

Report of the Head of Planning, Transportation and Regeneration

Address THE SIX BELLS PH DUCKS HILL ROAD RUISLIP

Development: Restoration of the Six Bells Public House, to include minor alterations to fittings internally and a new extension independent of the historic building to increase dining capacity (Listed Building Consent).

LBH Ref Nos: 14387/APP/2018/1385

Drawing Nos: VSA18 04 - 005
VSA18 04 - 002
VSA18 04 - 004
VSA18 04 - 003
Design and Access Statement
VSA18 04 - 001
VSA18 04 - 007A
VSA18 04 - 008A
VSA18 04 - 009A
VSA18 04 - 010A
Heritage Impact Assessment
VSA18 04 - 006B

Date Plans Received:	13/04/2018	Date(s) of Amendment(s):	14/08/2018
Date Application Valid:	13/04/2018		23/04/2018
			08/06/2018

1. CONSIDERATIONS

1.1 Site and Locality

The site is located on the west side of Ducks Hill Road, just north of the junction with Reservoir Road and contains a building known as the Six Bells Public House, which is listed Grade 2 (first listed on 10-Apr-1972), under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, for its special architectural or historic interest.

It is an 18th century building with alterations over 2 storeys, with painted brick and brick dentil cornice. The building supports a high pitched tiled roof, half hipped at the right. Fenestration comprises replaced recessed sash windows with glazing bars, those on ground floor with external louvred shutters. There is a half glazed central door under a gabled hood on curved brackets and a long weather boarded lean-to right extension. The building includes the now obscured remains of the early rear outshot and the series of further additions from the early and late C20th.

The six Bells is at present unoccupied and is not trading as a public house and fallen into a state of deterioration through neglect and poor maintenance. The current proposals will lead to the re-opening of the public house as a restaurant and cocktail bar which will help secure its long term preservation and ongoing contribution to the local community.

1.2 Proposed Scheme

Planning permission is sought for the erection of a new barn type building connected via a glazed link to the main listed building, but will be constructed as a stand alone structure. The proposals will involve the removal of what appears to be unauthorised delapidated out buildings and structures.

Following negotiations, the net footprint of the new building has been reduced from 167m² to 103m², the width reduced from 8.95m to 6.4m and the length reduced from 21m to 19m. In addition, the ridge height has been reduced from 8.6m to 7.0m. External materials will comprise timber cladding and clay tiles.

A number of internal alterations are proposed as part of refurbishment proposals. These comprise:

- > The removal of the relatively modern 1980's bar and fittings, and the removal of poorly detailed fittings from a 1980's restoration programme.
- > Repair of water damaged plaster from the 1980's restoration.
- > Restoration of the surviving fireplace.
- > General redecoration painting works.
- > Refitting kitchen and wc facilities.

At the time of submission of this application, the Six Bells PH was unoccupied and had not been trading as a public house for some time. As a result, the site had fallen into a state of deterioration, through neglect and poor maintenance. The current proposals will lead to the re-opening of the public house as a restaurant and cocktail bar, which the applicant submits will help secure its long term preservation and ongoing contribution to the local community.

Permission is also sought for the erection of a small timber shed in the grounds of the public house for storage purposes.

1.3 Relevant Planning History

Comment on Planning History

The Six Bells has developed over many years with a number of relatively modern extensions, small outbuildings and other enclosures.

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

The application has been advertised under Article 15 of the Town and Country Planning General Development Management Order 2015 as a development that affects the setting of the Grade 2 listed building,

Three letters have been received the contents of which are summarised below.

>While we appreciate the building cannot be left derelict, the application as it stands will inevitably increase pressure on the surrounding streets.

- > This venue may start to be used for events such as weddings and parties.
- > Parking for thirty cars is very obviously insufficient for this type of venue.

(Officer note: The above concerns do not relate to the specific listed building works proposed).

INTERNAL

CONSERVATION OFFICER

The architect has now provided planning reference numbers, as requested, proving that side and rear extensions to the listed building were approved in the 1990's. Since they did receive consent, there is accordingly less justification for pursuing their removal. Previous conservation comments in response to a request for pre-application advice on a similar proposal were very positive.

The Officer site visit indicated that the interior of the listed building has already lost most of its character, including the ground plan. Its remaining significance is not sufficient to warrant the use of a very high standard in considering the application. The work already carried out in the extensions means that it is now impracticable to reach amicable agreement about removing them or diminishing their size.

For the reasons above, it no longer appears appropriate to seek revisions to the scheme to enhance the listed building.

As stated before, there is no objection to the proposed new 'barn' for dining, and the current revised proposal is a significant improvement on the earlier version, especially regarding the reduction in the height and the lowering of the eaves.

Accordingly, there are no grounds for opposing the scheme, which has the advantage of providing a new use for the listed building.

