

## **Report of the Head of Planning, Transportation and Regeneration**

**Address** 20 HIGH STREET UXBRIDGE

**Development:** Change of use of the first and second floor from office use (Class B1) to two x 1 bed flats and two x 2 bed flats (Class C3) and associated internal and external alterations (Application for Listed Building Consent)

**LBH Ref Nos:** **1337/APP/2018/947**

**Drawing Nos:** AP(0)\_0116  
AP(0)\_0117  
AP(0)001  
AP(0)\_110  
AP(0)\_010  
AP(0)\_011  
AP(0)\_012  
AP(0)\_013  
AP(0)\_014  
AP(0)\_015  
AP(0)\_016  
AP(0)\_017  
AP(0)003 Rev. A  
AP(0)\_111 Rev. B  
AP(0)\_112 Rev. B  
AP(0)\_113 Rev. A  
AP(0)\_114  
AP(0)002  
AP(0)\_115 Rev. A  
Letter from Rolfe Judd dated 13-03-2018  
Design and Access Statement Rev. B  
Heritage Appraisal Rev. 1  
Letter from Michael Rogers dated 02-01-2018  
Noise Impact Assessment

**Date Plans Received:** 13/03/2018

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

**Date Application Valid:** 13/03/2018

### **1. CONSIDERATIONS**

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

The application site comprises 20 High Street, a three-storey (plus basement) Grade II listed building located in Uxbridge Town Centre, which currently accommodates a cafe at ground floor level and offices above.

The listing for the building suggests it was a former coaching inn, dating from the 16th century, with 17th Century and more modern (20th Century) modifications. The submitted Heritage Appraisal describes the building as follows:

"No. 20 High Street Uxbridge is a two storey timber frame building plus a roof storey and basement, dating principally from the 16th century, situated on the west side of the street. The High Street elevation has a modern glazed shopfront, behind which are substantial remains of 16th and 17th century timber frame structure.

The first floor elevation has three 19th century canted mullion and transom bay windows with roughcast coved aprons. There are 16th century curved wind braces and oak studding dating from various periods evident between the projecting bays.

Above, there are three blind gables jettied over the floors below, faced with roughcast and oak studs. The roof slopes behind are clad in clay tiles.

To the left-hand side of the ground floor elevation is a carriage entrance to the rear yard. The rear elevation is composed of 17th century and later extensions, with a large late 20th century brick office building occupying the western end of the typically long thin medieval plot."

Indeed the site has been extended significantly to the rear in the past and it is notable that the 20th Century addition to the rear is of relatively modern construction and does not benefit from the same architectural features as does the older parts of the building.

The office accommodation comprises a mix of open plan and cellular office spaces with ancillary facilities such as storage, kitchen and WCs. At the time officers visited the site the first floor was vacant, but the second floor was still in use. Much of the internal historic fabric of the building has been lost or is hidden behind suspended ceilings and partition walls, installed as part of the office fit-outs, but there are exposed timber beams present within parts of the original building.

Located on the southern side of the High Street, the site is bounded to the west by 21-22 High Street (occupied by Lloyds Bank); to the east by a small passageway, beyond which is the Grade II Listed 18-19 High Street (currently occupied by offices); and to the south by a service road. Various retail and commercial premises are located opposite.

The site falls within the Old Uxbridge/Windsor Street Conservation Area and Uxbridge Town Centre Primary Shopping Area as designated in the Hillingdon Local Plan. It also falls within an Archaeological Priority Area.

## **1.2 Proposed Scheme**

The application seeks listed building consent for the change of use of existing offices at 20 High Street in Uxbridge to provide two residential units.

No internal alterations are proposed at lower ground or ground floor levels.

At first floor level the two existing offices would be converted into two flats. Flat 1 would comprise two double bedrooms, one with en-suite shower-room, a living room with kitchenette, a bathroom and hallway. Flat 2 would comprise one single and one double bedroom, a living room with kitchenette and adjoining dining area, a bathroom and hallway.

At second floor level the existing offices and kitchen would also be converted to provide two flats. Flat 3 would comprise a double bedroom, a living room with kitchen, a bathroom, storage space and hallway. Flat 4 would comprise a double bedroom, a large living/dining

room with kitchenette, a bathroom and hallway.

