

**Item No. Report of the Head of Planning, Transportation and Regeneration****Address** BARRA HALL WOOD END GREEN ROAD HAYES**Development:** Barra Hall CCTV upgrade and new CCTV column addition**LBH Ref Nos:** 8134/APP/2021/2148

**Drawing Nos:** 2020/D308/P01 Rev A  
 2020/D308/P03  
 Design and Access Statement - 2020/D308/P04  
 2020/D308/P02 Rev C  
 Heritage Statement - 2020/D308/P Rev B 03/12/21

**Date Plans Received:** 27/05/2021 **Date(s) of Amendment(s):** 07/12/2021**Date Application Valid:** 03/12/2021 27/05/2021**1. CONSIDERATIONS****1.1 Site and Locality**

Barra Hall is a large two storey Grade II listed building situated within Barra Hall Park. The building currently serves as a Council run children's centre. It has an extensive history comprising a number of past uses including the Town Hall and a Manor House. The site surroundings are rural in character owing to its situation within an existing park. There are a small cluster of residential buildings to the West of the application site - beyond the park - predominantly consisting of two and three storey blocks of flats.

The application site falls within Hayes Archaeological Priority Area, Hayes Village Conservation Area and designated 'Metropolitan Open Land'.

For reference the formal listing notes for Barra Hall have been detailed below:

1. 5018 WOOD END GREEN ROAD (South Side) HAYES Hayes Town Hall TQ 0981 27/467 II 2. Mid-late C19 building in a sort of Jacobean style with Scottish baronial touches. 2 storeys, irregular. North (entrance) front of 4 bays, the left a chimney bay. Stucco with tiled roofs. Varied skyline of plain and shaped gables with ball finials. Mullioned and transomed casements, some in projecting square or canted bays. Continuous hoodmoulds over 1st floor windows. Projecting porch with battlemented parapet. Similar long south-west front of L-shape, with round projecting turrets at outer angles.

**1.2 Proposed Scheme**

The proposed development seeks to upgrade the existing CCTV network internally within Barra Hall and externally within the wider curtilage. The proposal involves the upgrade (replacement) of four CCTV cameras internally (labelled cameras 1 - 4 in the submission); the upgrade (replacement) of one external pole mounted CCTV camera (labelled camera 6 in the submission) and the introduction of a further external camera to be fitted to an

existing flag pole. It should be noted that there is an associated planning application for the works, reference: 8134/APP/2021/2147 (also on this Committee agenda). The descriptions of both applications refer to all of the proposed works, however only the internal works are for consideration as part of this listed building consent application.

### **1.3 Relevant Planning History**

8134/APP/2021/2147 Barra Hall Wood End Green Road Hayes

Barra Hall CCTV upgrade and new CCTV column addition

**Decision Date:**

**Appeal:**

#### **Comment on Planning History**

As noted above, this application has been submitted in conjunction with a planning application (reference: 8134/APP/2021/2147).

### **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**

Neighbouring properties were notified about the application by letter dated 7th December 2021. The application has also been advertised by way of site and press notices. The consultation period closes on 8th January 2022. No responses have been received to date. Any responses received following publication of the Committee Report, will be reported to Members via an Addendum Report.

It is noted that the Council's Conservation Officer has commented on the associated planning application. Comments relevant to the listed building consent application are summarised below:

Previous comments clearly stated the inappropriate location of [existing] camera 2, which significantly harms the existing decorative ceiling. However, it is recognised in moving the camera it would result in further damage to historic fabric. Therefore, the least invasive solution would be to retain the positioning as existing. As discussed on site, the cameras would need to appear as discreet as possible, matching the colour/finish upon which it is placed. The housing for the cameras should also be kept to a minimum.

The Council's Conservation Officer has recommended an informative note and conditions regarding: time limit for commencing works; approved plans; damage and disturbance; hidden historic features; and the fixing and colour of CCTV cameras. These have been included in the recommendation.

### **4. Local Plan 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

LPP HC1           (2021) Heritage conservation and growth

NPPF16            NPPF 2021 - Conserving & enhancing the historic environment

## **5. MAIN PLANNING ISSUES**

### **POLICY CONTEXT**

The application property is a grade II listed building and is situated in a designated Conservation Area. Relevant to this, Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states: 'In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) places a general duty on the local planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Section 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework (NPPF) (2021) advises Local Planning Authorities that: 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (paragraph 199).'

NPPF (2021) Paragraph 200 advises: 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'

NPPF (2021) Paragraph 202 states: 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

London Plan (2021) Policy HC1 (Heritage conservation and growth) criterion C, states: 'Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating

heritage considerations early on in the design process.'

At the local level, Policy HE1 (Heritage) of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that the Council will conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape (including locally and statutorily Listed Buildings, Conservation Areas, Areas of Special Local Character and Archaeological Priority Zones and Areas), and encourage the reuse, modification and regeneration of historic assets.