CONCLUSION: Approval recommended.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

BE10 Proposals detrimental to the setting of a listed building

BE12 Proposals for alternative use (to original historic use) of statutorily listed buildings

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 7.2	(2016) An inclusive environment
LPP 7.3	(2016) Designing out crime
LPP 7.8	(2016) Heritage assets and archaeology
LPP 8.2	(2016) Planning obligations
NPPF	National Planning Policy Framework

5. MAIN PLANNING ISSUES

Of particular relevance are Part 1 Policy HE1 and Saved Policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012). These seek to ensure that any development involving listed buildings or curtilage structures does not have any detrimental impact on the overall value of the structure or building.

Saved UDP Policies BE8 and BE9 state applications for planning permission to alter or extend statutory listed buildings will normally only be permitted if no damage is caused to historic structures. Any additions should be in keeping with other parts of the building and any new external or internal features should harmonise with their surroundings.

Policy BE10 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that development proposals should not be detrimental to the setting of a listed building. Policy BE11 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) sets out that the demolition of statutory listed buildings or walls will not be permitted unless it can be established that the building cannot reasonably be used or adapted in part or in total for a beneficial use and that every effort has been made to retain the building and its features of historic or architectural interest.

Saved UDP Policy BE12 states statutory listed buildings should, preferably remain in their historic use. Where planning permission is required, an alternative use will be permitted if it is appropriate to secure the renovation and subsequent preservation of the building, features of architectural or historic interest and setting. London Plan Policy 7.8 states that development should value, conserve restore, re-use and incorporate heritage assets where appropriate.

The NPPF recognises that heritage assets are an irreplaceable resource and that they should be conserved in a manner appropriate to their significance. In assessing the impact of the development on heritage assets, there are two main issues: the impact of the internal refurbishment works and the impact on the setting of the listed building in terms of the location of the additional development. Any development would therefore be expected to address these matters.

With regard to the impact of the new barn building on the setting of the Six Bells PH itself, it is considered that the proposals will not result in harm to the character of the listed asset and in practice will help secure its future through a thorough programme of sensitive restoration and ongoing conservation.

The proposed new barn will be located to sit well back from the front elevation of the

historic core of the Six Bells and will not impinge on the established views of the front elevation. The Barn will connect to the later C20th additions to the Six Bells complex and will replace some very poor later C20th buildings and structures.

The extension is designed to reflect a typical Middlesex barn range, to respond to the scale and form required for the restaurant extension. The design has been modified to reduce the amount of fenestration, to give the building a more agrarian character, with just a single cart opening and some small windows for ventilation. Although the barn will represent a relatively large structure, it is considered that the completed rehabilitation programme for the site as a whole will result in a significantly improved setting for the historic core of the Six Bells.

With regard to the internal works to the listed building, these relate mainly to the modern extensions, involving refurbishment of the kitchen and toilet facilities. These works are not considered to raise heritage issues, as these parts of the complex are modern and of no internal interest.

For the works to the 18th century part of the listed building, these relate mainly to the removal of the relatively modern 1980's bar and fittings, and the removal of poorly detailed fittings from a 1980's restoration programme. These fittings are not considered to be worthy of retention in historic terms. Other internal works comprise repair of water damaged plaster from the 1980's

and restoration of the surviving fireplace, (only later paint has been removed and the fire remains intact as found). In addition general redecoration painting works are proposed. All original historic windows are in reasonable condition and will be retained and re painted.

The Conservation Officer notes that the interior of the listed building has already lost most of its internal character, including the ground plan. Its remaining significance is not considered sufficient to warrant the use of a very high standard in considering the application.

In conclusion, on balance the enhancements to heritage significance delivered by the proposed development will outweigh the identified harm. The proposed enhancements to the site are a material consideration and the significance of the Grade II Six Bells building would be preserved. The proposed development will enable a long term viable and sustainable use for the site to be secured, and will enable a number of heritage enhancements. As such, the proposed development is considered acceptable in heritage terms, in compliance with relevant London Plan and local heritage policies and the NPPF.

6. RECOMMENDATION

APPROVAL subject to the following:

1 **LB1** Time Limit (3 years) - Listed Building Consent

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

REASON

To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

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

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

3 **COM4** **Accordance with Approved Plans**

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

VSA18 04 - 006B

VSA18 04 - 007A

VSA18 04 - 008A

VSA18 04 - 009A

VSA18 04 - 010A

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

REASON

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

4 **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) Replacement bar

(b) Details of removal of redundant flues and reinstatement of roof.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy of the BE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 **LB12** **Hidden Features**

Any hidden historic features which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for the retention, proper recording, as required by the Council.

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 **LB2** **Making good of any damage**

Any damage caused to the building in execution of the works shall be made good to the satisfaction of the Local Planning Authority within 6 months of the works being completed.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

7 LB3 Works to building's interior

Unless specified on the approved drawings, the Local Planning Authority's agreement must be sought for the opening up of any part of the interior of the building.