Externally, the most obvious visual alteration proposed would be the reinstatement of casement windows within each of the gable ends fronting the High Street.

The existing side entrance along the adjacent passageway would continue to provide a shared access to the ground and upper floor units. Internally, as with the existing offices, a private stairway and lift would provide access to the proposed units.

Although the property can be accessed via both the High Street and Charter Place, it does not benefit from external space sufficient to provide parking and it would be a car free development. The existing canopy on the south east elevation would however be extended and infilled to provide bicycle storage, in addition to a bin store.

### 1.3 Relevant Planning History

1337/AD/96/1226                      20 High Street Uxbridge

Erection of internal partition (Application for Listed Building Consent)

**Decision Date:** 04-10-1996                      Approved                      **Appeal:**

1337/AE/98/3006                      Reed Employment, 20 High Street Uxbridge

Installation of a non-illuminated double-sided projecting sign on front elevation

**Decision Date:** 07-05-1998                      Approved                      **Appeal:**

1337/AF/98/0214                      Reed Employment, 20 High Street Uxbridge

Installation of a non-illuminated double-sided hanging sign on front elevation (Application for Listed Building Consent)

**Decision Date:** 07-05-1998                      Approved                      **Appeal:**

1337/APP/2014/1726                      20 High Street Uxbridge

Listed Building Consent for removal of partition wall on lower ground floor, removal of WC and installation of cupboard

**Decision Date:** 21-07-2014                      Approved                      **Appeal:**

1337/APP/2015/2201                      20 High Street Uxbridge

Change of use of the ground floor of 20 High Street from Use Class A2 (Financial and professional services) to Use Class A3 (Restaurants and cafes).

**Decision Date:** 12-10-2015                      Approved                      **Appeal:**

1337/APP/2016/3522                      20 High Street Uxbridge

Interior fit out to cafe, to include the erection of kitchen duct extract and supply to include a wall mounted condenser at rear of premises and the erection of a sign to the front elevation with external illumination

**Decision Date:** 28-11-2016                      Approved                      **Appeal:**

1337/APP/2016/3523                      20 High Street Uxbridge

Interior fit out to cafe, to include the erection of kitchen duct extract & supply to include a wall mounted condenser at rear of premises and the erection of a sign to the front elevation with external illumination (Listed Building Consent)

**Decision Date:** 28-11-2016      **Approved**      **Appeal:**  
1337/APP/2018/946      20 High Street Uxbridge  
Change of use of the first and second floor from office use (Class B1) to two x 1 bed flats and two x 2 bed flats (Class C3) and associated internal and external alterations

**Decision Date:**      **Appeal:**  
1337/K/81/1041      Reed Employment, 20 High Street Uxbridge  
Mixed development on 0.0200 hectares (full)

**Decision Date:** 11-08-1981      **Approved**      **Appeal:**  
1337/L/84/0752      Reed Employment, 20 High Street Uxbridge  
Listed building consent to develop/alter

**Decision Date:** 12-12-1984      **Approved**      **Appeal:**  
1337/M/84/0753      Reed Employment, 20 High Street Uxbridge  
Change of use to office premises and demolition and rebuilding of rear and restoration of front (and relaxation)

**Decision Date:** 12-12-1984      **Approved**      **Appeal:**  
1337/S/87/0201      Reed Employment, 20 High Street Uxbridge  
Installation of a non-illuminated hanging sign (Application for Listed Building Consent)

**Decision Date:** 27-04-1987      **Approved**      **Appeal:**

#### **Comment on Planning History**

The site has an extensive planning history, the most relevant of which is summarised above.

## **2. Advertisement and Site Notice**

**2.1** Advertisement Expiry Date:- 22nd May 2018

**2.2** Site Notice Expiry Date:- Not applicable

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

### **EXTERNAL CONSULTTEES**

Consultation letters were sent to nine adjoining owner/occupiers and The Mall Pavilions Residents' Association. Site and press notices were also posted. No responses have been received.

### **OLD UXBRIDGE CONSERVATION PANEL**

No comments received.

### **UXBRIDGE LOCAL HISTORY AND ARCHIVE SOCIETY**

No comments 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:

The location of bikes and bin store is satisfactory. A condition should be attached to require the results of investigation of the stack at first and second floor to be submitted to the Council before any removal of the stacks can be decided.

