

Report of the Head of Planning, Transportation and Regeneration

Address CEDAR HOUSE VINE LANE HILLINGDON

Development: Change of grassed area into an overflow car park with a temporary surface (plastic interlocking grid laid on fleece and filled with gravel) (Listed Building Consent)

LBH Ref Nos: 12019/APP/2020/3616

Drawing Nos: CH/P1/01
CH/P1/02
CH/P1/03
Design and Access Statement
Trip Generation Assessment October 2020

Date Plans Received: 30/10/2020 **Date(s) of Amendment(s):**

Date Application Valid: 30/10/2020

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal, by virtue of the creation of a parking area resulting in the loss of green space, potential damage to a historic garden and failure to appropriately safeguard and preserve the historic boundary wall, fails to preserve or enhance the character, appearance and setting of the Grade II Listed Building and the surrounding Hillingdon Village Conservation Area. The proposal is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 1, DMHB 2, DMHB 4, DMHB 11 and DMHB 12 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020), Policy 7.8 of the London Plan (2016) and the National Planning Policy Framework (2019).

2 NON2 Non Standard reason for refusal

In the absence of a Tree Survey and Arboricultural Implication Assessment to BS5837:2012 standards, the application has failed to demonstrate that the development will safeguard existing trees on and adjoining the site and further fails to demonstrate protection for and long-term retention of the trees. The proposal is therefore detrimental to the visual amenity of the street scene and the wider Hillingdon Village Conservation Area, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policy DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and the National Planning Policy Framework (2019).

INFORMATIVES

1 I52 Compulsory Informative (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).

2 153 **Compulsory Informative (2)**

The decision to REFUSE 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 14	Trees and Landscaping
LPP 7.8	(2016) Heritage assets and archaeology
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

3. CONSIDERATIONS

3.3 Relevant Planning History

12019/AA/83/0294 Cedar House Vine Lane Hillingdon
Listed building consent to develop/alter (P) (Buckingham Grove).

Decision: 31-05-1983 Approved

12019/AB/83/0409 Cedar House Vine Lane Hillingdon
Householder development (small extension, garage etc.)(P)(Buckingham Grove).

Decision: 31-05-1983 Approved

12019/AC/83/0907 Cedar House Vine Lane Hillingdon
Details in compliance with 12019Z/83/0293 (Buckingham Grove)

Decision: 21-07-1983 Approved

12019/AD/84/0450 Cedar House Vine Lane Hillingdon
Listed building consent to develop/alter (P) (Buckingham Grove)

Decision: 22-05-1984 Approved

12019/AE/84/0798 Cedar House Vine Lane Hillingdon
Change of use from two flats to one dwelling (Cedar Court)

Decision: 21-06-1984 Approved

12019/AF/88/0527 Cedar House Vine Lane Hillingdon
Tree surgery to T63, T68, T69 and G32 on TPO 78A

Decision: 15-04-1988 Approved

12019/AH/90/0087 Cedar House Vine Lane Hillingdon
Erection of a two storey annexe with ancillary car parking

Decision: 30-08-1990 Withdrawn

12019/AJ/90/0088 Cedar House Vine Lane Hillingdon
Erection of a two storey annexe (Application for Listed Building Consent)

Decision: 05-06-1991 Withdrawn

12019/AK/90/3531 Cedar House Vine Lane Hillingdon
Retention of a 'V' shaped sign board

Decision: 21-06-1990 Refused

12019/AN/91/3574 Cedar House Vine Lane Hillingdon
Installation of externally illuminated free-standing advert sign

Decision: 29-07-1991 Refused

12019/AP/91/0937 Cedar House Vine Lane Hillingdon
Installation of externally illuminated free standing advert sign (Application for Listed Building Consent)

Decision: 15-10-1991 Refused

12019/APP/1999/2498 Cedar House Vine Lane Hillingdon
CHANGE OF USE OF ANCILLARY STORE TO SELF-CONTAINED OFFICE, TOGETHER WITH ASSOCIATED EXTERNAL ALTERATION WORKS, HARD AND SOFT LANDSCAPING AND PROVISION OF 2 CAR PARKING SPACES

Decision: 12-07-2000 Approved

12019/APP/1999/2499 Cedar House Vine Lane Hillingdon
EXTERNAL ALTERATIONS INVOLVING DOOR AND WINDOW OPENINGS AND ASSOCIATED HARD AND SOFT LANDSCAPING TO ALLOW CONVERSION OF ANCILLARY STORE TO SELF-CONTAINED OFFICE ACCOMMODATION AND INTERNAL ALTERATIONS (APPLICATION FOR LISTED BUILDING CONSENT)