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).

8 LB9 Samples of materials

Samples of all materials and finishes to be used for all external surfaces of the building, including the erection of a sample panel, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

BE10 Proposals detrimental to the setting of a listed building

BE12 Proposals for alternative use (to original historic use) of statutorily listed buildings

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities

LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

LPP 7.2 (2016) An inclusive environment

LPP 7.3 (2016) Designing out crime

LPP 7.8 (2016) Heritage assets and archaeology

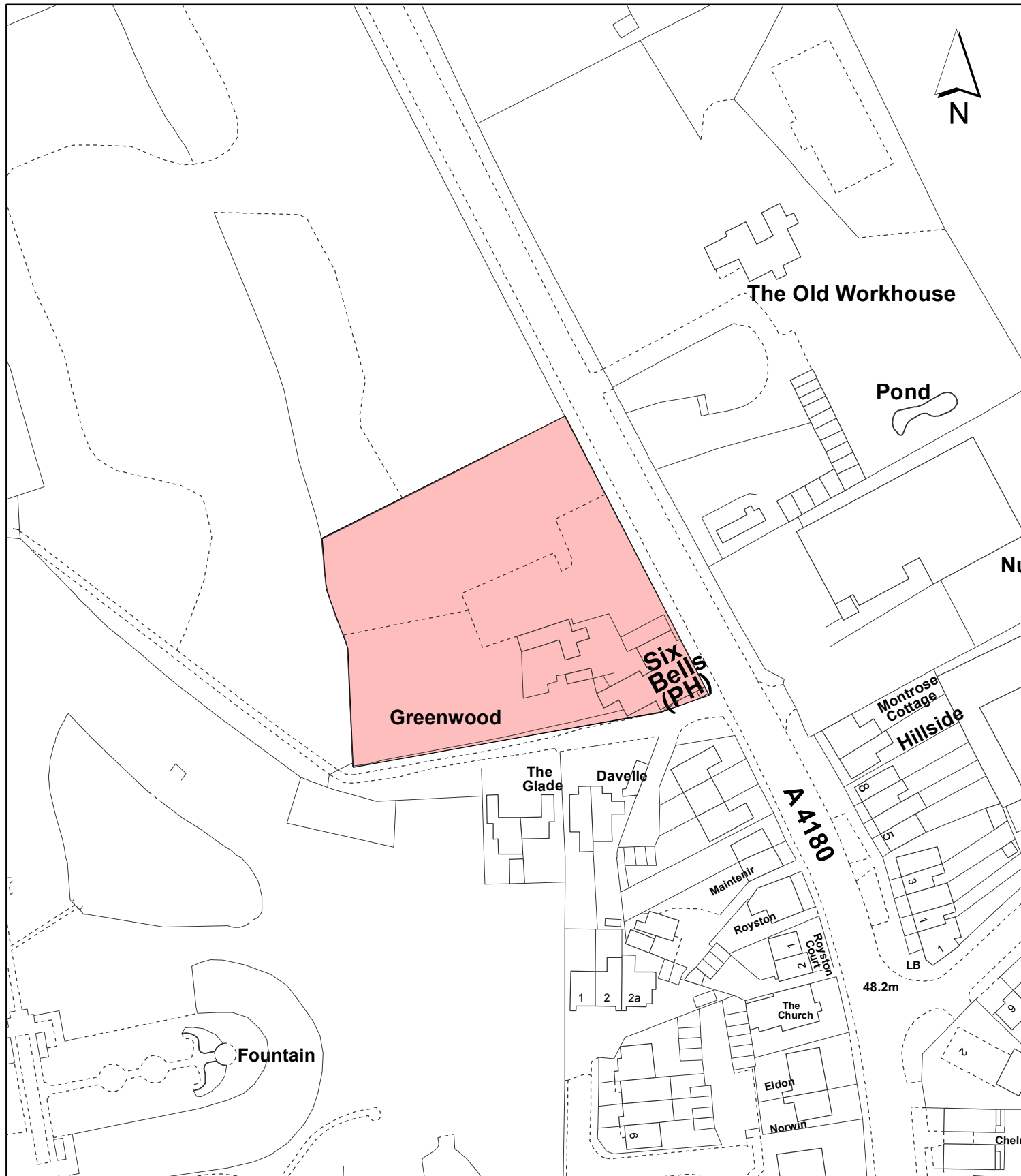
LPP 8.2 (2016) Planning obligations

NPPF National Planning Policy Framework

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

Contact Officer: Karl Dafe

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).

Unless the Act provides a relevant exception to copyright.

© Crown copyright and database rights 2018 Ordnance Survey 100019283

Site Address:

**The Six Bells P.H.
Ducks Hills Road**

Planning Application Ref:

14387/APP/2018/1385

Planning Committee:

North

Scale:

1:1,250

Date:

October 2018

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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



HILLINGDON
LONDON