It is proposed to restore the casement windows in the gables on the High Street elevation. This should be subject to a condition requiring drawn and photographic evidence confirming the existence of such windows, following intrusive investigation, to be submitted to the Council. The design, size, and placement of the proposed casement windows should also be subject to condition.

There should also be a condition requiring full information to be submitted concerning investigation, survey details and final finish of timber frame elements uncovered during the course of investigation and building work.

#### **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:

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

LPP 7.8 (2016) Heritage assets and archaeology

NPPF- 16 NPPF-16 2018 - Conserving & enhancing the historic environment

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

This application seeks listed building consent for the change of use of existing first and second floor offices to residential accommodation comprising two x 1 bed flats and two x 2 bed flats, and associated internal and external alterations, at 20 High Street in Uxbridge. The property is designated as a Grade II listed building. An application for planning permission (Ref: 1337/APP/2018/946) has been submitted in parallel with this application.

The key considerations in assessing this application for listed building consent relate to the impact of the proposed works on the character and appearance of the Grade II listed building.

Local Plan: Part 2 policy BE8 seeks to safeguard the historic interest of such buildings and requires that any additions or alterations are in keeping with the existing building and harmonise with their surroundings. Policy BE10 seeks to ensure proposals are not detrimental to the setting of listed buildings.

London Plan (2016) policy 7.8 reiterates the importance of conserving heritage assets, confirming that:

"Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail."

This sentiment is reiterated in Chapter 16 of the National Planning Policy Framework 2018 (NPPF).

The building dates from the 16th century, although there have been many later alterations, particularly at ground floor level where much of the original facade and interior has been lost. The substantial 16th century timber frame structure is however visible on the first and second floors (especially the first floor), despite the presence of modern office fixtures and fittings such as partition walls and suspended ceilings. First floor 19th Century canted bay windows are also still present at first floor level and add to the character and appearance of the building. Indeed, the submitted Heritage Appraisal provides evidence to suggest that bay windows were also a feature of the first floor front elevation during the 18th century. Street view drawings from the late 18th Century also show the presence of casement windows, as now proposed, within each of the three roof gables, although these appear to have been blocked/filled in by the early 19th Century.

Although to create the proposed residential units new partition walls would need to be installed, the applicant proposes a number of positive changes, which it is considered would enhance the historic setting of the building. The most obvious of these is the reinstatement of casement windows to each of the gables, the final design to be subject to intrusive investigation to establish whether any evidence of the original windows remains, and drawn and photographic information. Internally, concealed wall timbers would be exposed and restored through the removal of unneeded modern office walls and ceilings.

Following site visits, at the request of the Council's Conservation Officer, some internal investigative work to an existing chimney stack has already taken place. Whilst initial investigations suggest that this is a modern feature installed to house plant and flues, further investigation is nevertheless required, especially at second floor level, and the Council's Conservation Officer is satisfied that this can be dealt with by way of condition.

The proposed residential use is considered to be a sympathetic use for building and presents the opportunity to restore some of the building's historic fabric. The Council's Conservation Officer has confirmed that no objections are raised to the proposal, including the internal works, reinstatement of the casement windows and also the external bike/bin store, subject to appropriate conditions. Accordingly, the scheme is considered to comply with the above mentioned planning policies and approval is recommended.

## **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            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 six months of the works being completed.

**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 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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**4            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).

**5            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) drawn and photographic evidence, following intrusive investigation, confirming the existence of casement windows in the gables on the High Street elevation;
- (b) full details of the design, size, materials and placement of the proposed casement windows;
- (c) full information to be submitted concerning investigation, survey details and final finish of timber frame elements uncovered during the course of investigation and building work.

**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 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, etc, 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).

**7 NONSC Stack investigation**

Results of investigation of the stack at first and second floor level shall be submitted to and agreed in writing by the the Local planning Authority before any removal of the stacks is agreed. Any future works to the stack (ie, modification or removal) shall thereafter be agreed in writing by the Local Planning Authority before any further work takes place.

