

Report of the Head of Planning, Transportation and Regeneration

Address RANDALLS 7-9 VINE STREET UXBRIDGE

Development: Change of use of the ground and part first floor of the Randalls building from Use Class A1 to Use Class A3 (flexible use within Use Class A1/A3 for the island display cabinet), conversion of part of the first floor from Use Class A1 to Use Class C3 (residential); addition of a second storey roof top extension to provide residential apartments (Use Class C3) and external restoration works; the erection of three new residential blocks (Use Class C3) ranging from 3 to 6 storeys in height; a new ground floor retail unit (Use Class A1), conversion of the Old Fire Station Building to duplex apartments (Use Class C3); the provision of associated landscaping, car parking and associated works, to provided 58 residential units in total and 750sq.m of commercial floorspace, involving the demolition of the 1960's extension to the Randalls building, caretakers flat and warehouse buildings (Application for Listed Building Consent).

LBH Ref Nos: 41309/APP/2019/1267

Drawing Nos: J17077 AE(2)252 - D Block 2 South Elevations
J17077 AE(2)250 - F Block 2 N and N W Elevations
J17077 AE(2)251 - E Block 2 West Elevation
J17077 AE(2)253 - D Block 2 East Elevation
J17077 AE(2)255 - B Block 2 Bay Study Cricket Field Road
J17077 AE(2)260 - D Block 2 N and N W Elevations
J17077 DOC(0)601 - H External Building Material Schedule
J17077 DOC(0)602 - A Accomodation Schedule, Areas
14703_01 Letter re. Plan Substitutions - 29.07.2019
AP(0)165 - A Proposed Site Plan Level 05
J17077 AE(0)200 - G Site Sections AA & BB
J17077 AE(0)201 - H Site Sections CC & DD
J17077 AE(0)202 - H Site Sections EE & FF
J17077 AE(0)203 - J Proposed Street Elevation
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J17077 AE(0)204 - J Proposed Courtyard Elevations
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Date Plans Received: 12/04/2019

Date(s) of Amendment(s):

29/07/2019

Date Application Valid: 12/04/2019

1. CONSIDERATIONS

1.1 Site and Locality

The site is located on the corner with Vine Street and Cricketfield Road and falls within the secondary shopping area of Uxbridge Town Centre. The site also falls within the Old Uxbridge Windsor Street Conservation Area. The original 1938 Randalls building is a Grade II listed heritage asset and includes a largely intact shopfront dating from that period. The adjoining 1960's extension (now demolished) was also Grade 2 listed.

Historically there were also a number of associated curtilage buildings and structures (considered as listed) within the enclosed rear yard area, accessed from Cricketfield Road. These have been demolished as part of the consented scheme. However the remainder of the rear yard is largely empty. The ex-Fire Station building located to the rear of the site fronting Cricketfield Road, dates from the early 20th Century. This building is also considered to be curtilage listed and has heritage value that should be preserved. In addition, there are single storey ancillary storage buildings attached to the rear of the main retail structure, dating from the 1930's.

Office buildings are located to the south, west and north and range in height between 3 to 6 storeys.

The site lies adjacent to the revised Uxbridge Archaeological Priority Area (APA).

Work has already commenced on the consented scheme.

1.2 Proposed Scheme

As a result of detailed design progression, a series of minor amendments are proposed to the development. Accordingly, this Listed Building Consent (LBC) and an accompanying Section 73 application seeks to agree these changes to the scheme.

These alterations to the scheme have been subject to extensive discussions with the applicant both at pre application stage and during the course of determining this application. The schedule below sets out the proposed amendments to each part of the development requiring Listed Building Consent:

Randalls Building (Block 1)

- 1 Removal of lift connecting ground and first floors
- 2 Addition of a fire lobby
- 3 Amendments to internal layout of the residential units
- 4 Retention of the former plant/boiler room (rather than demolition as previously proposed)
- 5 Re-orientation of new residential staircase (no amendments proposed to the existing staircase)
- 6 Removal of plant room at first floor and re-allocation of space to residential units
- 7 Omission of 3 rooflights over plot 7
- 8 Increase height of the second storey by 0.955m to allow for structural considerations
- 9 Replacement of all windows/lanterns/glazing with new windows to match existing, following specialist advice
- 10 Glazing of the loading bay shutter
- 11 Relocation of the column radiators at first floor, moving to commercial unit

Block 2

- 12 Increase height of building by 1.176m to allow sufficient depth to accommodate the

structure and insulation requirements

Old Fire Station Building (Block 3)

13 Minor amendments to the internal layout

14 Replacement of the front first floor windows and the side window with new windows to match the existing.

In addition, the following amendments are sought to the new build blocks 4 and 5. These changes are not subject to Listed Building Consent, but are listed below for completeness:

Blocks 4 and 5

15 Block 4 & 5 to be brick rather than ceramic clad

16 Addition of decorative banding

17 Reduction in window height from 2.4m to 2.1m

18 Increase height of blocks 4 and 5 to allow sufficient depth to accommodate the structure and

insulation requirements

19 Reduce floor to ceiling heights from 2.5m to 2.4m

20 Pull back Block 4 by 337.5m

21 Incorporate a meter store into Block 4

22 Re-arrange the bike/bin store in Block 5, to allow a new sub-station

23 Reduce the projection of balconies in Block 5 from 2.5m to 1.5m

24 Addition of dry and service risers in Block 5

The removal of green roofs from blocks 2, 4 and 5 and omission of a number of Juliette balconies and changes to the facade of block 2, originally requested as part of this submission were not agreed and these requests have been deleted from the proposed amendments.

