

Report of the Head of Planning, Transportation and Regeneration

Address MANOR COURT HIGH STREET HARMONDSWORTH

Development: Alterations and conversion of the Manor Lodge into 2 No. 4-bedroom houses; conversion of the Stable Building into 6 No. 1-bedroom and 2 No. 2-bedroom cottages; conversion of the Office Barn into 1 No. studio flat, 1 No. 1-bedroom flat, 2 No. 2-bedroom houses and 1 No. 3-bedroom house; retention of the Granary Building and conversion to garden store; upgrade of boundary treatments; reinstatement of yard pond, together with associated parking and landscaping. (Application for Listed Building Consent).

LBH Ref Nos: **27256/APP/2017/3723**

Drawing Nos: MC/17/L16A Proposed Office Barn Block Ground Floor Plan
MC/17/L17 Proposed Office Barn Block First Floor Plan
MC/17/L18 Proposed Office Barn Block Elevation 1 & 2
MC/17/L19A Proposed Office Barn Block Elevation 3
MC/17/L20 Proposed Office Barn Block Elevation 4
MC/17/L21 Proposed Office Barn Block Elevation 5
MC/17/L21 Proposed Office Barn Block Elevation 5
MC/17/L22 Proposed Office Barn Block Elevation 6
MC/17/L30 Proposed Timber Carport and Bin Stores
MC/17/L31 Proposed Stables Communal Bin and Cycle Store
MC/17/EX01 Existing Site Plan
MC/17/EX02 Existing Manor Lodge Basement Floor Plan
MC/17/EX03 Existing Manor Lodge Ground Floor Plans
MC/17/EX04 Existing Manor Lodge First Floor Plan
MC/17/LP01 Location Plan Site Boundary Plan
MC/17/EX05 Existing Manor Lodge Second Floor Plan
MC/17/EX06 Existing Manor Lodge Elevation 1
MC/17/EX07 Existing Manor Lodge Elevation 2
MC/17/EX08 Existing Manor Lodge Elevation 3
MC/17/EX09 Existing Manor Lodge Elevation 4
MC/17/EX10 Existing Stables Office Block Ground Floor Plan
MC/17/EX11 Existing Stables Office Block First Floor Plan
MC/17/EX12 Existing Stables Office Block Elevation 1
MC/17/EX13 Existing Stables Office Block Elevation 2
MC/17/EX14 Existing Stables Office Block Elevation 3
MC/17/EX15 Existing Stables Office Block Elevation 4
MC/17/EX16 Existing Office Barn Ground Floor Plan
MC/17/EX15 Existing Stables Office Block Elevation 4
MC/17/EX16 Existing Office Barn Ground Floor Plan
MC/17/EX17 Existing Office Barn First Floor Plan
MC/17/EX18 Existing Office Barn Elevations 1 & 2
MC/17/EX19 Existing Office Barn Elevation 3
MC/17/EX20 Existing Office Barn Elevation 4
MC/17/EX22 Existing Office Barn Elevation 6
MC/17/L01C Proposed Options Site Plan
MC/17/L02 Proposed Manor Lodge Basement Floor Plan

MC/17/L03B Proposed Manor Lodge Ground Floor Plan
MC/17/L04B Proposed Manor Lodge First Floor Plan
MC/17/L05B Proposed Manor Lodge Second Floor Plan
MC/17/L05B Proposed Manor Lodge Second Floor Plan
MC/17/L06A Proposed Manor Lodge Elevation 1
MC/17/L07B Proposed Manor Lodge Elevation 2
MC/17/L08B Proposed Manor Lodge Elevation 3
MC/17/L09B Proposed Manor Lodge Elevation 4
MC/17/L10C Proposed Stables Office Block Ground Floor Plan
MC/17/L11B Proposed Stables Office Block First Floor Plan
MC/17/L12 Proposed Stables Office Block Elevation 1
MC/17/L13A Proposed Stables Office Block Elevation 2
MC/17/L14A Proposed Stables Office Block Elevation 3
MC/17/L15B Proposed Stables Office Block Elevation 4
LP_MCCHSH_030 C - Landscape
Design and Access Statement September 2017
MC/17/L32 Proposed Office Barn Communal Bin and Cycle Store
MC/16/S01 Existing and Proposed Site Section A-A
MC/16/S02 Existing and Proposed Site Section B-B
MC/16/S03 Existing and Proposed Site Section C-C
Heritage Statement July 2017

Date Plans Received: 11/10/2017 **Date(s) of Amendment(s):**
Date Application Valid: 11/10/2017

1. **CONSIDERATIONS**

1.1 **Site and Locality**

The site lies in the Harmondsworth Village Conservation Area. The buildings, apart from the modern office block opposite the Great Barn, are considered as listed at Grade II, the Manor House being listed in its own right and the adjacent stable block being considered as curtilage listed. The Great Barn, while not part of the proposal area, lies within the overall original farm site and is Grade I listed, currently in the guardianship of Historic England. The history of the grain store is unclear, although it is understood that it has been moved within the site. At present it is treated as curtilage listed.

