

Report of the Head of Planning, Transportation and Regeneration

Address LESSER BARN HUBBARDS CLOSE HILLINGDON

Development: 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

LBH Ref Nos: 5971/APP/2017/3478

Drawing Nos: Letter from MCurdy dated 31st January 2018
Proposed Oak Timber Frame Reconstruction - Amendments To Cross Frame Details - East Elevation
Proposed Oak Timber Frame Reconstruction - Amendments To Cross Frame Details - West Elevation
Proposed Oak Timber Frame Reconstruction - Amendments To Cross Frame Details - Cross Frame 6
Workshop Survey/Timber Condition Report (January 2017) - Cross Frame 1
Proposed Oak Timber Frame Reconstruction - Amendments To Cross Frame Details - Cross Frame 5
Proposed Oak Timber Frame Reconstruction - Amendments To Cross Frame Details - Cross Frame 4
Review of Timber Condition and Constructional Detailing
Proposed Oak Timber Frame Reconstruction - Amendments To Cross Frame Details - Cross Frame 3
Proposed Oak Timber Frame Reconstruction - Amendments To Cross Frame Details - Cross Frame 2
Proposed Oak Timber Frame Reconstruction - Amendments To Cross Frame Details - Cross Frame 1
16091/1001 Rev P4 Proposed Elevations
Workshop Survey/Timber Condition Report (January 2017) - Cross Frame 2
Workshop Survey/Timber Condition Report (January 2017) - Cross Frame 3
Workshop Survey/Timber Condition Report (January 2017) - Cross Frame 4
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Workshop Survey/Timber Condition Report (January 2017) - Cross Frame 6
Workshop Survey/Timber Condition Report (January 2017) - West Elevation External View
Workshop Survey/Timber Condition Report (January 2017) - East Elevation External View
16092/SD001 Rev P2 Sprocket Eaves Detail
2688 - 03/MP Rev R3 Approved Proposed Ground Floor Plans
2688 - 04/MP Rev R3 Approved Proposed First Floor Plans
2688 - 14/MP Rev R3 Approved Proposed Elevations
Workshop Survey/Record of Existing Timber Sizes and Setting Out (May 2017) - Cross Frame 6 (3)
Workshop Survey/Record of Existing Timber Sizes and Setting Out (May 2017) - Cross Frame 6 (1)
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Workshop Survey/Record of Existing Timber Sizes and Setting Out (May 2017) - Cross Frame 6 (4)
 Workshop Survey/Record of Existing Timber Sizes and Setting Out (May 2017) - Cross Frame 6 (5)
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 Workshop Survey/Record of Existing Timber Sizes and Setting Out (May 2017) - Cross Frame 1
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 1Workshop Survey/Timber Condition Report (June 2017) - Cross Frame 1
 Workshop Survey/Timber Condition Report (June 2017) - Cross Frame 2
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 Workshop Survey/Timber Condition Report (June 2017) - Cross Frame 6
 Workshop Survey/Timber Condition Report (June 2017) - East Elevation External View
 Workshop Survey/Timber Condition Report (June 2017) - West Elevation External View
 Email from Agent dated 16-02-18
 16091/1002 Rev P4 Proposed Floor Plans
 16092/LB001 Rev P1 Cross Sections

Date Plans Received:	25/09/2017	Date(s) of Amendment(s):	20/11/2017
Date Application Valid:	25/09/2017		24/04/2018
			16/02/2018
			29/09/2017

1. SUMMARY

Planning permission is sought for the variation of Condition 2 (approved plans) of planning permission ref: 5971/APP/2016/3922, dated 31/05/2017, for the rebuilding of an existing barn with internal and external alterations to create two three-bedroom dwellings with associated parking and landscaping. The amendments would allow for two additional first floor windows to the east (front) elevation, minor realignment of ground floor openings and increase in the roof height.

The proposed alterations to the rebuilt Grade II Listed Barn are considered to be acceptable and would not have a detrimental impact on the character, appearance and setting of the Grade II Listed Barn or to the character and appearance of the street scene and surrounding area. The proposal would not result in cause harm to the residential amenity of the area.

The proposed alterations to the rebuilt Grade II Listed Barn would comply with Policies BE8, BE10, BE13 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The application is therefore recommended for approval.