1.3 Relevant Planning History Comment on Planning History

Planning permission (ref. 41309/APP/2016/3391) was approved, subject to 26 conditions, and LBC (ref.41309/APP/2016/3392) was approved on 14 September 2016, subject to 18 conditions for the following:

"Change of use of the ground and part first floor of the Randalls building from Use Class A1 to Use Class A3 (flexible use within Use Class A1/A3 for the island display cabinet), conversion of part of the first floor from Use Class A1 to Use Class C3 (residential); addition of a second storey roof top extension to provide residential apartments (Use Class C3) and external restoration works; the erection of three new residential blocks (Use Class C3) ranging from 3 to 6 storeys in height, a new ground floor commercial unit (Use Class A1/A2/A3), conversion of the Old Fire Station Building to duplex apartments (Use Class C3); the provision of associated landscaping, car parking and associated works, to provided 58 residential units in total and 750 sqm of commercial floorspace, involving the demolition of the 1960's extension to the Randalls building, caretakers flat and warehouse buildings."

Following this, a number of conditions have been discharged for both the planning permission and the LBC.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- 30th May 2019

3. Comments on Public Consultations

EXTERNAL

The application has been advertised as a development that affects the character and appearance of the Old Uxbridge Conservation Area and the setting of the Grade 2 listed building, Randalls. Site and press notices were also posted. No responses have been received to the public consultation.

INTERNAL

URBAN DESIGN AND CONSERVATION OFFICER

History, Listing and Conservation Area Status of Randalls Department Store

Randalls was built as a department store in 1938 to a striking modernist design, by William L. Eves, a well-known local architect. It is relatively small in size, being of two storeys with a tall tower feature, with projecting rectangular double turret on one corner. The building is narrow and linear in form, the horizontality of its design being accentuated by its flat roof, the bands of brown Carraraware on the cream faience of the front parapet and tower, the long canopy projecting over the pavement, and the continuous heads and sills of the windows at first floor. The department store was in the same family ownership and use throughout its existence, closing only in December 2014. As a result, the open character of the ground and first floors, the grand staircase and some of the original internal fittings still survive. The listing description identifies the reasons for its designation as being external and internal:

- Its Modernist design
- Its intact shop front and rare island display unit
- Its interior detail which, whilst quite plain, survives well and includes the cash desk pneumatic tubes and functional delivery area features

The store was extended in the 1950's to the west with a single storey addition, with an upper storey added in the 1960's. The whole building was listed Grade II in 2010. The curtilage includes the former fire station, a very attractive red brick Victorian building (which is thus deemed to be listed Grade II) and the whole site has been included in the Old Uxbridge and Windsor Street Conservation Area.

Consented Scheme

Listed building consent and planning permission was previously granted for similar works on 16th June 2017 under applications 41309/APP/2016/3392 (lbc) and 41309/APP/2016/3391 (pp). The current scheme proposes a number of amendments. The changes relate to internal layout, facade alteration as well as amendments required following further investigation of the site and design development.

Proposed Scheme

The amended proposals have been prepared following pre-application discussions with the Council. Notwithstanding the pre-application advice, further changes have been made to the scheme, that were not previously discussed and some of these elements raise conservation and design concerns.

(Officer Comment: Amended plans have been submitted addressing outstanding concerns).

Condition of Listed Buildings

The building was in good condition when it closed as Randalls Department Store in December 2014. After a flurry of commercial interest, it was bought by Inland Homes in the Spring of 2015 and has been in their ownership ever since. The consented scheme is currently being implemented with much of the reinforced concrete framing for the new build now largely complete and repairs being undertaken to the facade of the front facade.

The Old Fire Station

This little Victorian building is listed by virtue of its location within the curtilage of Randalls. It also stands within the Old Uxbridge and Windsor Street Conservation Area. The building had been in use as a bicycle repair workshop, and its condition is considered to be fair. The consented scheme to convert the former fire station to residential accommodation is currently being implemented on site.

2. LISTED BUILDING PROPOSALS

The Proposed Demolitions

It is proposed to demolish and redevelop the post 1930's wing entirely and to demolish elements of the rear of the 1938 building, including the caretaker's flat, to create better separation distances for the blocks to the rear. Internal demolitions include the relocation of the cash desk and pneumatic tube system (included specifically in the listing description as being of interest) on the ground floor, the relocation of the loading bay staircase, and the removal of some small internal rooms and cloakrooms.

The Proposed Internal Alterations to Listed Building

At ground floor, it is proposed to retain the shop frontage and island unit and keep the majority of the interior open plan at ground level, save for the insertion of a commercial kitchen along the rear wall, and the introduction of subdivisions to provide two storage rooms, customer WCs and two studio flats at the rear.

At first floor, it is proposed to retain about a third of the area as open-plan commercial space, reached via the main staircase, while the remaining two-thirds would be subdivided into six flats. On the roof, it is proposed to build an upper floor with six flats.

The majority of the works were consented to in the previously approved schemes. The additional amendments to the interior under the current scheme are relatively minor introducing and altering the position of partitions that would cause no further harm to the listed building than those previously approved.

External Alterations

New second storey

The most significant changes proposed under the consented scheme occur to the new second storey which it is now proposed to be increased in height by 955mm. This is being proposed due to constructional requirements and the need to respect the architectural fabric of the listed building by introducing a new floor directly above the existing roof surface. This proposed increase in height will make it a slightly more prominent addition from the street. Balancing up the need to provide an internal floor to ceiling height of 2.4 metres and that the additional storey will be set back five metres from the front parapet and that an additional storey is proposed / being built at no. 5 Vine Street, it is considered that the height increase would not adversely affect the listed building and wider conservation area.

