

## Report of the Head of Planning, Transportation and Regeneration

**Address** 42A WINDSOR STREET UXBRIDGE

**Development:** Conversion of upper floors from offices (Use Class B1) to provide 2 x 1-bed and 1 x 2-bed maisonettes (Use Class C3) (Listed Building Consent)

**LBH Ref Nos:** 48534/APP/2020/1401

**Drawing Nos:** 01  
03  
02  
04  
08 Rev. A  
09 Rev. A  
06 Rev. D  
07 Rev. D  
Design, Heritage and Access Statement Received 25.08.2020  
05 Rev. C

**Date Plans Received:** 01/05/2020      **Date(s) of Amendment(s):** 04/05/2020

**Date Application Valid:** 01/05/2020

### 2. **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 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 05 Rev. C, 06 Rev. D, 07 Rev. D, 08 Rev. A and 09 Rev. A 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).

**3 COM5 General compliance with supporting documentation**

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Design, Heritage and Access Statement (received 25.8.20)

Thereafter the development shall be retained/maintained in accordance with these details

for as long as the development remains in existence

**REASON**

To ensure that the development complies with the objectives of the Hillingdon Local Plan Part 1 (2012) and Local Plan Part 2 (2020).

**4 NONSC Roof Tiles**

Prior to installation, details and samples of new roof tiles shall be submitted to and approved in writing by the Local Planning Authority. Samples shall be made available on site for inspection and details shall include manufacturer information, the product type and code. Works shall be carried out in accordance to the approved details.

**REASON**

To safeguard the special architectural and/or historic interest of the listed building, in accordance to policy HE1 of Hillingdon Local Plan: Part 1, policies DMHB 1 and 2 of the Hillingdon Local Plan: Part 2 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

**5 NONSC Roof Lights**

Prior to installation, details of the conservation roof lights shall be submitted to and approved in writing by the by the Local Planning Authority. Details shall include manufacturer information, the product type and code. Works shall be carried out in accordance to the approved details.

**REASON**

To safeguard the special architectural and/or historic interest of the listed building, in accordance to policy HE1 of Hillingdon Local Plan: Part 1, policies DMHB 1 and 2 of the Hillingdon Local Plan: Part 2 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

**6 NONSC Damage & Disturbance**

During works the existing building including fixtures, fittings and features would need to be appropriately safeguarded. Any damage or disturbance caused to the building in execution of the works shall be made good to the satisfaction of the Local Planning Authority within six months of the works being completed.

**REASON**

To safeguard the special architectural and/or historic interest of the listed building, in accordance to policy HE1 of Hillingdon Local Plan: Part 1, policies DMHB 1 and 2 of the Hillingdon Local Plan: Part 2 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

**7 NONSC Hidden Historic Features**

During the works, if hidden historic features are revealed they should be retained in-situ. Works shall be halted in the relevant area of the building and the Local Planning Authority Conservation Officer shall be notified in writing immediately. Failure to do so may result in unauthorised works being carried out and an offence being committed.

**REASON**

To safeguard the special architectural and/or historic interest of the listed building, in accordance to policy HE1 of Hillingdon Local Plan: Part 1, policies DMHB 1 and 2 of the Hillingdon Local Plan: Part 2 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

**8 NONSC Schedule of repair works and methodology statement for works**

Prior to commencement of works, a full schedule of works to the Listed Building and a methodology statement for works, as part of this consent, shall be submitted to and approved in writing by the Local Planning Authority. Details shall include materials to be used, and their relevant manufacturer and product information. Works shall be carried out in accordance to the approved details.

**REASON**

To safeguard the special architectural and/or historic interest of the listed building, in accordance to policy HE1 of Hillingdon Local Plan: Part 1, policies DMHB 1 and 2 of the Hillingdon Local Plan: Part 2 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

**9 NONSC Lime Plaster/Mortar**

Prior to the use of any lime based plaster and/or mortar, samples panels shall be made available on site for inspection by the Local Planning Authority Conservation Officer, details of the mix (ratios) shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance to approved details.

**REASON**

To safeguard the special architectural and/or historic interest of the listed building, in accordance to policy HE1 of Hillingdon Local Plan: Part 1, policies DMHB 1 and 2 of the Hillingdon Local Plan: Part 2 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

**10 NONSC Fireplace/Chimney Works**

Prior to commencement of works, full details of works to the internal chimney breasts and fireplaces on the first and second floors shall be submitted to and approved in writing by the Local Planning Authority. Details shall include scaled drawings and how the structure shall be protected and ventilated. Works shall be carried out in accordance to approved details.