2. 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 planning ref: 5971/APP/2016/3922. 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 T8 Time Limit - full planning application 3 years

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2 RES4 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, 16092/001, 2688-05/MP Rev. R1, 2688-06/MP Rev. R1, 2688-07/MP, 2688-08/MP Rev. R1, 2688-09/MP, 2688-10/MP, 2688-11/MP Rev. R1, 2688-12/MP, 2688-13/MP Rev. R1, 2688-15/MP, 2688-18, 2688-19, 2688-20, 2688-21, 2688-22, 2688-23, 2688-24, 16091/1002 Rev. P4, 16092/LB001 Rev. P1, 16091/1001 Rev. P4 and 16092/SD001 Rev. P2, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 M1 Details/Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

4 AR3 Sites of Archaeological Interest - scheme of investigation

No development approved by this permission shall be carried out otherwise than in accordance with those details of the written scheme of investigation approved via planning permission ref: 5971/APP/2017/3434, dated 16-10-2017.

REASON

The site is of archaeological interest and it is considered that all evidence of the remains should be recorded in accordance with Policy BE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

5 RES12 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 42 and 43 Hubbards Close.

REASON

To prevent overlooking to adjoining properties in accordance with Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

6 RES13 Obscure Glazing

The rooflights facing 42 and 43 Hubbards Close shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7 RES14 Outbuildings, extensions and roof alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification); no garage(s), shed(s) or other outbuilding(s), nor extension or roof alteration to any dwellinghouse(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies BE13, BE21, BE23 and BE24 of the Hillingdon Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

8 TL1 Existing Trees - Survey

No development approved by this permission shall be carried out otherwise than in accordance with those details of tree survey and tree protection measures approved via planning permission ref: 5971/APP/2017/2702, dated 18-09-2017.

REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

9 RES9 Landscaping (including refuse/cycle storage)

No development approved by this permission shall be carried out otherwise than in accordance with those details of landscaping approved via planning permission ref: 5971/APP/2017/2702, dated 18-09-2017.

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 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan.

10 H7 Parking Arrangements (Residential)

The parking areas (including where appropriate, the marking out of parking spaces) including any garages and car ports shown on the approved plans, shall be constructed, designated and allocated for the sole use of the occupants prior to the occupation of the development and thereafter be permanently retained and used for no other purpose.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (July 2011).

11 ST1 Site Survey and Remediation Scheme

Before any part of this development/conversion is commenced a site survey to assess the land contamination levels shall be carried out to the satisfaction of the Council and a remediation scheme for removing or rendering innocuous all contaminants from the site shall be submitted to and approved by the Local Planning Authority. The remediation scheme shall include an assessment of the extent of site contamination and provide in detail the remedial measures to be taken to avoid risk to the occupiers and the buildings when the site is developed, including building conversions. All works which form part of this remediation scheme shall be completed before any part of the development is occupied or brought into use (unless otherwise agreed in writing by the Local Planning Authority). The condition will not be discharged until verification information has been submitted for the remedial works.

Any imported material i.e. soil and site won soil shall be tested for contamination levels therein to the satisfaction of the Council.

REASON

To ensure that the occupants and users of the development are not subject to any risks from contamination in accordance with policy OE11 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and London Plan (2016) Policy 5.21 (Contaminated Land).

12 RES15 Sustainable Water Management (changed from SUDS)

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to

prevent pollution of the receiving groundwater and/or surface waters;
ii. include a timetable for its implementation; and
iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

iv. provide details of water collection facilities to capture excess rainwater;
v. provide details of how rain and grey water will be recycled and reused in the development.

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

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and London Plan (2016) Policy 5.12.

13 ST1 Standard Condition

The communal garden area shall be subdivided in accordance with details approved via planning permission ref: 5971/APP/2017/2702, dated 18-09-2017, and shall not be further subdivided without the prior written consent of the Local Planning Authority.

REASON

In order to provide a satisfactory external amenity space for the occupants in accordance with Policies BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT planning permission 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 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
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

BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
OL4	Green Belt - replacement or extension of buildings
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 7.4	(2016) Local character
LPP 7.8	(2016) Heritage assets and archaeology
LPP 7.16	(2016) Green Belt
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF9	NPPF - Protecting Green Belt land
NPPF12	NPPF - Conserving & enhancing the historic environment

3 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

4 I47 Damage to Verge - For Council Roads:

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).