Roller Shutter

The roller shutters to the rear loading area are now proposed to have a glass screen placed externally to help insulate the building. The screen can be supported so that there is no requirement to introduce an internal stud wall that would encase the roller shutter mechanism. The glass screen will ensure that the mechanism will still be visible and the loading bay's appearance not harmed. The elevational drawings of the screen are shown on drawing AD(1)420 Rev: C and are acceptable, however, sectional drawings at a scale of 1:20 will also need to be provided. This could be controlled by condition.

Front windows

Further investigation has now been undertaken on the first floor front windows. The bottom corners have substantial corrosion, which in some cases, has rusted through to the inside. It was also observed that many of the glazing bars have also extensive corrosion. The windows could be technically repaired but are likely to require frequent ongoing repairs given the state of the metal work. It is considered that the windows have come to the end of their serviceable life and that it would now be in the interests of the building that they are replaced on a like for like basis as part of the refurbishment works. The submitted drawings and a sample frame seen on site demonstrate that the replacement windows would be like for like and are considered acceptable. Single glazing will be reintroduced and held in place with hardwood beading to the inside. The existing shaft and lever gearing mechanism for opening the windows are still in good serviceable condition and will be reused for the new windows. Balancing up the condition of the existing windows and the quality of the replacements on a like for like basis the proposal can be supported and the character and special interest of the listed building would not be harmed.

Rear windows and lantern lights

The existing rear windows have consent to be removed and replaced with aluminium. The new scheme and submitted detailed drawings show that the new windows to the rear will now be replaced with more appropriate slender W30 steel windows. These will be an improvement on the previously consented scheme and are acceptable.

The current condition of the rear lantern lights and glass roof over the loading bay has been viewed on site along with a condition report. It is considered that their condition has deteriorated to such an extent that replacement is now necessary given the condition of the

glazing and steel frames. The frames will be replaced like for like including traditional lead detailing that the character and appearance of the building would not be harmed.

Fire Station

Amendments to the consented fire station scheme are minimal and relate to the external windows and doors. The detailed design of these were discussed at pre-application stage and respect the original character of the curtilage listed building and supported.

Commercial User

As any commercial use will have implications for the character of the interior of the former Randall's department store, it will be important to identify the user as soon as possible in the planning process. It is understood that discussions have been taking place with a restaurateur, and the ground floor appears to have been set out to reflect their requirements, but there has been no confirmation of a formal arrangement.

3. LEVEL OF HARM AND PUBLIC BENEFIT

During the negotiations, the proposals have been modified to show a reduction in the numbers of second floor flats, and the relocation of their front walls to a position 3 metres behind the back of the tower, their terraces removed. The second floor would still be relatively unobtrusive in views from the street despite its increase in height.

Also the retention of most of the ground floor and two-thirds of the upper floor for an open-plan commercial use has improved the ratio between commercial and residential.

The subdivision of so much of the first floor into flats is an irreversible and destructive usage and it will lead to an individualism which will be very apparent in views of this robust building from the street. Although this element of the scheme is very much to be regretted, overall, it is considered that the proposals would lead to just less than substantial harm to the building's significance. This balance would be quickly lost however, if any subsequent amendments were to lead to an increase in the residential elements of the scheme, greater subdivision of the interior or loss of more of the original fabric.

The NPPF para. 134 states that "where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use."

There are only two potential areas of public benefit arising from this scheme: the proposed restaurant use, which would enable the public to access the building once again and enjoy its interior on both the ground floor and part of the first floor; and the repairs to the exterior, which would include the reinstatement of the clock. (NB Given that the building has been in the developer's ownership for most of the time it has been vacant, 'bringing it back into beneficial use' is not considered relevant in this case.) These two spheres of public benefit would just about justify the harm identified to the significance of the building.

A restaurant use could probably be considered as the 'optimum viable use', but if there is any change to this proposed use, this area of public benefit would be likely to be significantly reduced.

Block 2 Concerns

The amended drawings for Block 2 received on the 5th July 2019 have not addressed my concerns. The amendments have done little to improve the appearance of the block and there are still concerns with the design detailing which is not of the same quality as those previously permitted. The Juliet balconies now project from the facade and do not stretch between the pilasters as the consented railings. The pilasters are also not followed through onto the upper storeys. The consented scheme also had string courses between the pilasters directly below the balconies and these also played an important part in the modelling of the building.

The link building between Block 2 and the Randalls building was originally to be finished in a bronze coloured cladding and played an important part in visually separating the listed building from the new block of flats allowing the architectural composition of the original facade to be fully appreciated. There are concerns that the introduction of cladding the same as Block 2 that butts up to the Randalls building would be too similar in colour / finish to the original faience resulting in the original composition becoming less discernible. The bike store to the link has also been changed to a blank panel creating a dead frontage with louvered entrance door. The consented scheme had a much more attractive screen that contributed to the architecture of Block 2 and the street scene.

With respect to the materials of Block 2 it is unclear if the cladding is to have open joints or closed mortared joints. Mortared joints would be the appropriate finish as this will give the building a more solid appearance. We will need to see samples of this cladding to be able to make an informed decision and I would suggest that a sample panel is erected on site (This could be conditioned if the proposals are minded for approval).

For the above reasons there are still concerns with Block 2 and it appears that the quality of the architecture is being compromised in an attempt to reduce costs? Given the importance of this corner site within the Old Uxbridge / Windsor Street Conservation Area and its relationship to the listed buildings the changes to Block 2 are not supported. As previously stated the facade treatment should revert back to the quality of the consented scheme if it is to be supported.