Decision: 12-07-2000 Approved

12019/APP/2001/1629 Cedar House Vine Lane Hillingdon

INTERNAL ALTERATIONS TO RECEPTION AREA (APPLICATION FOR LISTED BUILDING CONSENT)

Decision: 14-09-2001 Approved

12019/APP/2006/2544 Cedar House Vine Lane Hillingdon

CHANGE OF USE OF AN EXISTING ANCILLARY STORE TO SELF-CONTAINED OFFICE TOGETHER WITH ASSOCIATED EXTERNAL ALTERATION WORKS WITH PROVISION OF ONE CAR PARKING SPACE

Decision: 31-01-2012 NFA

12019/APP/2020/3615 Cedar House Vine Lane Hillingdon

Change of grassed area into an overflow car park with a temporary surface (plastic interlocking grid laid on fleece and filled with gravel)

Decision:

12019/AW/95/1152 Cedar House Vine Lane Hillingdon

Tree surgery to T62 (Norway Maple) on TPO 78A, to reduce the height of the tree by 15ft to the secondary crown

Decision: 24-08-1995 Approved

12019/BA/97/1968 Cedar House Vine Lane Hillingdon

Change of use from Class B1 (Offices) to Class D1 (Educational Language School)

Decision: 05-08-1998 Approved

12019/BC/99/0813 Cedar House Vine Lane Hillingdon

Alterations to north/south elevations of an existing ancillary storage building including installation of a dormer to enable conversion to office accommodation together with alterations to car parking and landscaping

Decision: 24-09-1999 Refused **Appeal:** 18-05-2000 Dismissed

12019/BD/99/0815 Cedar House Vine Lane Hillingdon

Alterations to north/south elevations of an existing ancillary storage building including installation of a dormer to enable conversion to office accommodation together with alterations to car parking and landscaping (Application for Listed Building Consent)

Decision: 24-09-1999 Refused **Appeal:** 18-05-2000 Dismissed

12019/BE/99/1798 Cedar House Vine Lane Hillingdon

To fell one Weeping Willow (T65) and tree surgery to one Purple-leafed Plum (T64), one Ash tree

(T68), one Mulberry tree (T67) and three Horse Chestnut trees in group G32 on TPO 78A

Decision: 01-10-1999 Approved

12019/BF/99/1839 Cedar House Vine Lane Hillingdon
Tree surgery to one Indian Bean Tree (T69) on TPO 78A

Decision: 01-10-1999 Approved

12019/K/76/0237 Cedar House Vine Lane Hillingdon
Residential development - 70 units (Full)(P)(Relates to Buckingham Grove, Cedars Drive)

Decision: 06-04-1976 Approved

12019/L/76/1072 Cedar House Vine Lane Hillingdon
Details in compliance with 12019K/76/0237 (Relates to Buckingham Grove, Cedars Drive)

Decision: 17-09-1976 Approved

12019/M/76/1473 Cedar House Vine Lane Hillingdon
Details in compliance with 12019K/76/0237 (Relates to Buckingham Grove, Cedars Drive)

Decision: 09-12-1976 Approved

12019/N/76/1546 Cedar House Vine Lane Hillingdon
Details in compliance with 12019K/76/0237 (Relates to Buckingham Grove, Cedars Drive)

Decision: 23-12-1976 Approved

12019/Q/77/1196 Cedar House Vine Lane Hillingdon
Details in compliance with 12019K/76/0237 (Relates to Buckingham Grove, Cedars Drive)

Decision: 20-10-1977 Approved

12019/R/78/1877 Cedar House Vine Lane Hillingdon
Change of use from residential to office use (Cedar Court)

Decision: 19-03-1979 Refused

12019/S/79/2237 Cedar House Vine Lane Hillingdon
Details in compliance with condition 5 of 12019K/ 76/0237 (Buckingham Grove)

Decision: 07-03-1980 ADH

12019/T/80/1612 Cedar House Vine Lane Hillingdon
Two-storey extension (Application for Listed Building Consent (Cedar House))

Decision: 23-06-1981 Approved

12019/TRE/2015/160 Land At Buckingham Grove Hillingdon

To re-pollard two Poplars; and to carry out tree surgery, including a crown reduction to six Limes; one Purple-leafed Plum, one Ash and two Wild Cherry's; a crown lift to three Field Maples and one Norway Maple; and the cutting back of branches to one Atlas Cedar on TPO 78a

Decision: 23-10-2015 Approved

12019/Y/82/1620 Cedar House Vine Lane Hillingdon

Tree surgery to T62, T65, T67, T68, T69 & 3 Horse Chesnut trees on TPO 78A (Buckingham Grove)