Manor Lodge is a Grade II Listed, mid-19th Century, two-storey villa of yellow stock brick, with a hipped slate roof. It retains its garden setting with some mature trees around the edges of the site. The building was converted from use as a dwelling to offices in 1987.

Planning permission was subsequently granted for its conversion to a residential care home in 2008. Whilst it is understood that conversion work took place, the care home never came into use. Most recently it has been used as a HMO.

The application site is bounded to the east by the Grade II* St Mary's Church, its associated graveyard and the Grade II Listed Five Bells Public House. The listed church

yard wall encloses the Harmondsworth Manor Farm site on its eastern boundary. To the south are residential properties in Blondell Close and open fields; and to the west by open fields.

The site also lies in a Archaeological Priority Area and within the proposed Heathrow Archaeological Priory Zone. There are surface flooding issues within the central area of the site.

The entire application site falls within the Harmondsworth Village Conservation Area as designated in the Hillingdon Local Plan. The northern part of the application sit, falls within the Green Belt.

1.2 Proposed Scheme

Planning permission is sought for alterations and conversion of the Manor Lodge into 2 No. 4-bedroom houses; conversion of the Stable Building into 6 No. 1-bedroom and 2 No. 2-bedroom cottages; conversion of the Office Barn into 1 No. studio flat, 1 No. 1- bedroom flat, 2 No. 2-bedroom houses and 1 No. 3-bedroom house; retention of the Granary Building and conversion to garden store; upgrade of boundary treatments; reinstatement of yard pond, together with associated parking and landscaping. as part of this proposal, the site has been divided into 3 areas:

. Manor Lodge Site (former Manor Farm House)

The subdivision of the listed former farm house into two units comprising 2 x 4 bedroom apartments with basement accommodation. This part of the site does not fall within, but is adjacent to the Green Belt. The site does however fall within the Harmondsworth Village Conservation Area and is a statutory Grade 2 Listed Building.

The subdivision would result in the front (easternmost) part of the building being one residential unit, (Unit 1), and the rear (westernmost) part of the building, containing the original tower and 20th century extensions, being the second, (Unit 2). Unit 1 incorporates the historic basement and this part of the building, containing a high degree of historic fabric, will be carefully preserved with existing historic floor finishes and doors retained and refurbished. A modest two storey replacement extension to Unit 2 is also proposed. This will replace the existing single storey extension and is attached predominantly to late 20th century extensions of the building.

. The Stable Block

Proposals entail the conversion of the building into eight residential units in the form of six 1 bed flats and two, 2 bed houses. External alterations proposed are limited to the addition of new windows and doors.

. Office Barn

Proposals entail the conversion of the building to form five residential units comprising one studio flat, one 1 bedroom flat, two 2 bedroom houses and one 3 bedroom house. External alterations to the structure are limited and involve the addition of a small number of windows and doors and, to elevation 3, the replacement of existing windows with sliding doors providing external access to the units. These changes are necessary to facilitate the building's conversion.

. General

A key part of the proposals are the landscaping works to the site. Broadly this involves the

reconfiguration of parking arrangements, provision of new hardstanding and the reinstatement of a pond. New hardstanding is proposed in the form of a gravel bonded surface, and permeable paving. Parking reconfiguration seeks to remove parking from the central yard area, i.e. around the granary and grade I listed barn and to reinstate more organised parking arrangements away from the listed buildings along with suitable hard surfaces. The existing parking area to the east and north of the Office Barn will be converted to garden areas.

The following reports relevant to the listed building consent application have been submitted in support of the application:

. Design and Access Statement

The Design and Access Statement sets out the design philosophy of the scheme taking into consideration relevant statutory tests and policies in the statutory development plan, having regard to other relevant material planning considerations.

. Heritage, Townscape and Visual Impact Assessment September 2016

The document provides an assessment of the history and development of the site, and provides an analysis of the impact of the proposed development on the historic environment, including heritage assets within the site, and the setting of nearby listed heritage assets.

1.3 Relevant Planning History Comment on Planning History

25525/APP/2016/1091

Planning permission granted on 21 September 2016 for the change of use Manor Lodge, which forms a part of the wider Manor Court complex in Harmondsworth, to a house in multiple occupation (HMO) to include the retention of 10 bedsits with seven parking spaces for a temporary period of three years. The applicant advised that temporary permission was sought for a period of three years only, whilst longer-term proposals relating to the use of the whole Manor Court site are progressed.