No objection is raised to the other alterations to blocks 4 and 5 which will not harm the setting of the listed building beyond which has already been consented to on the previously approved applications.

Additional Comments dated 1/8/2019

I have looked through the amended drawings and can confirm that they have addressed the concerns raised and the scheme has reverted back to a similar appearance as the one that was originally consented.

Concerns are still raised with the materials and I am unconvinced that the ceramic finish comprising Shackerley SHG Lopar LO 01 Natural would be a suitable choice for the location. Other important considerations for the ceramic cladding will be how it is coursed, sized and laid out, along with how the pilaster and window / door reveals will be achieved. How the cladding will be jointed up will also be important considerations, so that a quality 'solid' finish is achieved. There are concerns that the drawings indicate that an open joint finish is proposed and this suggests the quality and appearance of the ceramic would not be as originally envisaged. For this reason I would suggest the following condition:

Notwithstanding the approved drawings (AE(0)203 Rev: J)and the Randals External Building Materials Schedule (drawing DOC())601 Rev: B) the ceramic cladding (Shackerley SHG Lopar LO 01 Natural) is not hereby approved. Detailed drawings and samples of the ceramic finish as appropriate, in respect of the cladding shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the works is begun and the works shall not be carried out other than in accordance with the details so approved and shall thereafter be maintained:

- (a) Sample of ceramic showing corner details
- (b) Elevation and section drawings showing the layout, sizes and courses of ceramic cladding including pilasters and window and door reveals
- (c) Weathering and coping details
- (d) Sample of mortar and jointing finish

(Officer Comment: Amended plans have been submitted addressing concerns regarding changes to the facade of Block 2 and the link block. The facade treatment now reverts back to the quality of the consented scheme. A condition requiring details of cladding to Block 2 is 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:

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

The site is within the Old Uxbridge Conservation Area. The Randalls building is grade II listed and forms a significant component in the Conservation Area. The building was listed in 2010 and the listing description clearly notes the reasons for its designation as:

- . its modernist design
- . its intact shop front and rare island display unit
- . its interior detail, which whilst quite plain, survives well and includes the cash desk, pneumatic tubes and functional delivery area features.

Policy HE1 of the Local Plan Part 1 aims to conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape. The policy actively encourages the regeneration of heritage assets - particularly those that are currently vacant.

Of particular relevance are Saved Policies 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. Saved UDP Policy BE10 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.

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.

Furthermore, Saved UDP Policy BE13 requires the layout and appearance of developments to harmonise with the existing street scene and other features of the area with the Council considers desirable to retain/enhance. Saved UDP Policy BE15 states that proposals for alterations and extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the building.

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.

Listed Building Consent (ref.41309/APP/2016/3392) was approved on 14 September 2016, subject to 18 conditions. In assessing the impact of the changes to the approved development on heritage assets, there are two main issues: the impact of the conversion of the building and the impact on the setting of the listed buildings in terms of the location of the additional development. Any development would therefore be expected to address these matters.

The proposed amendments comprise small scale design changes in terms of appearance, and minor alterations to the unit layouts. The scale, mass and use of the proposals will be broadly consistent with the approved plans. The applicant explains that the alterations to the scheme are a result of advice/requirements of sub-contractors, the need to meet Building Regulations and a specialist review of the condition of the existing windows. However, the main facade of the Randalls building will still be preserved.

The submitted Design, Heritage and Access Statement sets out detailed commentary on the design evolution since the previous approval. The proposed changes are assessed below.

BLOCK 1 (The Randalls Building)

External Changes

Penthouse

In order to construct the roof extension to the Randalls building without intrusive alterations into the existing roof structure, it is proposed to increase the height of the penthouse by approximately 0.955m to accommodate grillage over the existing roof, above which the new penthouse floor can be erected. The consented planning scheme made no allowance for above deck structure, assuming therefore that the new structure would be integrated with the existing roof. However, insertion of structure within the existing deck level would result in more disturbance to and loss of existing historic fabric, since existing ceiling joists would need to be removed.

The applicant explains that a steel beam that forms the top member of the required 'goal post' structural arrangement is necessary in order to allow for the large expanses of glazing to the front facade, whilst the roof build up is required to meet Building Regulation requirements. Building Control confirms that the proposed roof build meets the requirement of Approved Document L.

Furthermore, breaking out the existing roof would leave the listed building vulnerable to rain water ingress and represents more disturbance to the existing historic fabric.

Given the set back and relationship to neighbouring properties, it is considered that the above deck grillage will offer a more sympathetic solution to the listed building. The Urban Design and Conservation officer acknowledges that this proposed increase in height will make the proposed second storey a slightly more prominent addition from the street. However, considering that the additional storey will be set back five metres from the front parapet, the need to provide an internal floor to ceiling height of 2.4 metres, and that an additional storey is proposed / being built at the adjacent premises (no. 5 Vine Street), it is

considered that the height increase would not adversely affect the listed building and wider conservation area.

Front Windows

A survey undertaken by a specialist company commissioned by the applicant found that the front windows have areas of bad corrosion, are beyond reasonable repair in situ and beyond economical repair if removed (the sections used are now obsolete). Furthermore, it is not possible to remove the windows satisfactorily without causing irreparable damage to the frames and surrounding element. It is therefore proposed to manufacture replacement windows to best replicate the existing appearance. The existing internal 'shaft & lever' gearing will be serviced and retained for authenticity, and it is proposed to fit standard ironmongery. The windows will be single glazed with a 12.8mm acoustic laminate bonded to the rear. Internal glazing beads will be PPC white timber.

