

Item No. **Report of the Head of Planning, Transportation and Regeneration**

Address SOUTHLANDS ART CENTRE THE GREEN WEST DRAYTON

Development: Change colour of external doors and re-build steps on entrance path (Retrospective)(Listed Building Consent).

LBH Ref Nos: **12569/APP/2020/1585**

Drawing Nos: Schedule of Works for Additional Works
Location Plan
5990 03.D Block Plan
5990 SK1 Front Step Improvement
4990 01.B Existing Plans
MS/5990 July 2019 Issue. 1 Heritage and D&A Statement

Date Plans Received: 22/05/2020 **Date(s) of Amendment(s):**

Date Application Valid: 22/05/2020

1. CONSIDERATIONS

1.1 Site and Locality

The site is located at the end of The Green, south-east of Mill Road, comprising of a Grade II Listed Building that was established in early 18th century. The building consists of brown brick with red dressings and quoins. It is 2-storeys in height with basement with 5 double hung sashes in architraves with rubbed flat arches. The rear extension to the property dates back to early 20th century. The interior of the building in particular, the front rooms are panelled in pine with some being early painted graining. There is a contemporary staircase with dado panelling complete, some carved fireplace surrounds; and in ground floor front room a niche with painted ceiling, and painted panels above doors. The site includes a forecourt and garden walls form a group with the Barn to the South of Avenue Cottage and the wall to the East of the Barn. The property is screened by soft landscaping.

The application site backs onto Church Road Park on the east and predominately residential dwellings on the north. The site is located within the West Drayton Green Conservation Area, Green Belt and Air Quality Management Area.

1.2 Proposed Scheme

The proposed scheme seeks a Listed Building Consent to change the colour of 3 x external doors to Dulux Red Earth and to re-build steps on entrance path using engineering brick as existing laid in 1:1:6 cement/lime/sand mortar.

1.3 Relevant Planning History

12569/APP/2019/2499 Southlands Art Centre The Green West Drayton
Seal chimney flue and fit air brick, fit ventilated cowls to chimney pots, replace felt roof covering

to Bay window, replace 1 x window with new, replace section of lead parapet gutter with enlarged outlet, replace gate posts, add buttresses to North boundary wall, re-build collapsed wall, the removal of wastepipes and additional external and internal repair work (Application for Listed Building Consent).

Decision Date: 17-10-2019 **Approved** **Appeal:**

12569/APP/2019/2541 Southlands Art Centre The Green West Drayton

Seal chimney flue and fit air brick, fit ventilated cowls to chimney pots, replace felt roof covering to Bay window, Replace 1 x window with new, replace section of lead parapet gutter with enlarged outlet, replace gate posts, add buttresses to North boundary wall, re-build collapsed wall, the removal of wastepipes and additional external and internal repair work.

Decision Date: 17-10-2019 **Approved** **Appeal:**

Comment on Planning History

A Planning Application under reference 12569/APP/2019/2541 and Listed Building Consent under planning reference 12569/APP/2019/2499 was granted on 17-10-19 for seal chimney flue and fit air brick, fit ventilated cowls to chimney pots, replace felt roof covering to Bay window, Replace 1 x window with new, replace section of lead parapet gutter with enlarged outlet, replace gate posts, add buttresses to North boundary wall, re-build collapsed wall, the removal of wastepipes and additional external and internal repair work.

A planning application under reference 12569/APP/2019/2541 was submitted in parallel to this application and proposes to seal chimney flue and fit air brick, fit ventilated cowls to chimney pots, replace felt roof covering to Bay window, replace 1 x window with new, replace section of lead parapet gutter with enlarged outlet, replace gate posts, add buttresses to North boundary wall, re-build collapsed wall, the removal of wastepipes and additional external and internal repair works.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 8th July 2020

2.2 Site Notice Expiry Date:- 30th June 2020

3. Comments on Public Consultations

EXTERNAL

A total of 26 neighbouring owners/occupiers was consulted, a public site notice was displayed at the site and the development was also advertised in the local press. The public consultation expires on 8th July 2020 and any comments received will be reported in the committee addendum report.

Up to the 3rd July 2020, no consultations responses had been received.

HISTORIC ENGLAND:

Thank you for your letter of 8 June 2020 regarding the above application for listed building consent made by your authority. On the basis of the information available to date, we do

not wish to offer any comments. We suggest that this application should be determined in accordance with national and local policy guidance and that you seek the views of your specialist conservation adviser.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Please note that this response relates to designated heritage assets only. If the proposals meet the Greater London Archaeological Advisory Service's published consultation criteria we recommend that you seek their view as specialist archaeological adviser to the local planning authority.