**REASON**

To safeguard the special architectural and/or historic interest of the listed building, in accordance to policy HE1 of Hillingdon Local Plan: Part 1, policies DMHB 1 and 2 of the Hillingdon Local Plan: Part 2 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

**11 NONSC Kitchen Unit**

Prior to the commencement of works, details of the junction and method of protection between the kitchen unit and existing historic timber framing shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance to approved details.

**REASON**

To safeguard the special architectural and/or historic interest of the listed building, in accordance to policy HE1 of Hillingdon Local Plan: Part 1, policies DMHB 1 and 2 of the Hillingdon Local Plan: Part 2 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

**12 NONSC Service Runs**

Prior to the installation of any new building services, as part of this consent, details of all electric, gas and water pipe/service runs, shall be submitted to and approved in writing by

the Local Planning Authority. Works shall be carried out in accordance to approved details.

**REASON**

To safeguard the special architectural and/or historic interest of the listed building, in accordance to policy HE1 of Hillingdon Local Plan: Part 1, policies DMHB 1 and 2 of the Hillingdon Local Plan: Part 2 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

**13 NONSC Extract Flues and Vent**

Prior to installation details of extract vents and flues shall be submitted to and approved in writing by the Local Planning Authority. Details shall include location of the vents and flues alongside manufacturer information of the product. Works shall be carried out in accordance to approved details.

**REASON**

To safeguard the special architectural and/or historic interest of the listed building, in accordance to policy HE1 of Hillingdon Local Plan: Part 1, policies DMHB 1 and 2 of the Hillingdon Local Plan: Part 2 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

**14 NONSC Cross-section**

Prior to commencement of works, a detailed scaled cross-section of the existing and proposed floor construction and finish between the ground floor commercial unit and unit 3 at first floor shall be submitted to and approved in writing by the Local Planning Authority. Details shall include any fire and sound proofing upgrades. Works shall be carried out in accordance to approved details.

**REASON**

To safeguard the special architectural and/or historic interest of the listed building, in accordance to policy HE1 of Hillingdon Local Plan: Part 1, policies DMHB 1 and 2 of the Hillingdon Local Plan: Part 2 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

**15 NONSC Details of Thermal Insulation**

Prior to commencement of works, details of the application of thermal insulation within the front, historic portion of the building shall be submitted to and approved in writing by the Local Planning Authority. Details shall include location of insulation and the product type and manufacturing information. Works shall be carried out in accordance to approved details.

**REASON**

To safeguard the special architectural and/or historic interest of the listed building, in accordance to policy HE1 of Hillingdon Local Plan: Part 1, policies DMHB 1 and 2 of the Hillingdon Local Plan: Part 2 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

**INFORMATIVES**

**1 I52 Compulsory Informative (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).

## **2 153 Compulsory Informative (2)**

The decision to GRANT Listed Building Consent 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.

DMHB 1	Heritage Assets
DMHB 2	Listed Buildings
DMHB 4	Conservation Areas
DMHB 11	Design of New Development
LPP 7.8	(2016) Heritage assets and archaeology
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

## **3 170 LBH worked applicant in a positive & proactive (Granting)**

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.

### **4**

The applicant should note that this approval extends only to the works detailed as part of this application. In the event that the works cannot be implemented without a degree of alteration, the applicant is advised to contact the Local Planning Authority in order to ascertain whether further Consent might be required.

## **3. CONSIDERATIONS**

### **3.3 Relevant Planning History**

48534/APP/2019/3956 42a Windsor Street Uxbridge

Conversion of upper floors from offices (Use Class B1) to provide 4 x 2-bed Maisonettes (Use Class C3).

**Decision:** 25-03-2020 Refused

48534/APP/2019/3957 42a Windsor Street Uxbridge

Conversion of upper floors from offices (Use Class B1) to provide 4 x 2-bed Maisonettes (Use Class C3) (Listed Building Consent).

**Decision:** 25-03-2020 Refused

48534/APP/2020/1353 42a Windsor Street Uxbridge

Conversion of upper floors from offices (Use Class B1) to provide 2 x 1-bed maisonettes and 2 x 2-bed flats (Use Class C3)

**Decision:**

48534/APP/2020/1354 42a Windsor Street Uxbridge

Conversion of upper floors from offices (Use Class B1) to provide 2 x 1-bed maisonettes and 2 x 2-bed flats (Use Class C3) (Listed Building Consent)

**Decision:**

48534/APP/2020/1400 42a Windsor Street Uxbridge

Conversion of upper floors from offices (Use Class B1) to provide 2 x 1-bed and 1 x 2-bed maisonettes (Use Class C3)