The Urban Design and Conservation Officer considers that balancing up the condition of the existing windows and the quality of the replacements on a like for like basis, the proposal can be supported, whilst the character and special interest of the listed building would not be harmed.

Rear Windows

The specialist company has identified that the windows to the rear are more traditional crittall style steel windows in various states of disrepair and also beyond economical repair. The proposed replacement steel frame 'crittall style' windows meet all current building regulations, and are considered to best replicate the existing styles, in keeping with the historic character of building.

The Heritage Statement that supported the consented scheme noted that there is evidence that the rear courtyard was bombed in the war and therefore it is likely that the windows here are not original. This is supported by the fact that they are of a different design to the front windows. Furthermore, it should be noted that the consented proposals involve extensive changes to this elevation, resulting in many new windows, and therefore it is proposed to take a consistent approach to the full replacement of the windows on this elevation.

The Urban Design and Conservation Officer considers that the condition of the windows on the rear elevation has deteriorated to such an extent that replacement is now necessary and that the character and appearance of the building would not be harmed.

Glazing and Lanterns

To the rear of the building there are two types of roof glazing - sloping glazing at ground and first floor level, which extends beyond the rear loading bay facade to form an entrance canopy and 2 no. roof lanterns. Glazing specialists have advised that the existing glazing and framework is at the end of its service life and that it would be unwise to attempt to refurbish the glazing and frames due to their compromised structural integrity. Complete renewal with a single glazed system is therefore proposed for improved insulation values and longevity. The framing profiles and glass would be specified to offer as close a match to the original as possible.

The Urban Design and Conservation Officer considers that their condition has deteriorated

to such an extent that replacement is now necessary given the condition of the glazing and steel frames. The frames will be replaced like for like, including traditional lead detailing so that the character and appearance of the building would not be harmed.

Rear Loading Bay

It was proposed in the consented scheme to dry-line the existing shutter internally, forming a new stud wall to the inside of the loading bay shutters. However the applicants have highlighted a number of issues with this. Firstly, there are limited fixing points since the glazing extends over the roller shutter and there is no existing bearing for the head of a new wall. In addition, an internal wall would require that the existing gearing be removed and this is viewed as detrimental, since it is an attractive and historically-significant feature, visually describing the working of the loading bay.

Since the separation of the roof glazing sits to the outside of the roller shutters, it is proposed to glaze the entire opening externally at this junction. This would mean that the rolling shutter would still be visible, internally and externally and the gearing could remain in situ. The rolling shutter will remain openable for cleaning and maintenance of the glass and be left in a partially open state. It is agreed that this solution will be less detrimental to the historic fabric and integrity of the building.

The Urban Design and Conservation Officer considers that the above solution is acceptable, subject to sectional drawings, which could be controlled by condition.

Plant Room

It is proposed to retain, rather than demolish, the former plant/boiler room which is at sunken level to the rear corner. This plant room is ideally suited in size and location, for the booster (water) tank that is required for the water supply to the development. This is welcomed, as it means a reduction in loss of historic fabric if demolition is not implemented here.

INTERNAL CHANGES

The majority of the internal changes relate only to this Listed Building Consent application. The majority of the works were consented to in the previously approved schemes.

Commercial Unit

Ground Floor

Lift

It is proposed to remove the passenger lift connecting the ground and first floors of the commercial unit. It should be noted that the proposed layout is indicative since it is unknown who the tenant will be or what their requirements for the space will be. A further application for Listed Building Consent would be submitted in due course, as and when this information is available if it varies from the consent.

Radiators

The existing radiators at ground floor are proposed to be retained insitu where possible, in line with the planning consented drawings. It is not feasible to retain the column radiators at

first floor since in the proposals (both as approved and as hereby amended) the positions conflict with proposed partition walls, indeed they were not shown in the proposed drawings as consented, therefore the first floor radiators will be removed and returned to site to be used in a display capacity within the commercial space.

First Floor

Options for alternative means of escape is into the shared residential protected corridor.

Residential Units

Ground Floor

It is proposed to extend the 2 no. apartments at ground floor to utilise the lobby space to the rear of the former loading bay. This additional space improves the accommodation for future occupiers by enlarging the living/kitchen/dining room and bedroom and increasing provision of storage space. Retention of the wall between the lobby (former loading bay) and apartments (former stores) means a small reduction of loss of historic fabric.

A fire lobby is required to protect the escape stair from the ground floor flats, this will be provided with a wall to align with the existing brick wall over. The high-level timber fronted storage cupboards with the inner lobby will be retained in-situ and fire treated with intumescent varnish.

First Floor

It is proposed to rotate the stair connecting the first and second floors, in order to create a clearer passage between floors for residents and aid escape in an emergency. It should be noted that this stair is new and therefore the proposal does not pose any additional loss or damage to historic fabric.

The approved scheme had allowed for a plant room at first floor which is not required. It is therefore proposed to allocate the gained floor area to 3no. apartments (plots 6-8) to improve the provision of accommodation to those units. It is noted that the internal dividing walls are new and therefore the proposals do not result in loss or damage to historic fabric.

Changes are proposed to internal door positions to comply with Fire Regulations in order to either reduce travel distances between protected areas (as with plots 3 and 4) or to allow passage through a lobby as with plot 7.

