber frame which is considered to address the Conservation Officer's concerns.

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**

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 Grade II Listed Lesser Barn was previously used as stables which ceased use in 2000. Since this time the Lesser Barn became increasingly derelict, eventually collapsing; 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 condition of the timber frame at the time of the most recent planning application.

Since the January 2017 survey, the specialist contractor has carried out further work to fully assess the timber conditions and to record the timber sizes, along with setting out and reviewing where timbers can be salvaged, and repaired for reuse. Following on from this assessment a detailed proposed Oak timber frame construction has been put together for reinstatement on site.

During the work undertaken by the specialist contractor, it became apparent that there were a number of first floor window openings on the east wall (front of the barn) which had been concealed by masonry when the construction of the building had first been appraised as a standing building in 2006. As a result, the current application seeks Listed Building Consent for the installation of two additional first floor windows to the east (front) elevation. In addition, the current application also proposes minor realignment of ground floor openings to reflect the structural reconstruction of the timber frame as shown on the submitted reports and plans of the timber conditions survey. The proposal also includes an increase in the roof height due to the need to accommodate workable floor to ceiling heights at first floor and to fully reflect the timber frame detail.

The Conservation Officer has no objection to the proposed alterations to the proposed dwellings; the two additional windows proposed on the front (east) elevation of the property, the realignment of the ground floor openings and the proposed increase in the roof height are considered to be acceptable and would not have a detrimental impact on the character, appearance and setting of the Grade II Listed Barn.

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 the relevant conditions set out below:

A)(1) That the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or other appropriate legislation to secure:

a) A Deed of Variation to the previously secured legal agreement under Listed Building Consent ref: 5971/APP/2013/1839. This legal agreement previously secured:

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)

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.

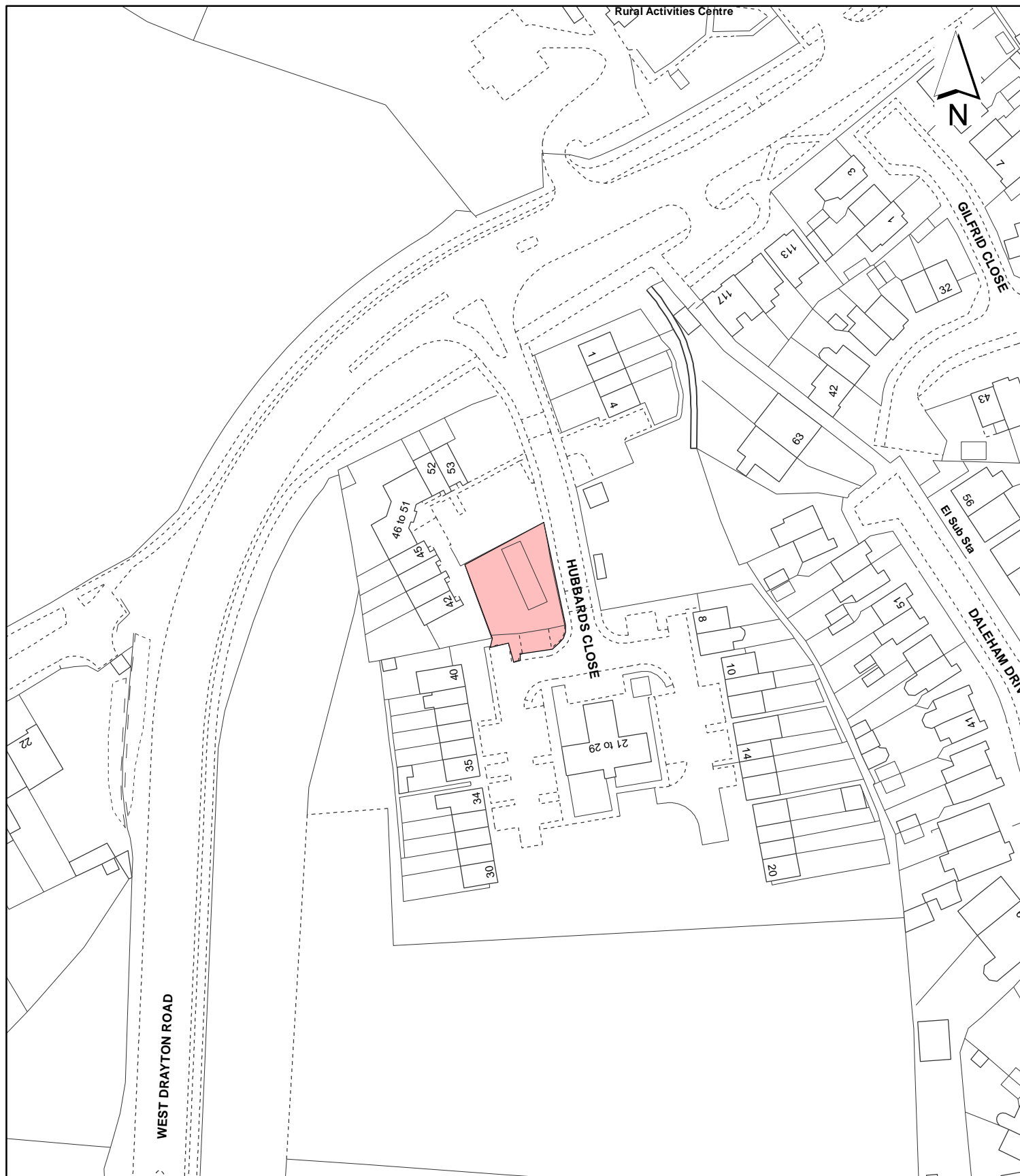
C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance' The Control of dust and emissions from construction and demolition.

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 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.

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Site Address:

Greater & Lesser Barn

Planning Application Ref:

5971/APP/2017/4190

Planning Committee:

Central & South

Scale:

1:1,250

Date:

June 2018

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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



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