70075/APP/2018/312

Change of use of an existing two storey building from offices (Use Class B1) to a college for further education (Use Class D1), including internal alterations and the installation of secure fencing and gates (Listed Building Consent).

Reused for the following reason:

1. The applicant has failed to demonstrate that the proposed alterations to the existing listed building would not be detrimental to its character and appearance.

70075/APP/2018/69

Change of use of an existing two storey building (the Stable Block) from offices (Class B1) to a college of further education (Class D1) including internal alterations and the installation of secure fencing and gates.

Refused for the following reasons:

1. The proposed development, by reason of the associated infrastructure (fencing, cycle storage, etc) would be detrimental to the setting of the existing and adjoining listed buildings.

2. The development would result in inadequate provision of car parking to deal with the demands of the proposed development, which are unlikely to be addressed by public transport capacity and would be likely to cause on-street parking, to the detriment of highway and pedestrian safety.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 6th December 2017

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL

HISTORIC ENGLAND

Thank you for your letter of 27 October 2017 notifying Historic England of the application for listed building consent relating to the above site. 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, details of which are enclosed.

If you consider that this application does fall within one of the relevant categories, or if there are other reasons for seeking the advice of Historic England, we would be grateful if you could explain your request. Please do not hesitate to telephone me if you would like to discuss this application or the notification procedures in general.

Please note that this response relates to historic building and historic areas matters only. If there are any archaeological implications to the proposals it is recommended that you contact the Greater London Archaeological Advisory Service for further advice

THE ENGLISH HERITAGE TRUST

The English Heritage Trust manages the Harmondsworth Great Barn, which is the Grade I listed monument immediately adjacent to the proposed development and owned by the Historic Buildings and Monuments Commission for England (the Commission). The English Heritage Trust wishes to object to the application on the following grounds:

1. The landscape drawing LP/MCHSH/030B shows the open area to the east of the Barn - termed the Farmyard - being divided in two, along the ownership boundary. The drawings suggests that a 1.2m high post and rail fence will be erected along this boundary, nine trees are to be planted, and six "grasscrete" car parking spaces are to be provided at the southern end. We believe that this treatment - particularly the planting of trees along the boundary - will break up the open nature of the Farmyard area, which is preserved in form by the current building layout, and thereby harm the setting of the Barn.

(Officer note: This element has been deleted from the scheme).

2. The proposed landscaping treatment shown in drawing LP/MCHSH/030B is also unworkable. The Commission has a right of way with or without vehicles over the land between the Barn and the office building that is shown as being separated with a

permanent boundary of post and rail fence and tree planting and on which a number of parking spaces are proposed.

(Officer note: The boundary fencing and tree planting have been deleted from the scheme).

3. The car parking spaces at the southern end of the Farmyard appear to be unworkable because there is insufficient space to manoeuvre a vehicle within the application area on land owned by the applicant.

(Officer note: The car parking spaces have been deleted).

4. The proposal does not address how access to the Commission's car parking to the west of the Barn is to be managed. We consider it very likely that residents of and visitors to the proposed scheme will park in this area, thereby significantly impeding the proper management and use of a monument that is regularly opened to the public.

(Officer note: The proposed development does not impede access to the Commission's car park).

5. It is unclear how a resident at the proposed unit No.15 is meant to access the property as the footpath stops short of the proposed entrance to that unit. Extension of the footpath is not possible as some of the land required is in the Commission's ownership.

(Officer note: The footpath is within the application site and applicant's ownership).

6. Aspects of the conversion of the office building with potential to affect adversely the setting of the Barn have not been addressed in sufficient detail in our view. For example there are no details on how the residential units are going to be serviced in terms of the location of boiler flues, TV aerials/satellite dishes etc; there is no lighting scheme included; and there appears to be very little provision for refuse and recycling bins, which could lead to a profusion of wheelie bins in front of the Barn.

(Officer note: Sensitive lighting is proposed for ecological reasons. Details of bin stores, flues and antennae are controlled by conditions).

URBAN DESIGN AND CONSERVATION OFFICER

BACKGROUND: Manor Court is an early Victorian farmhouse built in the Italianate villa style on the site of the former manor house of Harmondsworth. It is constructed of yellow bricks under a slate roof with a symmetrical main facade and large porch. To the rear is a three storey nineteenth century tower with twentieth century extensions dating from 2007, one two storey, one single storey.

The building is listed grade II and forms part of the setting and history of the grade I listed Harmondsworth barn for which it was the farmhouse and the grade II* listed St Mary's Church to the east of the site. The barn does not form part of the present applications site but is separately owned by Historic England.

Between the two buildings is a Victorian stable building which is curtilage listed. Forming the north and east sides of the farmyard is a modern office building. To the south of this is

a nineteenth century granary that was moved from elsewhere within the site in 1988 and should also be considered as curtilage listed. There are also curtilage listed walls dating from the nineteenth century. The group of buildings forms a significant historical grouping of farm buildings and are key to the setting of the grade I listed barn.