It was originally proposed to divide bedrooms and living space in the studio apartments with glazed screens rather than wardrobes, in order to allow natural light into the sleeping areas and to enlarge and improve the amenity of those spaces for occupants. However, this was not agreed, as it would mean that the studio flats would become in effect one bedroom apartments.

Other minor internal alterations are made to improve storage within residential units and to create utility cupboards to separate washing machines from living spaces.

It is proposed to omit the 3 round rooflights over the living space to plot 7. Since their position was close to the large existing window opening in the front facade, additional light

is not required. This proposal will result in less intrusion and less loss of historic fabric.

Second Floor

Changes are proposed to internal door positions to comply with Fire Regulations in order to either reduce travel distances between protected areas or to allow passage through a lobby as with plot 10. Other minor internal alterations are made to improve storage within residential units and to create utility cupboards to separate washing machines from living spaces.

The Urban Design and Conservation officer considers that the additional amendments to the interior under the current scheme are relatively minor, introducing and altering the position of partitions that would cause no further harm to the listed building than those previously approved.

BLOCK 2

It is proposed to increase the height of the building by 1.176m, as the intermediate floors and roof of the consented scheme do not allow sufficient depth to accommodate the structure and insulation required to meet the statutory requirements, nor does it allow for an upstand (parapet) required to avoid the need for a facade mounted gutter system.

As part of this submission, it was originally proposed to omit a number of the Juliette balconies in Block 2, and to replace glass with railings. However, officers raised concerns that the architectural quality of Block 2 would be compromised. The approved scheme also had contrasting ceramic cladding to the set back storeys, which also added visual interest to the building. In addition, the "connecting" link between the Randalls department store and Block 2 also would be ceramic rather than bronze metal cladding and the important visual break between the two blocks would now be lost. As a result of the proposed changes, Block 2 and the link would now appear rather bland and lack the architectural richness of the previous scheme.

In response to these concerns, the applicant has submitted amended plans detailing contrasting cladding on the top floor set-backs, and contrasting ceramic cladding to the "link" that coordinates with the inclusion of contrasting ceramic cladding to the set-backs. With regard to the removal of the Juliette balconies, given the sensitivity surrounding this corner of the site, the applicant has reintroduced bronze coloured metal railings in front of these windows to coordinate with the balcony railings on the West elevation and add back the architectural richness that the officers feel has been lost.

However, the Urban Design and Conservation Officer still raises concerns with regard to the materials for Block 2. The ceramic cladding (Shackerley SHG Lopar LO 01 Natural) is not considered a suitable choice. It is therefore recommended that a condition be attached to any approval, requiring detailed drawings and samples of the ceramic finish, in respect of the cladding, including corner details, elevation and section drawings showing the layout, sizes and courses of ceramic cladding, together with pilasters and window and door reveals, weathering and coping details and a sample of mortar and jointing finish.

Subject to details of cladding for Block 2 being agreed, it is considered that the material palette of the architecture will reflect the surrounding context.

FIRE STATION (BLOCK 3)

It is proposed to make changes to the internal layouts of Block 3. The planning consented scheme proposed removal of all internal structures with the sole exception of the 2 spine walls running east to west, which were retained to form the party walls between the three proposed duplex units. The revised plans propose minor internal changes to the new elements only, in order to achieve compliance with the Building Regulations and to improve the standard of accommodation for occupiers. The changes are considered as minor, do not affect the external appearance of the building and since they are changes to new internal elements, will not affect any historic fabric that is not already consented.

It is proposed to replace the front first floor windows of the fire station in timber rather than aluminium and to replace the side window in steel frame sections to match. It is considered that this combination better reflects the character of the existing building.

The Urban Design and Conservation Officer considers that the amendments to the consented fire station scheme are minimal. The detailed design of these were discussed at pre-application stage and respect the original character of the curtilage listed building and are supported.

LEVEL OF HARM AND PUBLIC BENEFIT

The amendments will not alter the land use, quantum of development, layout, access arrangements or parking provision to the previously approved scheme. On balance, the enhancements to heritage significance delivered by the proposed development with the proposed changes to the consented scheme, are considered to outweigh the identified harm. The proposed development would still enhance the character and appearance of the Conservation Area, and the significance of the Grade II listed Randalls building would be preserved. Similarly, the settings of the surrounding listed buildings 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. Overall, it is considered that the changes to the approved scheme will introduce a built form that is appropriate to its Conservation Area context and will conserve and enhance the setting for the retained Randalls building. As such, the proposed development in its amended form is acceptable in heritage terms, in compliance with Policy HE1 of the Local Plan Part 1, Policies BE4 and BE8 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), Policies DMHB 1 and DMHB 2 of the the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019), Policy 7.8 of the London Plan (2016) 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), Policies DMHB 1 and DMHB 2 of the the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019), Policy 7.8 of the London Plan (2016) and the NPPF.

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:

- (a) railings
- (b) gates
- (c) joinery.

Thereafter the development shall not be carried out other than in accordance with the approved details.

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), Policies DMHB 1 and DMHB 2 of the the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019), Policy 7.8 of the London Plan (2016) and the NPPF.

4 CAC12 Samples of materials

Samples of all materials and finishes to be used for all external surfaces of the buildings shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun. Thereafter the development shall not be carried out other than in accordance with the approved details.

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), Policies DMHB 1 and DMHB 2 of the the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019), Policy 7.8 of the London Plan (2016) and the NPPF.

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 and 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), Policies DMHB 1 and DMHB 2 of the the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019), Policy 7.8 of the London Plan (2016) and the NPPF.

6 CAC2 Demolition - requirement for development contract

The lease with the restaurateur must be signed before any of the flats in the Randall's building, or on the wider site, are occupied.