Decision: 18-01-1983 Approved

12019/Z/83/0293 Cedar House Vine Lane Hillingdon

Erection of a two-storey office block extension (also relaxation) - (Buckingham Grove)

Decision: 27-05-1983 Approved

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMHB 1 Heritage Assets

DMHB 2 Listed Buildings

DMHB 4 Conservation Areas

DMHB 14 Trees and Landscaping

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:- **16th December 2020**

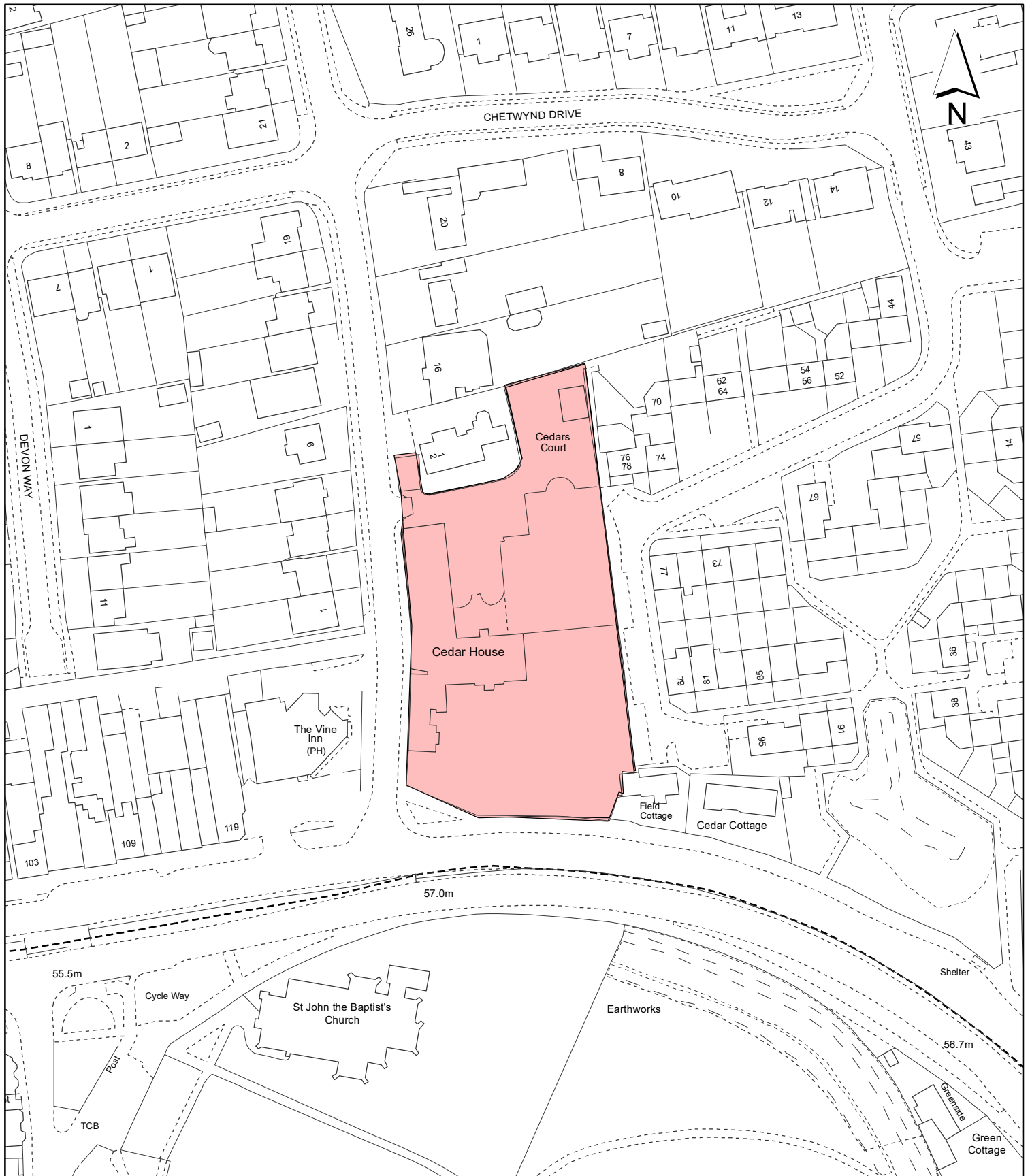
5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

7. MAIN PLANNING ISSUES

Contact Officer: Katherine Mills

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Cedar House
 Vine Lane**

Planning Application Ref:
12019/APP/2020/3616

Planning Committee:
Central & South

Scale:
1:1,250

Date:
January 2021

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

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