

Report of the Head of Planning & Enforcement

Address FORMER KINGS ARMS GARAGE SITE RICKMANSWORTH ROAD
HAREFIELD

Development: Conversion of existing listed building incorporating new two storey extension with habitable roofspace comprising 3 one-bedroom flats and part use as Class A1 (Retail) for use as convenience goods store, to include associated parking, involving demolition of existing single storey building (Application for Listed Building Consent.)

LBH Ref Nos: 3877/APP/2009/2443

Drawing Nos: 44707X/1
3308 (P)200
Un-numbered East Elevation
Un-numbered North Elevation
Un-numbered South Elevation
Un-numbered West Elevation
Supporting Statement for Listed Building and Conservation Area Consent Application
3308 (P)505 App.(A)
Planning, Design and Access Statement, November 2009
3308 (P)201 App.(B)
3308 P(501) re[vii]
Archaeological Desk Based Assessment
1:1250 Location Plan

Date Plans Received: 09/11/2009 **Date(s) of Amendment(s):** 09/11/2009

Date Application Valid: 19/11/2009

1. CONSIDERATIONS

1.1 Site and Locality

This is described in Section 3.1 of the officer's report on the application for planning permission also being reported to this committee (ref. 3877/APP/2009/2442).

1.2 Proposed Scheme

This application is to consider the works to the listed building only. The planning merits of the adjoining extension for a mixed use re-development for a convenience foodstore and residential flats are assessed under planning ref. 3877/APP/2009/2442 which is also on this committee agenda.

The workshop/garage comprises the northern part of an outbuilding originally built in connection with the Kings Arms public house and is Grade II listed. Listed building consent is sought for the conversion of the first floor of the existing two storey garage/workshop for use as part of the retail office/storage ancillary to the convenience goods store below and part demolition of the existing attached single storey workshop building.

In addition to the supporting statements submitted that have been detailed in Section 3.2 of the officer's report on the planning application (ref. 3877/APP/2009/2442), the following report has been submitted in support of the conservation area and listed building consent applications:

Supporting Statement to Listed Building and Conservation Area Consent Application:

This provides a brief introduction and based on a site inspection, describes the site and its existing buildings. A historic background to the buildings is provided. The impact of the proposed development upon the listed buildings and their setting is described and assessed, as is the impact upon the Harefield Village Conservation Area. The scheme is then assessed against relevant planning policy and conclusions are reached.

1.3 Relevant Planning History

Comment on Planning History

This is described in Section 3.3 of the officer's report on the application for planning permission also being reported to this committee (ref. 3877/APP/2009/2442).

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

The extent of consultation carried out on this scheme and the responses received are detailed on the planning application ref. 3877/APP/2009/2442, which is being reported to this committee. The comments raised by the petitioners and the individual responses mainly involve planning issues and are not particularly relevant to this application for listed building consent.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.9 To seek to preserve statutory Listed Buildings and buildings on the Local List.

Part 2 Policies:

BE8 Planning applications for alteration or extension of listed buildings

BE9 Listed building consent applications for alterations or extensions

- BE10 Proposals detrimental to the setting of a listed building
- BE12 Proposals for alternative use (to original historic use) of statutorily listed buildings

5. MAIN PLANNING ISSUES

The main issues to be considered relate to the works to the listed building and the demolition of the extension adjoining the listed stable building.

Internally, at ground floor level no works are proposed to the walls nor will this space be used as part of the convenience goods store. With respect to the first floor, the plans indicate that a small opening will be made in the northern elevation. This would link in with the new structure and be used as part of the ancillary retail/office storage element to the convenience goods store. There are no objections to the use of this element of the building.

The proposed demolition works would involve removing a later lean-to extension to the stable building. The Council's Conservation Officer raises no objection in principle to the demolition of this part of the building but advises that the following should be dealt with by conditions:

The demolition works should be linked with the letting of a contract for demolition,

Samples of all external materials,

Detailed design of shopfront and fascia,

Details of fenestration- window design and construction to be submitted,

Details of forecourt design, samples of hardsurfacing materials, marking out, bollards, lighting and planting to be submitted,

The archaeological aspects of the site should be addressed in accordance with the advice given by GLAAS (Greater London Archaeological Advisory Service),

A schedule of repairs to the coach house (both internal and external) and a methodology statement should be requested as part of any Listed Building Consent.

Notwithstanding the above, the application has been considered in conjunction with planning application ref. 3877/APP/2009/2442. It is considered that were the works to the listed building be undertaken in isolation, they would be harmful to the appearance of the listed building. It is therefore considered that listed building consent should not be granted.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

Whilst there are no objections to the proposed alterations to the listed building as they

would relate to the development proposals, planning application ref: 3877/APP/2009/2442 for these development proposals has been refused. In the event that the works were undertaken in isolation, it is considered that they would have a detrimental impact on this Grade II listed building. The proposal is therefore considered contrary to Policies BE8 and BE9 of the Hillingdon Unitary Development Plan, Saved Policies (September 2007).