REASON

To ensure that premature demolition does not occur in accordance with Policies BE8, BE 9, BE 10 and BE11 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), Policies DMHB 1 and DMHB 2 of the the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019), Policy 7.8 of the London Plan (2016) and the NPPF.

7 CAC3 Demolition - requirement for a development contract related

The development shall be carried out in accordance with the details approved under decision ref. 41309/APP/2018/353.

REASON

To ensure that premature demolition does not occur, in accordance with Policy BE4 and BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), Policies DMHB 1, DMHB 2 and DMHB 4 of the the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019), Policy 7.8 of the London Plan (2016) and the NPPF.

8 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), Policies DMHB 1, DMHB 2 and DMHB 4 of the the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019), Policy 7.8 of the London Plan (2016) and the NPPF.

9 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), Policies DMHB 1 and DMHB 2 of the the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019), Policy 7.8 of the London Plan (2016) and the NPPF.

10 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. The cash desk to be saved

and re-used elsewhere in the commercial premises shall be located in the location agreed with the Council under decision ref. 41309/APP/2018/3450.

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), Policies DMHB 1 and DMHB 2 of the the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019), Policy 7.8 of the London Plan (2016) and the NPPF.

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

Prior to alteration or demolition, the (building/feature) should be recorded to Level (2) 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), Policies DMHB 1 and DMHB 2 of the the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019), Policy 7.8 of the London Plan (2016) and the NPPF.

NB: This condition has already been discharged under decision ref. 41309/APP/2018/2442, and no further action is required.

12 **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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), Policies DMHB 1 and DMHB 2 of the the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019), Policy 7.8 of the London Plan (2016) and the NPPF.

13 **LB8** Measures to protect the building

Measures to protect the building from the weather, vandalism, and accidental damage shall be carried out in accordance with the details approved by decision ref. 41309/APP/2018/3135 unless otherwise agreed in writing by the Local Planning Authority. Such measures shall be 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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), Policies DMHB 1 and DMHB 2 of the the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019), Policy 7.8 of the London Plan (2016) and the NPPF.

14 **LB9** Samples of materials

Full details of the reinstatement of the rear walls shall be carried out in accordance with

details approved by decision ref. 41309/APP/2018/3653. Remaining details shall be submitted to and approved by the Local Planning Authority prior to the commencement of this part of the works. This should include brick samples, details of bonding patterns and pointing mix.

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), Policies DMHB 1, DMHB 2 and DMHB 4 of the the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019), Policy 7.8 of the London Plan (2016) and the NPPF.

15 NONSC Occupancy

No part of the residential development (new build or conversion) shall be occupied until the completion of the works to the listed building are finished to the satisfaction of the Local Planning Authority.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), Policies DMHB 1, DMHB 2 and DMHB 4 of the the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019), Policy 7.8 of the London Plan (2016) and the NPPF.

16 NONSC Repairs schedule

The development shall be carried out in accordance with the details repairs schedule for the Randalls Building partially approved under decision ref. 41309/APP/2018/3692 ,unless otherwise agreed in writing by the Local Planning Authority. A detailed repairs schedule for the coping blocks and faience, which remain outstanding, shall be drawn up, with details of the repair works proposed, prior to that part of the works commencing.

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), Policies DMHB 1, DMHB 2 and DMHB 4 of the the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019), Policy 7.8 of the London Plan (2016) and the NPPF.

17 NONSC Further details

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 prior to the relevant part of the development hereby approved commencing on site.

- (i) Details of the fixing shut of the existing shopfront door
- (ii) Full details and plans to be provided of fireproofing and noise insulation
- (iii) Details of ground floor subdivisions and finishes in drawing form, showing how they will relate to the retained original features
- (iv) Detailed drawings of the roof extension, to show roof details and finishes, materials and colours
- (v) Fully detailed drawings at scale 1:20 of new windows, window heads and sills, rooflights, handrails and external doors
- (vi) Full details of the new clock to be provided at scale 1:20
- (vii) Sectional drawings at a scale of 1:20 to show details of the glass screen to the rear

external roller shutter door.

Thereafter the development shall not be carried out other than in accordance with the approved details.

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), Policies DMHB 1, DMHB 2 and DMHB 4 of the the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019), Policy 7.8 of the London Plan (2016) and the NPPF.

18 NONSC Old Fire Station repairs

The development shall be carried out in accordance with the details repairs schedule for the Old Fire Station approved under decision ref. 41309/APP/2018/3653 unless otherwise agreed in writing by the Local Planning Authority.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), Policies DMHB 1, DMHB 2 and DMHB 4 of the the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019), Policy 7.8 of the London Plan (2016) and the NPPF.

19 NONSC Old Fire Station details

The development at the Old Fire Station shall be carried out in accordance with detailed drawings of new windows, window heads and sills, rooflights, and external doors that were approved under decision ref. 41309/APP/2018/3653, unless otherwise agreed in writing by the Local Planning Authority.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), Policies DMHB 1, DMHB 2 and DMHB 4 of the the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019), Policy 7.8 of the London Plan (2016) and the NPPF.

20 NONSC Island Kiosk

Detailed drawings and elevations shall be submitted as a new listed building consent application, for the island kiosk, if this is to be brought into commercial use. This would need to be approved prior to the commencement of any use of this structure.

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), Policies DMHB 1, DMHB 2 and DMHB 4 of the the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019), Policy 7.8 of the London Plan (2016) and the NPPF.