The site lies within the Harmondsworth Conservation Area, an Archaeological Area (APA) and the proposed Heathrow APA.

The current proposal is to develop the various buildings for residential use and received pre-application advice. The current proposal reduces the sixteen units of the pre-app to fifteen units, deleting the proposed new dwelling on the basis of the in-principle objection of the conservation officer. Manor Court will be subdivided into two four bedroom houses with separate gardens. The Stable building will have six units in the modern section and two cottages along the front. The office barn will be converted into five dwellings. The whole site will be landscaped and will include the reinstatement of a former pond and the retention of the Granary building.

Conservation Comments were submitted in February 2018. These have recently been followed up by revisions and plans further amended.

COMMENTS:

The comments below relate to the latest amended plans.

Manor Court

Inclusion of a pitched roof over flat roofed three storey addition to the rear of Manor Court was requested. However, this amendment was found to be potentially structurally challenging and visually confusing and the applicants have now been requested to retain as existing.

Notes have been added that existing cameras will be replaced and service and cabling removed. Plastic pipe work and snorkel boiler flues will be removed and replaced with more discreet flues and that the obscure glazing will be traditional etched glass.

The door to the living room of unit 2 has been retained in situ. A note has been added that the infill panels between the two units will be recessed in order to allow the division to be understood.

The plans have been amended to state that the existing wall next to Manor Court will be retained where possible and repaired where required.

Stables

Although a further set of plans have been produced in line with the conservation officer's comments, there were some outstanding issues that still needed to be addressed.

The front elevation has been amended to show a stable door with a glazed top half and the note referring to structural glazing removed.

Additional information has been provided on the nature of the infill wall and staircase on the ground floor of unit 9. These are modern blockwork walls and a modern staircase. Their

removal is therefore acceptable.

It is now proposed that the existing brick work wall to the side of Unit 10 directly opposite the end of the grade 1 listed barn will be raised to 1.8 metres to form a boundary to the garden. This is acceptable providing the bricks are conditioned.

Following my own comments that the existing hedging between the car parking area of the stables and that of the listed barn was rather sparse and might not provide sufficient screening, the applicants have undertaken to add additional planting. This has been noted on the plans.

One proposed window on the front elevation (elevation 4) of the stables has been deleted and the other aligned above a door. Previously the two windows had a cluttered and ill thought out quality.

Office Barn

The grasscrete has been removed from the landscaping plans and block plans.

The applicants have requested that Historic England's requirement on the location of boiler flues and TV aerials on the office barn should be conditioned as they wish to explore the option of electric heating.

Following a recent site visit, it is clear that some sort of boundary needs to be retained between the car parking for the Office barn and the farmyard of the listed barn. The applicants have proposed retaining the existing wall and the plans amended accordingly.

General

Management plan and future maintenance plan still to be agreed.

The applicants will not be proposing any major lighting scheme beyond modest low level amenity lighting on the buildings and near key pathways due to issues with ecology (bats). This also might be conditioned. From a conservation angle, the lighting should be low key and modest in scope in order to preserve the setting and character of the historic buildings.

The applicants have confirmed that they are not proposing any works to the granary as it is in good condition.

RECOMMENDATION: Approval with conditions

Conditions

Pre-commencement

- Details and samples of all new external materials, including brickwork, bonding, pointing style, mortar mix, roofing materials, rainwater goods
- Detailed drawings including profiles of all new windows, external doors including information on materials, glazing and finishes.
- Detailed drawing including profile of the door canopy to the rear of Manor Court including materials and finish

- Details of external pipe work, flues and vents
- Details of new joinery, including internal doors, architraves, skirting and staircase details
- Details of fire and sound proofing works/upgrading
- Details of method of repair of brick garden wall at Manor Court required including new brickwork where relevant, pointing style and mortar mix.
- Details of new boiler flues and vents
- Details of brickwork for boundary wall at unit 10
- Full details of boundary treatments including product details with materials and finish
- Details of the means of surfacing and marking out the car parking spaces
- Details of lighting plan
- Details of location of boiler flues and TV aerials on the Office Barn
- Recording up to Historic England level 4 prior to works taking place on site

General (for LBC)

- Obscure glazing shall use traditional etched glass in order to preserve the character of the listed building.
- Rainwater goods should be constructed in cast iron in order to preserve the character of the listed buildings.
- The basement of Manor Court shall not be waterproofed or tanked in anyway in order to preserve the special architectural and historic interest of the listed building
- The existing wall between the farmyard and parking area is to be retained in order to preserve the setting of the listed barn, Harmondsworth Barn.
- No further additions to Manor Court to preserve the character and special interest of the listed building.
- Management Plan and future maintenance plans to be agreed.