**Decision:**

### **UDP / LDF 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:

DMHB 1 Heritage Assets

DMHB 2 Listed Buildings

DMHB 4 Conservation Areas

DMHB 11 Design of New Development

LPP 7.8 (2016) Heritage assets and archaeology

NPPF- 16 NPPF-16 2018 - Conserving & enhancing the historic environment

### **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- **17th June 2020**

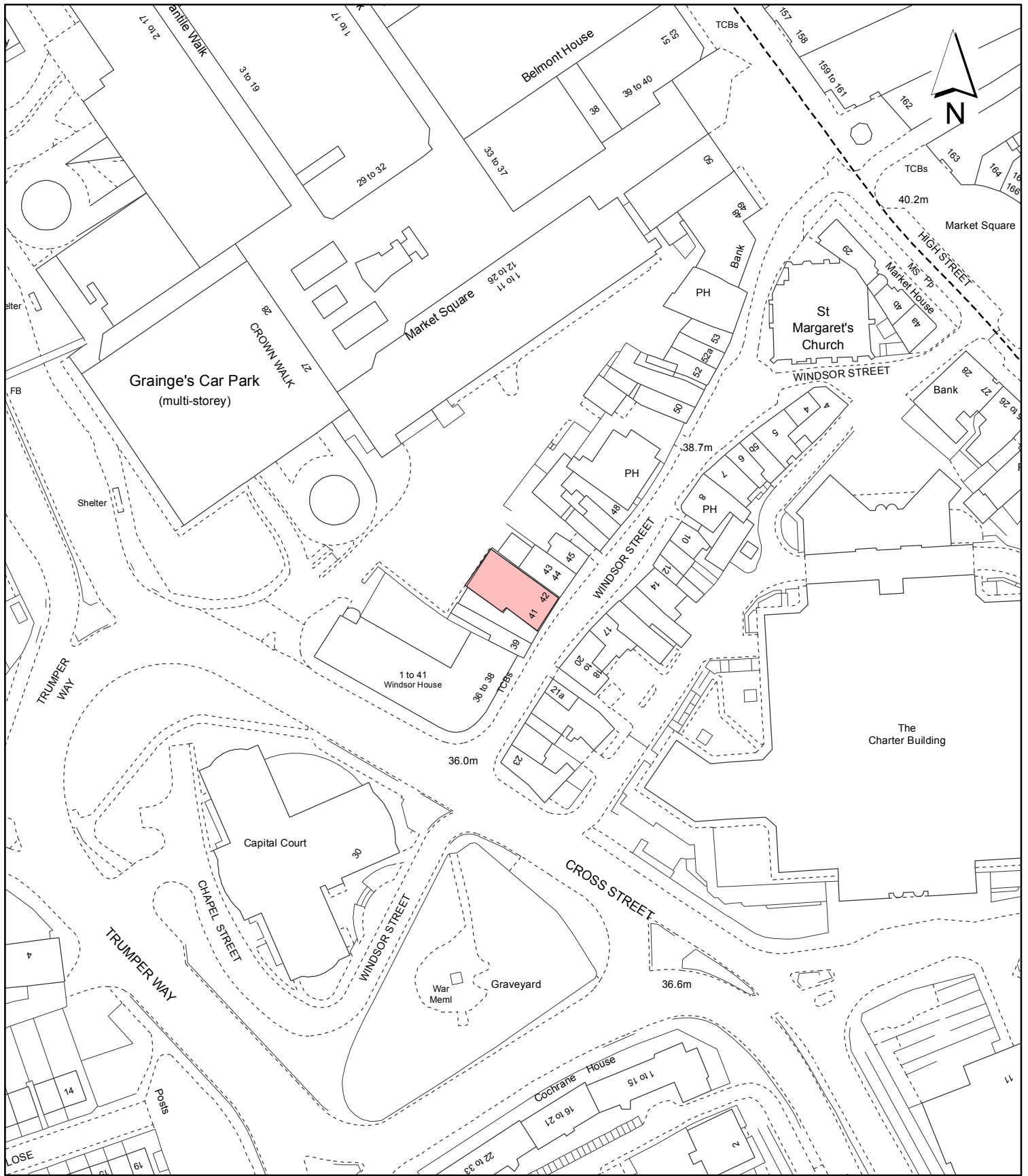
**5.2** Site Notice Expiry Date:- Not applicable

### **6. Consultations**

### **7. MAIN PLANNING ISSUES**

**Contact Officer:** Rebecca Lo

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address: **42a Windsor Street  
 Uxbridge**

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

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

Planning Application Ref:  
**48534/APP/2020/1401**

Scale:  
**1:1,250**

Planning Committee:  
**Central and South**

Date:  
**October 2020**

