

Report of the Head of Planning & Enforcement

Address FORMER KINGS ARMS GARAGE SITE RICKMANSWORTH ROAD
HAREFIELD

Development: Demolition of the existing detached car wash facility building (Application for Conservation Area Consent.)

LBH Ref Nos: **3877/APP/2009/2444**

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 to Listed Building and Conservation Area Consent Application
3308 (P)505 App. (B)
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 demolition of the detached car wash facility building. The planning merits of the 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.

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:- 30th December 2009

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 conservation area consent.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- | | |
|-----|---|
| BE4 | New development within or on the fringes of conservation areas |
| BE8 | Planning applications for alteration or extension of listed buildings |
| BE9 | Listed building consent applications for alterations or extensions |

5. MAIN PLANNING ISSUES

The main issue to be considered in the determination of this application is the acceptability of demolition of the building and its impact upon the character and appearance of the Harefield Village Conservation Area.

The detached car wash building is a relatively modern addition to the site and is of no intrinsic architectural or historical merit. Furthermore, it does not contribute in any way to the setting of the Grade II listed King's Arms public house or stables building, or to the character and appearance of the Harefield Village Conservation Area. The Council's

Conservation Officer raises no objection to the demolition of this structure. The proposal is therefore not considered to be detrimental to the character and appearance of the Grade II listed buildings or the Harefield Village Conservation Area. The proposal would therefore comply with Policies BE4, BE8 and BE10 of the saved UDP.

Notwithstanding the above, the application has to be considered in conjunction with planning and listed building consent applications refs. 3877/APP/2009/2442 and 2443. These applications have been refused and therefore the demolition is unnecessary and could potentially leave an unsightly site within the conservation area. This being the case the proposal is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

Planning and listed building consent applications refs: 3877/APP/2009/2442 and 2443 to extend the listed building have been refused. As such, there are no acceptable and detailed plans for any redevelopment. In this instance the Local Planning Authority does not have full information about what is proposed for the site after demolition. In the absence of this information the proposed works are considered to be detrimental to the character and appearance of the listed building and the Harefield Village Conservation Area. The proposal is therefore contrary to Policies BE4, BE8 and BE9 of the adopted Hillingdon Unitary Development Plan, Saved Policies (September 2007).

INFORMATIVES

1 The decision to REFUSE conservation area 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 conservation area consent 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.

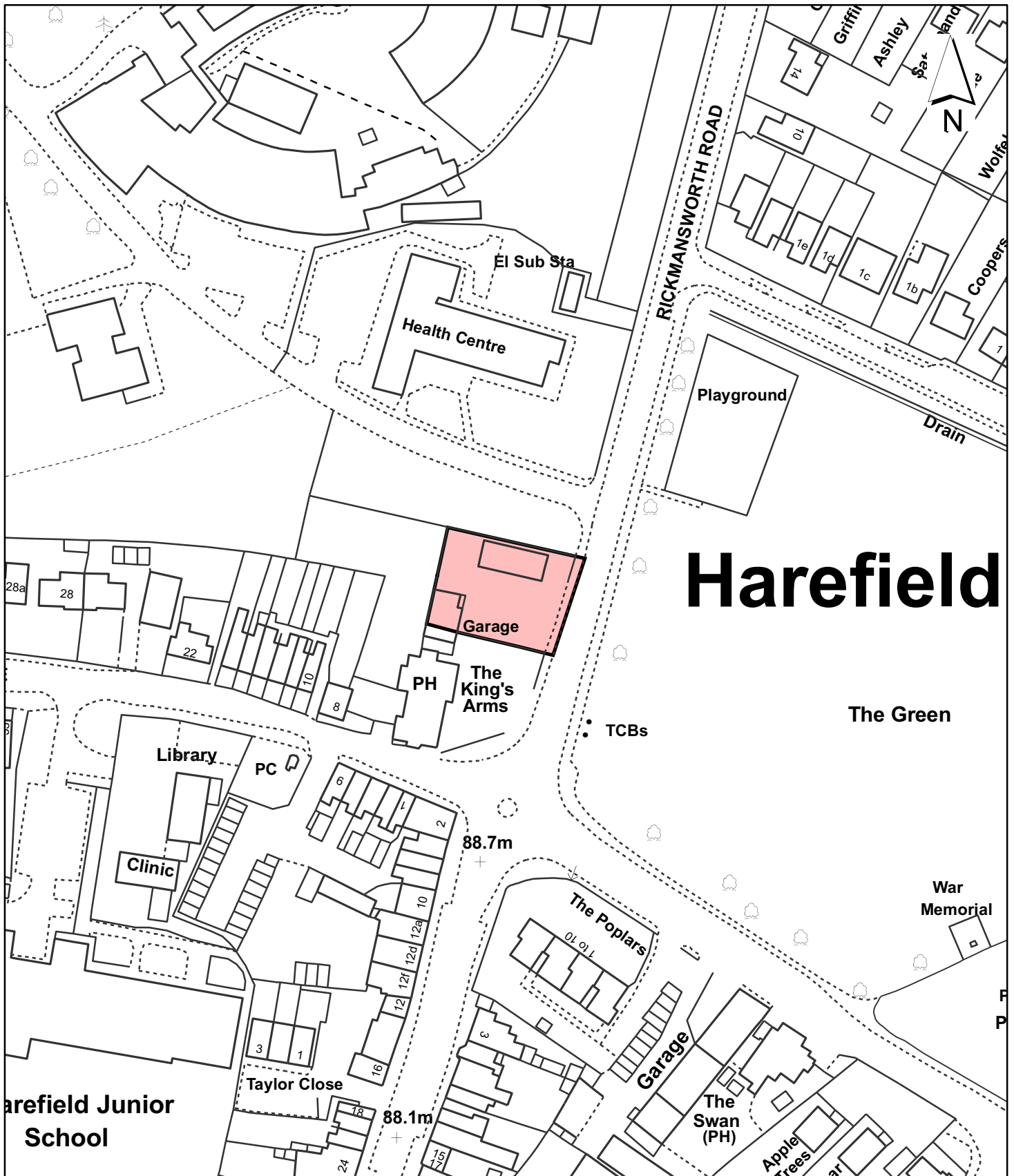
BE4 New development within or on the fringes of conservation areas

BE8 Planning applications for alteration or extension of listed buildings


BE9 Listed building consent applications for alterations or extensions

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Notes

 Site boundary

For identification purposes only.

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Site Address	
Former Kings Arms Garage Rickmansworth Garage Harefield	
Planning Application Ref:	Scale
3877/APP/2009/2444	1:1,250
Planning Committee	Date
North	May 2010

LONDON BOROUGH OF HILLINGDON

Planning & Community Services

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