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:

- BE1 Development within archaeological priority areas
 BE10 Proposals detrimental to the setting of a listed building
 BE11 Proposals for the demolition of statutory listed buildings
 BE12 Proposals for alternative use (to original historic use) of statutorily listed buildings
 BE15 Alterations and extensions to existing buildings
 BE3 Investigation of sites of archaeological interest and protection of archaeological remains
 BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
 BE4 New development within or on the fringes of conservation areas

BE8	Planning applications for alteration or extension of listed buildings
LPP 5.3	(2016) Sustainable design and construction
LPP 7.5	(2016) Public realm
LPP 7.8	(2016) Heritage assets and archaeology
LPP 8.2	(2016) Planning obligations
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008
NPPF	National Planning Policy Framework

5. MAIN PLANNING ISSUES

Of particular relevance are 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 that 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 planning permission or listed building consent will not normally be granted for proposals which are considered detrimental to the setting of a listed building. Saved UDP Policy BE11 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.

Policy BE12 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that 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 conversion of the buildings and the impact on the setting of the adjacent listed buildings in terms of the location of the additional development. Any development would therefore be expected to address these matters.

Manor Lodge

The subdivision of the house into two units, and indeed the change of use of the other buildings is not ideal. While the building was originally designed as a single family dwelling,

due to later extensions to accommodate a recent use as a care home, the building is now considered to be too large to be a viable single unit. The conversion of the building back to residential use is an appropriate use for the building, which will lead to investment in the structure and its surroundings. This investment will see for the grade II listed building's long term conservation and maintenance. The residential use of the structure is also likely to bring about a far less intensive use of the structure than the existing temporary housing use and is therefore likely to result in lower levels of wear and tear to historic fabric.

Although subdividing the building will result in some level of change to the fabric and layout of the listed building, it is considered that the scheme is sensitive to the special interest of the building and due to the existing plan form of the building and the number of staircases present, the subdivision can be achieved without the need for high levels of alteration to fabric or plan form.

The subdivision would result in the front (easternmost) part of the building being one residential unit, Unit 1, and the rear (westernmost) part of the building, containing the original tower and 20th century extensions, being the second, Unit 2. Positively, the new ground to first floor staircase for the rear unit can be housed within a modern extension, so to avoid loss of historic fabric.

A modest two storey replacement extension to Unit 2 is also proposed. This will replace the existing single storey extension and is attached predominantly to late 20th century extensions of the building and as such will not affect any historic fabric. Through increasing the scale of the rear modern extensions, the proposed extension provides an opportunity to rationalise the existing extensions which currently visually contrast with the historic core of the building. There are no objections in principle to the alteration of the modern additions to the rear of the building, provided they are well detailed and in materials to match the original building.

The proposed additional floor to the rear extension has been added to the existing structure, thereby avoiding its total demolition and minimising disturbance to the other structures. It is not considered that the proposed extension is overly large, appearing as secondary elements to the house. However, the Conservation Officer considers that no further additions should be allowed if this proposal is agreed. Details and samples of all new external materials, including brickwork, bonding, pointing style, mortar mix, roofing materials, rainwater goods new windows, external doors and door canopy, and also any external pipe work, flues and vents can be controlled via condition.

The inclusion of a pitched roof over flat roofed three storey addition to the rear of Manor Court was initially requested. However, this amendment was found to be potentially structurally challenging and visually confusing and the applicants have now been requested to retain as existing. The retention of the existing flat roof is now supported by officers.

The Conservation Officer has recommended that existing CCTV cameras should be replaced by more discrete units and disused services and cabling removed. the snorkel boiler flues are not approved and should be replaced with smaller, more discreet flues in the same position. In addition, any existing plastic pipe work should also be replaced in cast metal. The new obscure glazing should use traditional etched glass.

As part of the works, the building will be sensitively refurbished with all original doors, joinery, windows, plasterwork and chimney breasts retained and made good as required. Where modern features exist, these will be replaced to match the original, thus reinstating

the building's character. The Conservation Officer notes that existing plasterwork and plaster features, such as cornices, should be retained and repaired, although at first floor, much of this is not original, but is nevertheless, lime plaster. Details of any new joinery, internal and external including doors, architraves, skirting and staircase details will be required by condition. In addition, details of fire and sound proofing works/upgrading will also need to be submitted via condition. Externally, details of the repair of the external garden wall will be required but can be covered by condition. As much as possible of this structure should be retained, with a better quality natural stone paving used around the house.