The full GLAAS consultation criteria are on our webpage at the following link:

<https://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/our-advice/>

INTERNAL

CONSERVATION AND URBAN DESIGN OFFICER:

Summary of comments

The paint colour of the doors has been changed on a number of occasions in recent years. The proposed new 'heritage' "Dulux Red Earth" for 3 no. external doors G3, G8 and G14 is acceptable and will not harm the character and special interest of the listed building.

The modification to the entrance step to the gate to provide an additional step would be a minimal intervention that would not impact on any historic fabric. The low key work would not harm the setting of the listed building and is acceptable.

Should the application be minded for approval the Council will need to obtain a letter of authorisation from Historic England in order to determine the application.

Comments

The application seeks permission to change the colour of the external doors and rebuild steps on the entrance path (Retrospective)(Listed Building Consent).

Southlands is a grade II* listed house situated within the West Drayton Green Conservation Area. The house dates to the early 18th century and has retained much of its original fabric both externally and internally. The vertically sliding timber sash windows have been retained with the exception of the early 20th century bay windows on the south and east elevation which have steel casements. The lean-to extension on the north elevation was likely to have been constructed in the late 19th century and has timber casement windows.

The interior of the building has been very well preserved with the four principal rooms in the original western half of the building retaining their wall panelling, cornices and decorative fire surrounds together with decorative mouldings, handrails and balusters to

the staircase. The sash windows on the principal elevations also have internal shutters which have been retained and are in working order.

The paint colour of the external doors has been changed on a number of occasions in recent years. The proposed new 'heritage' "Dulux Red Earth" for 3 no. external doors G3, G8 and G14 is acceptable and will not harm the character and special interest of the listed building.

The current steps to the access footpath are built in modern brick and of no historic interest. The re-building of the steps is proposed to help improve the access for elderly and will be re-built using the same materials.

The modification to the entrance step to the gate to provide an additional step would be a minimal intervention that would not impact on any historic fabric. The low key work would not harm the setting of the listed building and is acceptable.

Should the application be minded for approval the Council will need to obtain a letter of authorisation from Historic England in order to determine the application.

No objection

Case Officer's Comments:

Historic England was consulted and no objection were raised. It is also confirmed that letter of authorisation from Historic England is not required.

TREES/LANDSCAPE OFFICER:

This site is occupied by a listed building, Grade II*, located within the West Drayton Green Conservation Area. The site is owned by LBH and is used as an Arts Centre. There are trees within the grounds, however, none close to the locations associated with this application. COMMENT No trees will be affected by the proposal. The hard landscape component of this application - the steps - is retrospective, with the replacement step already installed. The colour of the front door should be subject to the approval of the Conservation team. RECOMMENDATION No objection.

4. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMEI 4 Development on the Green Belt or Metropolitan Open Land

DMHB 11 Design of New Development

DMHB 2 Listed Buildings

DMHB 4 Conservation Areas

LPP 7.16 (2016) Green Belt
NPPF- 13 NPPF-13 2018 - Protecting Green Belt land

5. MAIN PLANNING ISSUES

Part 13 of the National Planning Policy Framework (February 2019) places great importance to Green Belts and prevent urban sprawl by keeping land permanently open. The purposes the policy serves include:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Policy 7.16 of The London Plan (2016) states that inappropriate development should be refused. Development will be supported if it is appropriate and helps secure the objectives of improving the Green Belt as set out in national guidance.

The proposed scheme complies with Part 13 of the NPPF (February 2019) and Policy 7.16 of the London Plan (2016). The proposed works are considered minor alterations to improve existing access and to enhance the presentation of the property.

Policy DMHB 2 of The Local Plan: Part 2 - Development Management Policies (2020) states any additions or alterations to a Listed Building should be sympathetic in terms of scale, proportion, detailed design, materials and workmanship.

Policy DMHB 4 of The Local Plan: Part 2 - Development Management Policies (2020) states that new development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area.

Policy DMHB 11 of The Local Plan: Part 2 - Development Management Policies (2020) states that any alterations will be required to be designed to the highest quality standards and, incorporate principles of good design.

The change of colour to the existing door is an aesthetic alteration and the re-building of the steps is to improve the access to the building. The Council's Conservation and Urban Design Officer has assessed the application and considers that the schedule of works for repairs is acceptable. There are no objections to the proposed new 'heritage' "Dulux Red Earth" for the three external doors, G3, G8 and G14. The improvement for the steps to the footpath access is of no historical interest and is built using the same material. Overall, the proposal is considered appropriate and would not harm the character and the special interest of the Listed Building, instead the alterations will enhance and improve the building overall appearance and access.

The Council's Trees/Landscape Officer was consulted and there were no objections raised as the proposed will not impact on existing landscapes.

The proposal is in accordance with Policies DMHB 2, DMHB 4 and DMHB 11 of DMHB 2

of The Local Plan: Part 2 - Development Management Policies (2020).

Given the above, this application is recommended for Approval.