21 NONSC External Cladding

Notwithstanding the approved drawings (AE(0)203 Rev: J) and the Randals External Building Materials Schedule (drawing DOC 601 Rev: H) the ceramic cladding (Shackerley SHG Lopar LO 01 Natural) is not hereby approved. Detailed drawings and samples of the

ceramic finish as appropriate, in respect of the cladding shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the works is begun and the works shall not be carried out other than in accordance with the details so approved and shall thereafter be maintained. Details shall include:

- (a) Sample of ceramic showing corner details
- (b) Elevation and section drawings showing the layout, sizes and courses of ceramic cladding including pilasters and window and door reveals
- (c) Weathering and coping details
- (d) Sample of mortar and jointing finish

Thereafter the development shall not be carried out other than in accordance with the approved details.

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), Policies DMHB 1, DMHB 2 and DMHB 4 of the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019), Policy 7.8 of the London Plan (2016) and the NPPF.

22 NONSC Studio Layouts

Notwithstanding the plans hereby approved, details shall be submitted of all studio unit layouts and approved in writing by the Local Planning Authority. Each studio unit shall be laid out as a studio flat and not as a one bedroom self contained flat with subdivision or partition to provide a separate bedroom.

REASON

To ensure that the development provides a satisfactory level of accommodation and amenity for future occupiers in accordance with the National Technical Standards 2015 Policy 3.5 of the London Plan (2016).

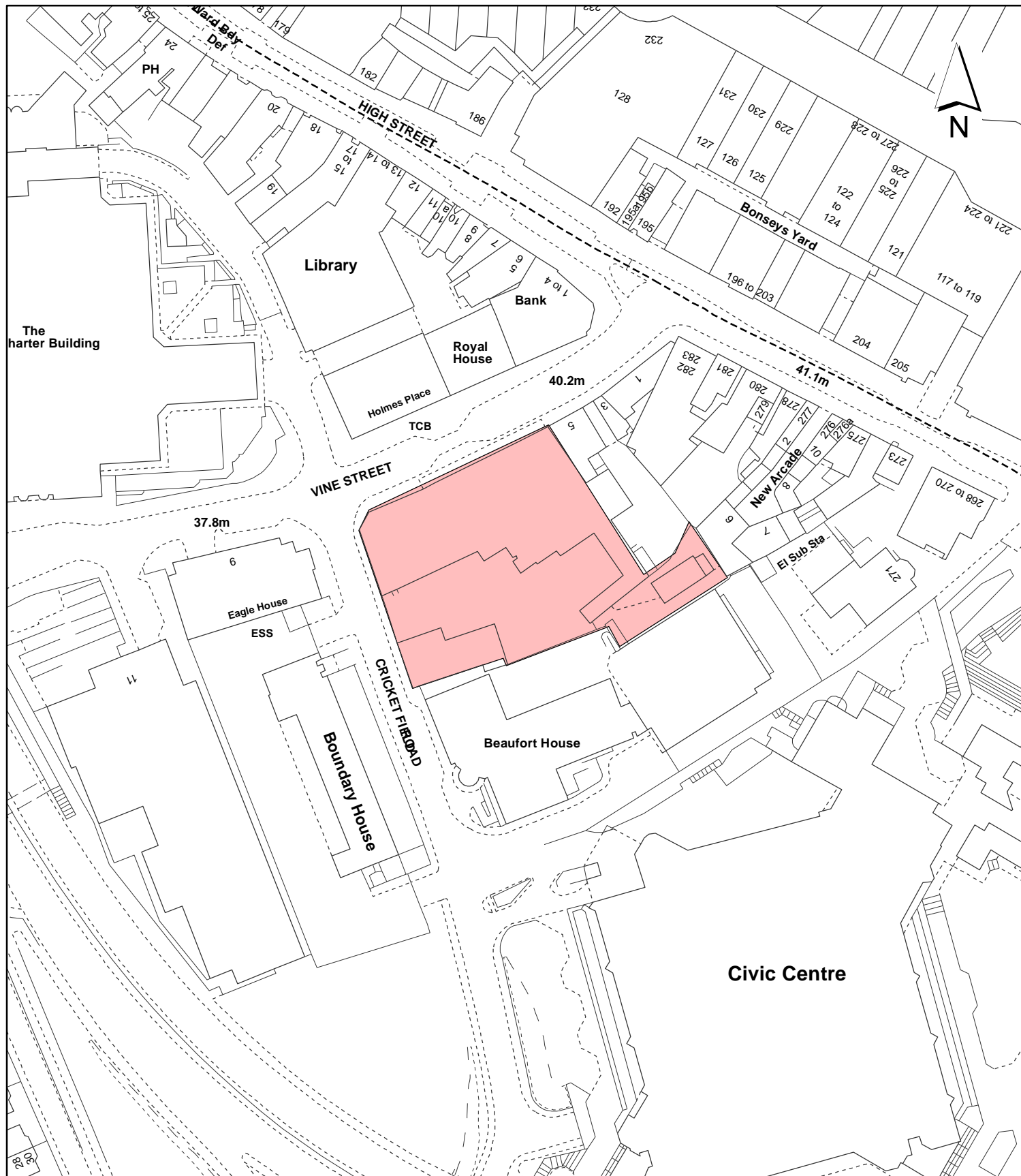
INFORMATIVES

- 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

Contact Officer: Karl Dafe

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

**Randalls
7-9 Vine Street
Uxbridge**

Planning Application Ref:

41309/APP/2019/1267

Planning Committee:

Major

Scale:

1:1,250

Date:

August 2019

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

Civic Centre, Uxbridge, Middx. UB8 1UW
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