5 I2 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

6 13 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

7 15 Party Walls

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

8 16 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

9 115 Control of Environmental Nuisance from Construction Work

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 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.

10

The applicant is advised that the four existing parking spaces on the site should be used by contractors for parking during construction works in order to minimise disruption on the highway.

11

The applicant is advised that where the conditions requiring the submission of details have been discharged in connection with the original permission, the Local Planning Authority will not require these details to be re-submitted as part of this new planning permission where those details would remain the same.

3. CONSIDERATIONS

3.1 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.

3.2 Proposed Scheme

Planning permission is sought for the variation of Condition 2 (approved plans) of planning permission ref: 5971/APP/2016/3922, dated 31/05/2017, for the rebuilding of existing barn with internal and external alterations to create two three-bedroom dwellings with associated parking and landscaping.

This application seeks permission to vary condition 2 (approved plans) of planning permission ref: 5971/APP/2016/3922 to allow for two additional first floor windows to the east (front) elevation, minor realignment of ground floor openings and increase in roof height.

3.3 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: 28-04-2000 Approved

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: 20-07-2000 Withdrawn

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: 02-07-2001 Approved

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: 04-12-2000 Approved

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: 04-12-2000 Approved

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: 12-02-2004 Approved

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: 16-08-2000 Approved

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 HOUSE AND 15 FLATS AND CONVERSION OF LISTED BARN AND STABLE BLOCK

Decision: 17-01-2002 NFA

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: 17-01-2002 NFA

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 HOUSE 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: 18-09-2000 Approved

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: 09-05-2001 Approved

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: 03-10-2001 NFA

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: 19-12-2001 Approved

5971/APP/2001/1976 Hubbards Farm West Drayton Road Hillingdon
CONVERSION OF BARN TO CREATE TWO RESIDENTIAL UNITS

Decision: 19-12-2001 Approved

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: 19-12-2001 Approved

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

Decision: 06-09-2001 Withdrawn

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

Decision: 19-12-2001 Approved

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

Decision: 06-09-2001 Withdrawn

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

Decision: 27-08-2003 Withdrawn

5971/APP/2003/164 Lesser Barn, Hubbards Farm, Hubbards Close West Drayton Road H
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: 27-08-2003 Withdrawn

5971/APP/2003/2976 Lesser Barn, Hubbards Farm, Hubbards Close West Drayton Road H
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: 09-11-2004 Approved

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

Decision: 09-11-2004 Approved

5971/APP/2003/2979 Greater Barn, Hubbards Farm, Hubbards Close West Drayton Road I
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: 24-11-2004 Approved

5971/APP/2003/2980 Greater Barn, Hubbards Farm, Hubbards Close West Drayton Road I
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: 24-11-2004 Approved

5971/APP/2003/592 Greater Barn, Hubbards Farm, Hubbards Close West Drayton Road I
CONVERSION OF BARN TO CREATE THREE RESIDENTIAL UNITS WITH ASSOCIATED
PARKING AND ACCESS

Decision: 27-08-2003 Withdrawn

5971/APP/2003/593 Greater Barn, Hubbards Farm, Hubbards Close West Drayton Road I
CONVERSION OF BARN TO CREATE THREE RESIDENTIAL UNITS WITH ASSOCIATED
PARKING AND ACCESS (APPLICATION FOR LISTED BUILDING CONSENT)

Decision: 27-08-2003 Withdrawn

5971/APP/2005/2813 Greater Barn, Hubbards Farm, Hubbards Close West Drayton Road I
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: 13-07-2009 NFA

5971/APP/2006/1780 Lesser Barn, Hubbards Farm, Hubbards Close West Drayton Road H
(A) DETAILS OF MATERIALS, SAFEGUARD OF THE SPECIAL ARCHITECTURAL/HISTORIC 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 ALTERATIONS TO EXISTING BARN AND ERECTION OF DETACHED OUTBUILDING TO REAR WITH ASSOCIATED PARKING AND LANDSCAPING

Decision: 13-07-2009 NFA

5971/APP/2006/2056 Lesser Barn, Hubbards Farm, Hubbards Close West Drayton Road H
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: 13-07-2009 NFA

5971/APP/2006/475 Greater Barn, Hubbards Farm, Hubbards Close West Drayton Road I
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: 12-05-2009 NFA

5971/APP/2006/476 Greater Barn, Hubbards Farm, Hubbards Close West Drayton Road I

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: 12-05-2009 NFA

5971/APP/2006/578 Greater Barn, Hubbards Farm, Hubbards Close West Drayton Road I
DETAILS IN COMPLIANCE WITH CONDITIONS 2, 3,7,9 AND 10 OF PLANNING PERMISSION REF. 5971/APP/2005/2813.