Unit 1 incorporates the historic basement and this part of the building, containing a high degree of historic fabric, which will be carefully preserved with existing historic floor finishes and doors retained and refurbished. The Conservation Officer recommends that the basement should not be "waterproofed", as this would most likely mean the disturbance of the original brick floors for drainage and the installation of a pump, plus covering the walls with "egg box" membranes. Amended plans have been received detailing these amendments, or can be secured by condition/s.

Within Unit 2 a new staircase will be provided to serve the ground to first floor (and existing staircase will serve the first and second floors). This staircase is located within modern extensions to the historic building and as such no historic fabric will be affected by its insertion. In aesthetic terms the proposed stair will be detailed to match the original staircase within Unit 1.

One of the key benefits of the scheme is that the existing modern en-suites (installed as part of the previous care home use) which have had a considerable effect on room proportion can be removed; It is considered that this would represent a considerable enhancement to the building's significance.

As a whole the changes to the fabric of the grade II listed Manor Court are relatively minor and would not be capable of affecting the significance of the nearby listed structures (including the grade I listed Great Barn, grade II* Church of St Mary and grade II listed Five Bells Public House and Sun House) or the Harmondsworth Village Conservation Area.

In conclusion, it is considered that though resulting in a change to the grade II listed Manor Court, the proposed conversion of the building will not result in material harm to the asset's significance. Though subdividing into two units, the benefits of the scheme are considered to outweigh any small level of harm this would incur. Such benefits include securing a viable use of a heritage asset in support of its long term conservation and providing elements of enhancement to the significance of the building as a result of the removal of the en-suites, general refurbishment, reinstatement of appropriate features and the rationalisation of existing extensions.

The Stables

Proposals entail the conversion of the building into eight residential units in the form of six 1 bedroom flats and two, 2 bedroom houses. There are no objections in principle to the proposed change of use. It is not considered that Internal alterations to subdivide the building will affect either the limited heritage value of the building itself or the contribution it makes to the conservation area and surrounding listed buildings.

External alterations proposed are limited to the addition of new windows and doors. Initially

officers remained concerned at the number of new openings in the facades, particularly the rear elevation, which would need to be kept to a minimum to retain the agricultural character of the building. Amended plans have been submitted addressing the above mentioned concerns. The front elevation has been amended to show a stable door with a glazed top half and the note referring to structural glazing removed. In addition, one proposed window on the front elevation (elevation 4) of the stables has been deleted and the other aligned above a door. Previously the two windows had a cluttered and ill thought out quality. Additional information has also been provided on the nature of the infill wall and staircase on the ground floor of unit 9. These are modern blockwork walls and a modern staircase. Their removal is therefore considered acceptable.

Details of the position of any new boiler flues/flues and vents could be dealt with via condition. These should be discretely located.

The rear garden areas need to be screened from the Great Barn by extended/new walls and timber post and rail fencing, plus planting, details of which will be required. The means of enclosing the rear car parking area, surfacing and marking out of spaces have been carefully considered. It is suggested that parking spaces should be delineated with studs or granite sets. It is now proposed that the existing brick work wall to the side of Unit 10 directly opposite the end of the grade 1 listed barn will be raised to 1.8 metres to form a boundary to the garden. This is acceptable providing the bricks are conditioned.

Following officer comments, that the existing hedging between the car parking area of the stables and that of the listed barn was rather sparse and might not provide sufficient screening, The applicants have undertaken to add additional planting. This has been noted on the plans. As a result of the amendments, it is not considered that this element of the scheme would affect the contribution the building currently makes to the significance of surrounding listed buildings and the Harmondsworth Village Conservation Area. The significance of these assets would be preserved by the proposals to convert the Stables.

Office Barn

Dating to the 1980's the Office Barn (Building 3) is considered to be of limited heritage interest and makes a neutral contribution to the significance of surrounding heritage assets, including the grade I listed Great Barn and the Harmondsworth Village Conservation Area.

Proposals entail the conversion of the building to form five residential units comprising one studio flat, one 1 bedroom flat, two 2 bedroom houses and one 3 bedroom house. No objections are raised in principle in heritage terms to the conversion of this building, nor to the loss of the car park to the rear to form gardens.

Given the modern nature of the building it holds capacity for internal alteration. It is not considered that the internal subdivisions required for the conversion will have an effect on heritage significance. External alterations to the structure are limited and involve the addition of a small number of windows and doors and, to elevation 3, the replacement of existing windows with sliding doors providing external access to the units. These changes are necessary to facilitate the building's conversion and are not considered to affect the overall external character or architectural merit of the building, as a late 20th century structure.

The area in front of the Office Barn, facing the Great Barn, will remain grassed and

landscaped, with the grasscrete parking areas removed.

It is important that the use of this building as residential units does not negatively impact on or curtail the community use of the barn. The installation of a WC on site for use by volunteers (Friends of the Great Barn) has not been included within the scheme. Historic England have not specifically requested this. The applicant submits that there is no level of demand that justifies this and there is no long term prospect for the maintenance of such a facility. In addition it would be open to abuse and vandalism which would prove difficult for the future residents on site.