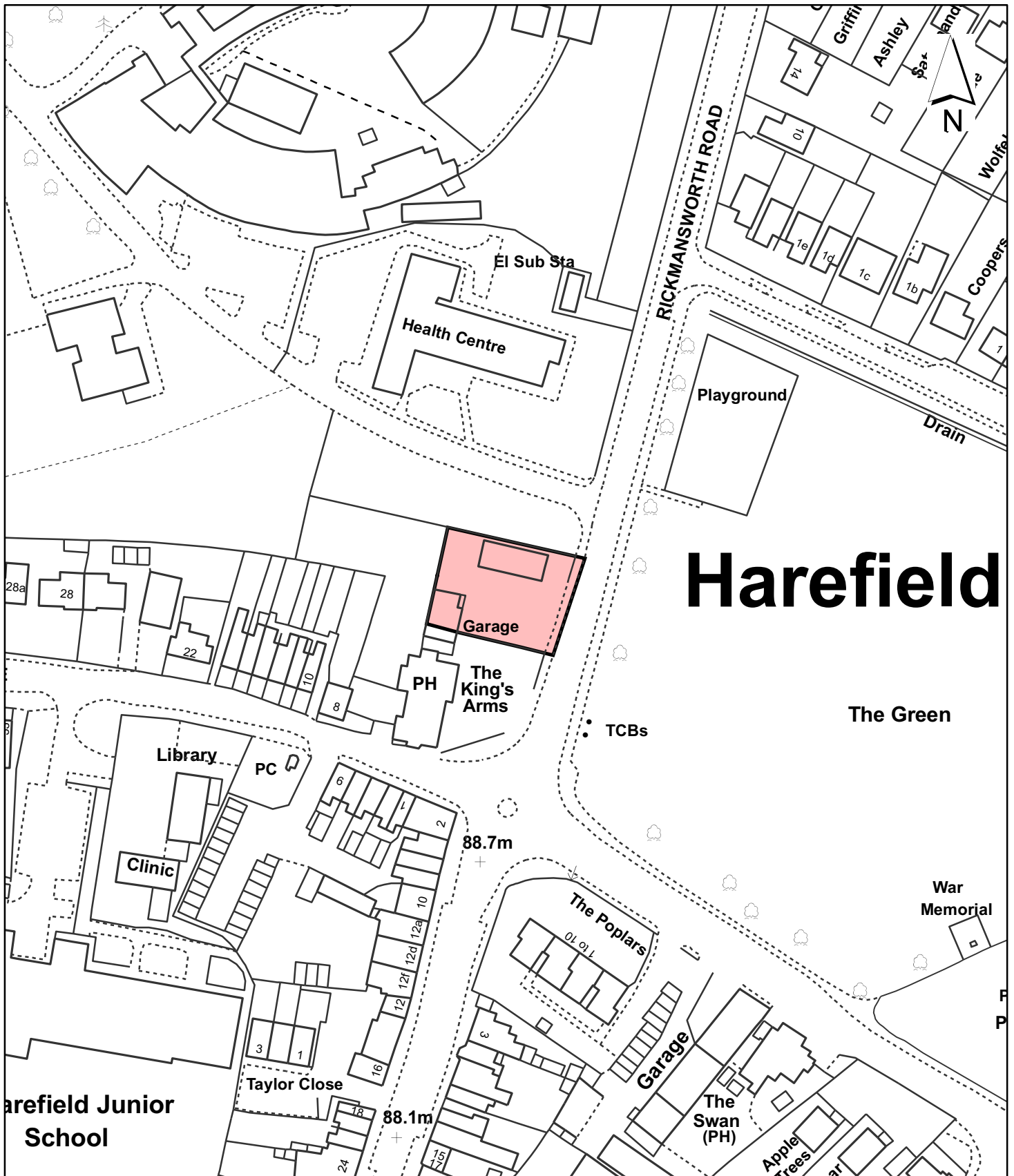
INFORMATIVES

- 1** The decision to REFUSE 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 REFUSE listed building consent planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

- BE8 Planning applications for alteration or extension of listed buildings
- BE9 Listed building consent applications for alterations or extensions
- BE10 Proposals detrimental to the setting of a listed building
- BE12 Proposals for alternative use (to original historic use) of statutorily listed buildings

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Harefield


The Green

TCBs

War Memorial

Harefield Junior School

Notes

 Site boundary

For identification purposes only.

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Site Address

**Former Kings Arms Garage
Rickmansworth Garage
Harefield**

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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

Planning Application Ref:

3877/APP/2009/2443

Scale

1:1,250

Planning Committee

North

Date

May 2010



HILLINGDON
LONDON