Decision: 23-05-2006 NFA

5971/APP/2007/2137 Greater Barn, Hubbards Farm, Hubbards Close West Drayton Road I
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: 15-01-2008 Approved

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

Decision: 26-02-2008 Approved

5971/APP/2007/2148 Greater Barn, Hubbards Farm, Hubbards Close West Drayton Road I
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: 15-01-2008 Approved

5971/APP/2007/2177 Lesser Barn, Hubbards Farm, Hubbards Close West Drayton Road H
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: 26-02-2008 Approved

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: 18-04-2012 Approved

5971/APP/2011/2439 Greater Barn, Hubbards Farm, Hubbards Close West Drayton Road I

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: 18-04-2012 Approved

5971/APP/2012/121 Greater Barn, Hubbards Farm, Hubbards Close West Drayton Road I

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: 18-04-2012 Approved

5971/APP/2012/122 Lesser Barn, Hubbards Farm, Hubbards Close West Drayton Road H

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: 18-04-2012 Approved

5971/APP/2013/1839 The Lesser Barn Hubbards Close Hillingdon

Dismantling of existing farm outbuilding and reconstruction to accord with planning application 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: 21-05-2015 Approved

5971/APP/2013/2831 Greater Barn, Hubbards Farm, Hubbards Close West Drayton Road I

Dismantling and rebuilding of existing barn and extension to provide 7 self contained flats with associated external works and landscaping

Decision: 21-05-2015 Approved

5971/APP/2014/1168 Greater Barn, Hubbards Farm, Hubbards Close West Drayton Road I

Listed Building Consent for the dismantling and rebuilding of existing barn and extension to provide 7 self contained flats.

Decision: 21-05-2015 Approved

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: 31-05-2017 Approved

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: 18-09-2017 Approved

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: 16-10-2017 Approved

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: 08-05-2018 Approved

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: 24-05-1983 Withdrawn

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

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

Decision: 25-11-1982 Approved

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: 19-08-1983 NFA

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: 27-02-1985 Refused **Appeal:** 17-12-2001 In Abeyance

5971/M/86/0933 Hubbards Farm West Drayton Road Hillingdon
Listed building consent to dev/alter (P)

Decision: 22-07-1986 Approved

5971/N/87/1260 Hubbards Farm West Drayton Road Hillingdon
Use for retail & wholesale agri. & horti. merchant bus.

Decision: 24-07-1987 Refused **Appeal:** 17-12-2001 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: 24-07-1987 Refused **Appeal:** 17-12-2001 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) ar
5971/APP/2013/2831 & 5971/APP/2014/1168 (Rebuilding of the Greater Barn to provide 7 no. r
flats)

Decision: 04-05-2017 PRM

5971/PRE/2001/54 Hubbards Farm West Drayton Road Hillingdon
TP PRE CORRES: CONVERSION OF BARN TO CREATE TWO RESIDENTIAL UNITS (RET II
FULL AS NEED LETTER OF WITHDRAWAL RE 5971/APP/2001/93)

Decision:

5971/X/94/1305 Hubbards Farm West Drayton Road Hillingdon
Conversion of barn and stable into residential units (Application for Listed Building Consent)

Decision: 12-06-1998 Approved

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: 23-03-1998 Approved

Comment on Relevant 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.

4. Planning Policies and Standards

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.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.HE1 (2012) Heritage

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- 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
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.

- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- H4 Mix of housing units

OL4	Green Belt - replacement or extension of buildings
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 7.4	(2016) Local character
LPP 7.8	(2016) Heritage assets and archaeology
LPP 7.16	(2016) Green Belt
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF9	NPPF - Protecting Green Belt land
NPPF12	NPPF - Conserving & enhancing the historic environment

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A site notice was displayed on site. No responses have been received.

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 Consultees

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.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The use of the Lesser Barn for residential purposes has already been established in principle, following approval of the original application (ref: 5971/APP/2007/2146) in 2008, and the approval of the subsequent application ref: 5971/APP/2011/2438 (April 2012) and application ref: 5971/APP/2016/3922 (May 2017), for two residential units.