**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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) 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

LPP 7.8 (2016) Heritage assets and archaeology

NPPF- 1 NPPF-16 2018 - Conserving & enhancing the historic environment

- 3** 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

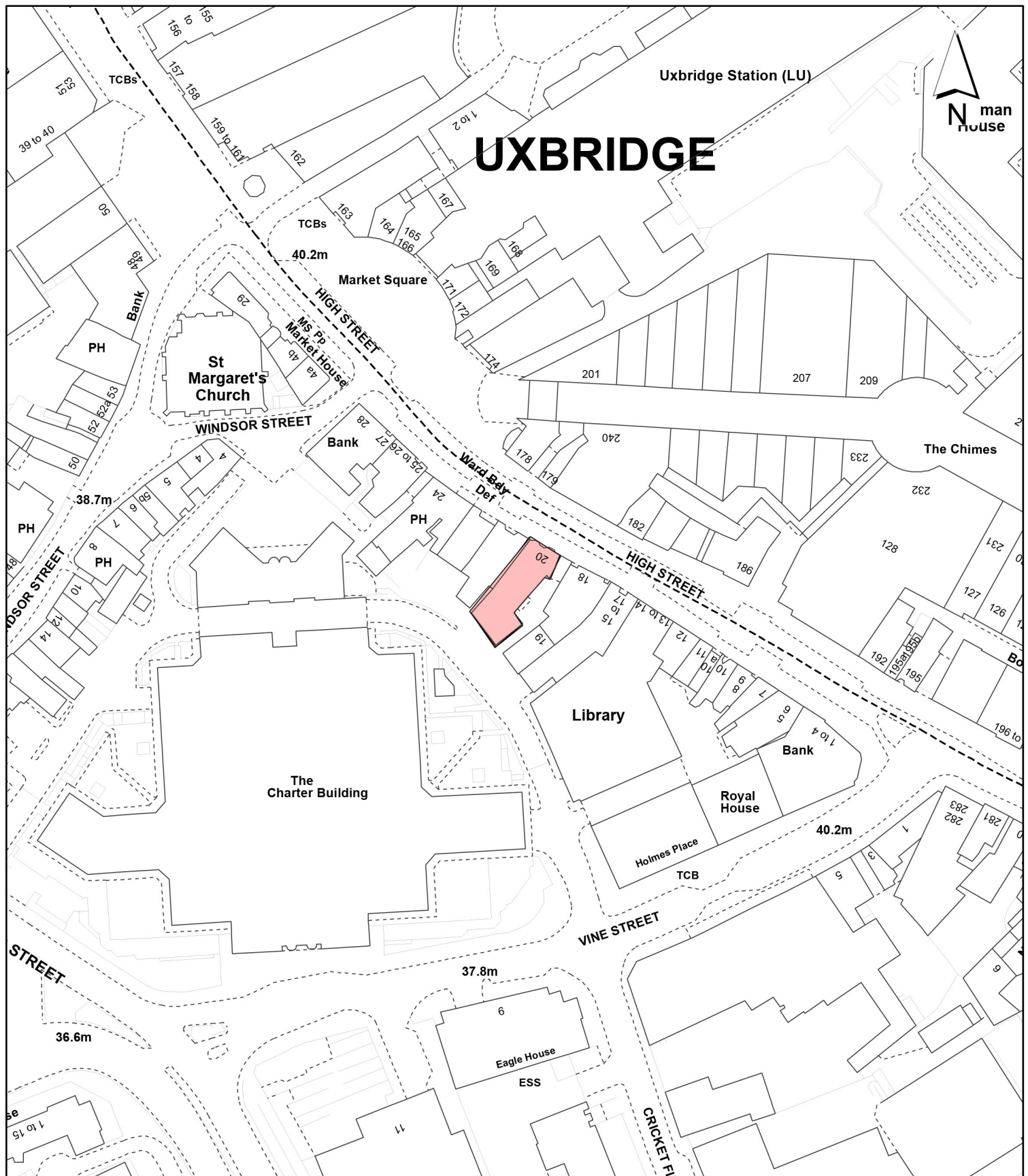


Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

- 4** 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.
- 5** 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.

**Contact Officer:** Johanna Hart

**Telephone No:** 01895 250230



# Notes:

 Site boundary

For identification purposes only.

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Site Address:

**20 High Street  
Uxbridge**

Planning Application Ref:

**1337/APP/2018/947**

Planning Committee:

**Central & South**

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



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