6. **RECOMMENDATION**

That delegated powers be given to the Head of Planning, Transportation and Regeneration to GRANT Listed Building Consent, subject to the following conditions to be attached:-

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 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers

5990 SK1 Front Step Improvement

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2016).

INFORMATIVES

1 The decision to GRANT planning permission 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 planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) 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.

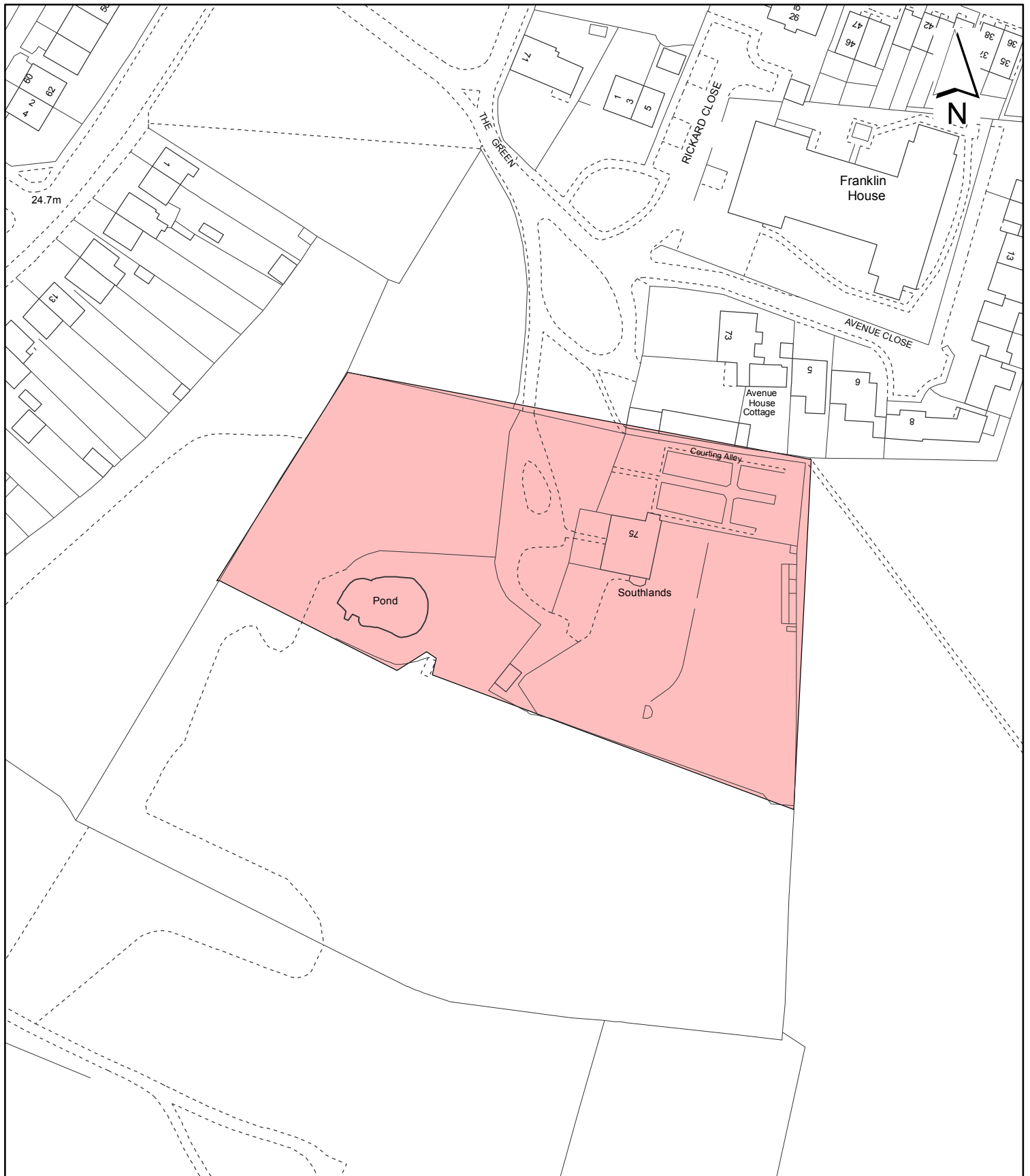
DMEI 4 Development on the Green Belt or Metropolitan Open Land

- DMHB 1 Design of New Development
- DMHB 2 Listed Buildings
- DMHB 4 Conservation Areas
- LPP 7.1 (2016) Green Belt
- NPPF- 1 NPPF-13 2018 - Protecting Green Belt land

- 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 Local Plan Part 1, Local Plan Part 2, 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.

Contact Officer: Rebecca Lo

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Southlands Art Centre
 The Green
 West Drayton**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section

Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 01895 250111

Planning Application Ref:

12569/APP/2020/1585

Scale:

1:1,250

Planning Committee:

Major

Date:

July 2020



HILLINGDON
 LONDON