The proposal seeks approval for two additional first floor windows to the east (front) elevation, minor realignment of ground floor openings and an increase in the roof height.

There is no objection in principle to the proposed alterations to the proposed residential units subject to compliance with the relevant Policies of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.02 Density of the proposed development

The density of the proposed development was considered to be acceptable at the time of the original and subsequent planning applications; the proposed additional first floor windows, minor realignment of ground floor openings and an increase in the roof height would not impact on the density of the development.

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

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 approved under application ref: 5971/APP/2016/3922, dated 31/05/2017, sought to rebuild and restore the Grade II Listed Lesser Barn in order to allow for its conversion into two three-bedroom dwellings with associated parking and landscaping.

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 to vary the

approved plans of planning permission ref: 5971/APP/2016/3922 in order to include two additional windows on the front (east) elevation of the property. 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 proposal therefore complies with Policies BE8 and BE10 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.04 Airport safeguarding

Not applicable for this application.

7.05 Impact on the green belt

The impact of the proposed reinstatement of the Grade II Listed Building and the conversion into two residential dwellings was considered to be acceptable at the time of the original and subsequent planning applications. The proposed additional first floor windows, minor realignment of ground floor openings and an increase in roof height would be minor in scale and would not impact on the visual amenity of the Green Belt.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

At the time of the original and subsequent planning applications (refs: 5971/APP/2007/2146 and 5971/APP/2011/2438) the Lesser Barn was in a derelict state, with only the timber frame remaining. Since 2012, the Lesser Barn has collapsed, and as such, the site has had an unsightly impact on the existing street scene and the residential nature of the surrounding area.

The scheme approved under application ref: 5971/APP/2016/3922 sought to rebuild and restore the existing barn and convert into two residential dwellings which was considered to improve the street scene by restoring the derelict/collapsed barn to an acceptable appearance in compliance with Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed additional first floor windows, minor realignment of ground floor openings and an increase in roof height would be minor in scale and would not cause harm to the character and appearance of the Grade II Listed Building, the immediate street scene and the surrounding area, in accordance with Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires the design of new developments to protect the privacy of neighbouring dwellings.

The proposal seeks to add two additional windows on the front (east) elevation of the property. The proposed windows on the front elevation would be acceptable and would not

result in a loss of privacy to neighbouring properties.

The increase in roof height is minor in scale and so would not have a detrimental impact on neighbours.

The proposal therefore complies with Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

7.09 Living conditions for future occupiers

The living conditions for future occupiers of the two proposed residential dwellings were considered to be acceptable at the time of the original and subsequent planning applications. The minor realignment of ground floor openings would not have a significant impact on the internal floor spaces of the proposed residential units. The proposed increase in the roof height would provide improved floor to ceiling heights at first floor level.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The proposed additional windows, the realignment of ground floor openings and an increase in the roof height would not impact on parking provision or traffic generation.

7.11 Urban design, access and security

Urban Design:

See Section 7.03 of this report.

Access and Security:

The proposed additional first floor windows, minor realignment of ground floor openings and an increase in the roof height would not impact on access and security of the proposed dwellings.

7.12 Disabled access

The proposed additional first floor windows, minor realignment of ground floor openings and an increase in the roof height would not impact on disabled access.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

The proposed additional first floor windows, minor realignment of ground floor openings and an increase in the roof height would not impact on landscaping within the development

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

No responses were received during the public consultation.

7.20 Planning obligations

The proposal seeks to vary condition 2 (approved plans) of planning permission ref: 5971/APP/2016/3922 dated 31/05/2017, which was subject to a Section 106 Legal Agreement. A Deed of Variation to the previously secured legal agreement is therefore required details of which are set out above.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be

given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

Planning permission is sought for the variation of Condition 2 (approved plans) of planning permission ref: 5971/APP/2016/3922, dated 31/05/2017, for the rebuilding of an existing barn with internal and external alterations to create two three-bedroom dwellings with associated parking and landscaping. The amendments would allow for two additional first floor windows to the east (front) elevation, minor realignment of ground floor openings and increase in the roof height.