Given the limited external alterations, it is not considered that the proposal would affect or detract from the significance of nearby listed buildings and the Harmondsworth Village Conservation Area. The significance of these assets would be preserved by the proposals to convert the Office Barn.

General

The reinstatement of the farm yard pond and the reintroduction of planting and landscaping to replace that recently removed from the site is welcomed. No detailed lighting plans have been submitted. This will need to be low key for ecological reasons. Details can be secured by condition.

The Conservation Officer recommends that the agricultural post and rail fencing to the site boundary should be retained. The estate type railing for use between the Manor House and Stables are acceptable but need to be combined with planting. Details of boundary treatments will be included in the final landscaping scheme which is secured by condition. Finally, PVs at roof level are not considered acceptable for use on this site and will no longer form part of the scheme.

As part of any proposals, a management and future maintenance plan would need to be agreed for the site. In addition, the buildings and site as a whole would also need to be recorded up to level 4 prior to any works taking place on site. Furthermore, details of the works to the granary are required. These issues can be covered by conditions on this listed building consent or conditions/S106 Agreement on the associated planning application elsewhere on this agenda.

In conclusion, it is considered that the enhancements to heritage significance delivered by the proposed development will outweigh the identified harm. The proposed development would not detract from the character and appearance of the Conservation Area, and the significance of the Grade II listed Manor House building would be preserved. Similarly, the settings of the surrounding listed buildings, including the Grade 1 Great Tithe Barn 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 acceptable in heritage terms, in compliance with relevant heritage policies listed above.

6. RECOMMENDATION

APPROVAL subject to the following:

1 LB1 Time Limit (3 years) - Listd 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

3 **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:

- Details and samples of all new external materials, including brickwork, bonding, pointing style, mortar mix, roofing materials, rainwater goods
- Detailed drawings including profiles of all new windows, external doors including information on materials, glazing and finishes.
- Detailed drawing including profile of the door canopy to the rear of Manor Court including materials and finish
- Details of external pipe work, flues and vents
- Details of new joinery, including internal doors, architraves, skirting and staircase details
- Details of fire and sound proofing works/upgrading
- Details of method of repair of brick garden wall at Manor Court, including new brickwork where relevant, pointing style and mortar mix.
- Details of new boiler flues and vents
- Details of brickwork for boundary wall at unit 10
- Full details of boundary treatments including product details with materials and finish
- Details of the means of surfacing and marking out the car parking spaces
- Details of lighting plan
- Details of location of boiler flues and TV aerials on the Office Barn
- Details of the works to the granary

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).

4 **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 Policies BE8, BE 9, BE 10 and BE11 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

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

6 **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 Policies BE8, BE 9, BE 10 and BE11 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7 **LB4** **Storage of salvaged items**

Salvaged items approved for re-use as part of this consent shall be securely stored on site (or subject to the Local Planning Authority's agreement, elsewhere) until employed again and Council officers shall be allowed to inspect them.

REASON

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

8 **LB6** **Inspection of the building prior to demolition**

Prior to alteration or demolition, the (building/feature) should be recorded to Level (4) as defined by Historic England and following agreement with LBH and where appropriate Historic England, copies of the document sent to the Uxbridge Local History Library archive and English Heritage for inclusion in the London Heritage Environment Record.

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).

9 **LB7** **Inspection of the building prior to works**

Where works involve opening up prior to a final decision on works of removal, alterations or restoration, the Local Planning Authority shall be notified and allowed to inspect prior to the execution of final proposals.

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).

10 **LB8** **Measures to protect the building**

Prior to works commencing, details of measures to protect the building from the weather, vandalism and accidental damage shall be submitted to and approved by the Local Planning Authority. Such measures shall be implemented prior to any works commencing and retained in situ until works are 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).

11 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).

12 NONSC Non Standard Condition

Notwithstanding the approved drawings, obscure glazing shall use traditional etched glass.

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).

13 NONSC Non Standard Condition

Notwithstanding the approved drawings, rainwater goods shall be constructed in cast iron.

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).

14 NONSC Non Standard Condition

The basement of Manor Court shall not be waterproofed or tanked in any way.