The proposed alterations to the rebuilt Grade II Listed Barn are considered to be acceptable and would not have a detrimental impact on the character, appearance and setting of the Grade II Listed Barn or to the character and appearance of the street scene and surrounding area. The proposal would not result in cause harm to the residential amenity of the area.

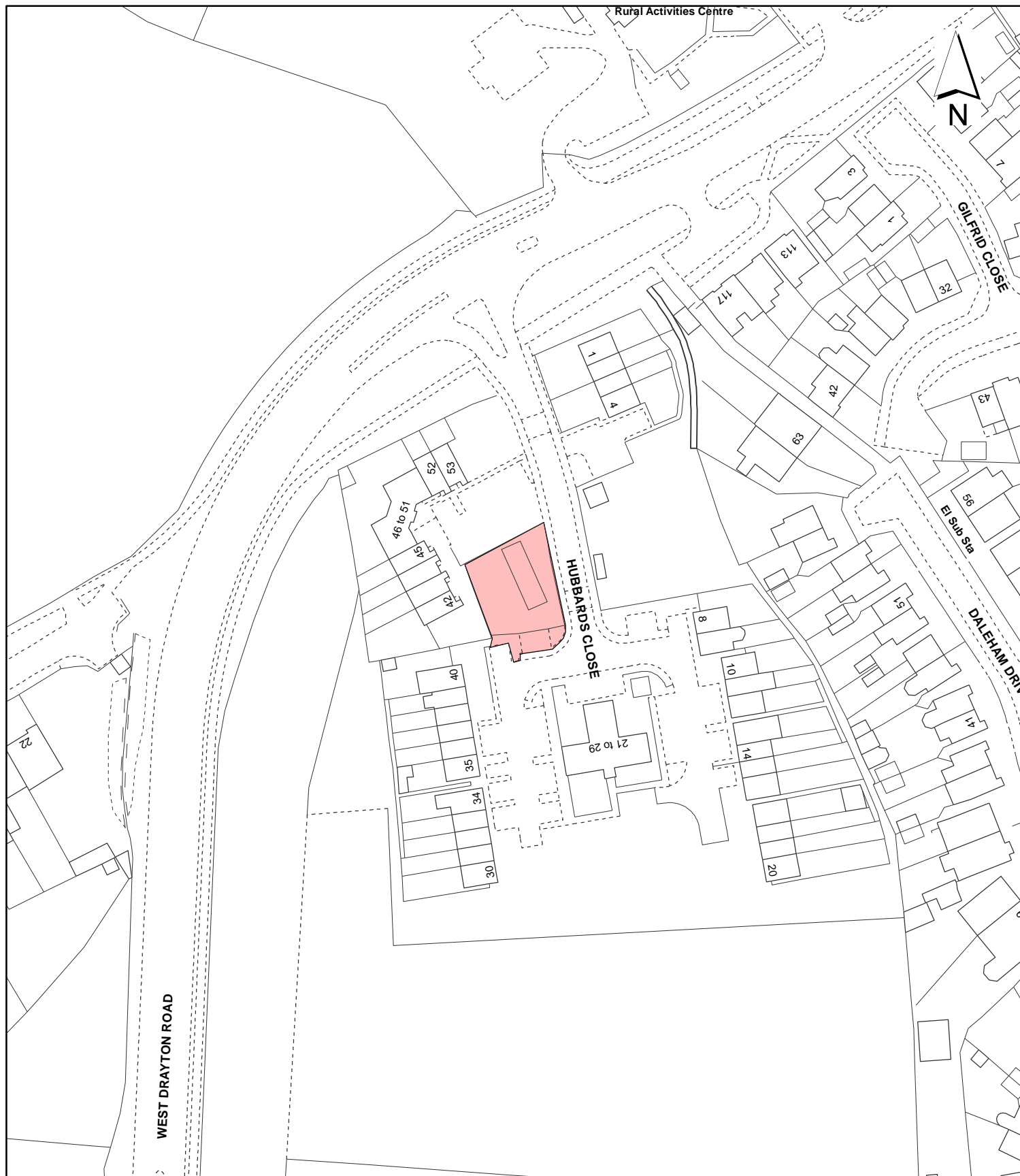
The proposed alterations to the rebuilt Grade II Listed Barn would comply with Policies BE8, BE10, BE13 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The application is therefore recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
London Plan (2016)
National Planning Policy Framework

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/2017/3478

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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LONDON