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

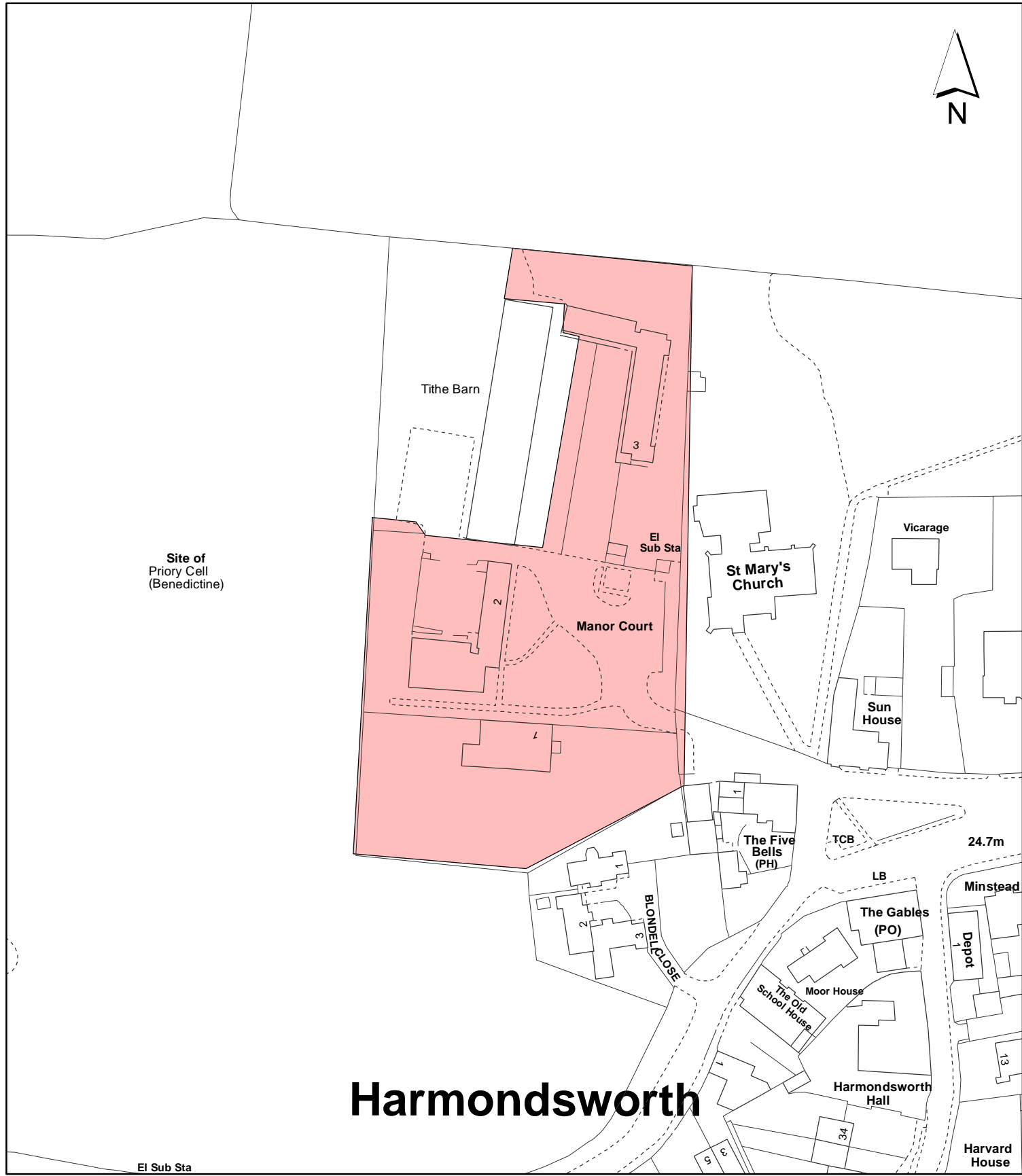
material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

- BE1 Development within archaeological priority areas
- BE10 Proposals detrimental to the setting of a listed building
- BE11 Proposals for the demolition of statutory listed buildings
- BE12 Proposals for alternative use (to original historic use) of statutorily listed buildings
- BE15 Alterations and extensions to existing buildings
- BE3 Investigation of sites of archaeological interest and protection of archaeological remains
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- BE4 New development within or on the fringes of conservation areas
- BE8 Planning applications for alteration or extension of listed buildings
- LPP 5.3 (2016) Sustainable design and construction
- LPP 7.5 (2016) Public realm
- LPP 7.8 (2016) Heritage assets and archaeology
- LPP 8.2 (2016) Planning obligations
- HDAS-LA Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- SPD-PO Planning Obligations Supplementary Planning Document, adopted July 2008
- 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.

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Harmondsworth

<p>Notes:</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>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).</p> <p>Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2018 Ordnance Survey 100019283</p>	<p>Site Address: Manor Court High Street Harmondsworth</p>		<p>LONDON BOROUGH OF HILLINGDON Residents Services Planning Section Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p> 
	<p>Planning Application Ref: 27256/APP/2017/3723</p>	<p>Scale: 1:1,250</p>	
	<p>Planning Committee: Major</p>	<p>Date: June 2019</p>	