Policy DMHB 1 (Heritage) of the Hillingdon Local Plan Part 2 - Development Management Policies (2020) seeks to ensure that development proposals avoid harm to the historic environment. This is supported by policy DMHB 2 (Listed Buildings) which states:

'A) Applications for Listed Building Consent and planning permission to alter, extend, or change the use of a statutorily Listed Building will only be permitted if they are considered to retain its significance and value and are appropriate in terms of the fabric, historic integrity, spatial quality and layout of the building. Any additions or alterations to a Listed Building should be sympathetic in terms of scale, proportion, detailed design, materials and workmanship.

B) Applications should include a Heritage Statement that demonstrates a clear understanding of the importance of the building and the impact of the proposals on its significance.

C) The substantial harm to or total loss of significance of a statutory Listed Building will only be permitted in exceptional circumstances when the nature of the heritage asset prevents all reasonable use of the building, no viable use can be found through marketing, grant-funding or charitable or public ownership and the loss is outweighed by bringing the site back into use. In such circumstances, full archaeological recording of the building will be required.

D) Planning permission will not be granted for proposals which are considered detrimental to the setting of a Listed Building'

## ASSESSMENT

The application site is a two storey Grade II listed building located within Barra Hall Park. The official Historic England listing for the building outlines the building as the Hayes Town Hall, however it was originally constructed as a manor house. The listing gives further regard to the Jacobean Style of the building with Scottish Baronial Touches. The parkland setting, to the south and south-east has been largely retained, by the existence of the open space now named Barra Hall Park. The original main driveway to the north of the listed building has been retained and includes historic gates at the entrance along Wood End Green Road. The open and parkland setting of the listed building contributes to its significance as well as the character and appearance of the conservation area.

The proposed works the subject of the listed building consent application are the replacement of four CCTV cameras in the interior of the building. As mentioned previously, the proposed external replacement and additional CCTV cameras are assessed in the associated planning application.

The submitted Heritage Statement confirms that with respect to the internal CCTV cameras: 'The aesthetics will be a like for like replacement as the existing but will perform technically better; have much better resolution and align with current Council Policy and GDPR legislation.'

As cited within the aforementioned policies, the key elements of the assessment are in relation to the extent of the harm of the proposed works on the historic and preserved characteristics of the listed building. It is noted that internal works would not under normal circumstances constitute operational development that requires planning permission, in this instance however listed building consent must be sought for internal works where there may be an impact upon the special interest and characteristics of the building.

As stated, there are a total number of 4 cameras to be upgraded in existing locations within the building, 3 on the ground floor and 1 on the first floor. Given that the CCTV exists in these locations presently, it is considered that modest upgrades to these would not give rise to any harm to the historic fabric, character or setting of the Grade II listed building or any of its specialised features.

The Council's Conservation Officer has reviewed the proposals and is satisfied, subject to the imposition of conditions to ensure the CCTV cameras appear as discreet as possible and match the colour/finish upon which they are to be placed.

## CONCLUSION

It is considered that given the modest nature of the alterations and enhancements proposed to the existing CCTV network, subject to the recommended conditions, there would be no harm to the historic fabric or specially preserved characteristics of the Grade II listed building. The application is therefore recommended for approval, subject to conditions.

## 6. RECOMMENDATION

### **APPROVAL subject to the following:**

#### **1 HO1 Time Limit**

The works hereby permitted shall be begun before the expiration of three years from the date of this permission.

#### **REASON**

To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

#### **2 HO2 Accordance with approved**

The works hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2020/D308/P02 Rev C and 2020/D308/P03.

#### **REASON**

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), and the London Plan (2021).

**3 NONSC Non Standard Condition**

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 three months of the works being completed.

**REASON**

To conserve and preserve the special interest of the Listed Building, in accordance with Local Plan Part 1 policy HE1 (November 2012), Local Plan Part 2 policies DMHB 1 and 2 (January 2020), the London Plan (2021) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

**4 NONSC Non Standard Condition**

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 should be notified immediately. Failure to do so may result in unauthorised works being carried out and an offence being committed.

**REASON**

To conserve and preserve the special interest of the Listed Building, in accordance with Local Plan Part 1 policy HE1 (November 2012), Local Plan Part 2 policies DMHB 1 and 2 (January 2020), the London Plan (2021) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

**5 NONSC Non Standard Condition**

All internal CCTV cameras shall use existing fixings and openings.

**REASON**

To conserve and preserve the special interest of the Listed Building, in accordance with Local Plan Part 1 policy HE1 (November 2012), Local Plan Part 2 policies DMHB 1 and 2 (January 2020), the London Plan (2021) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

**6 NONSC Non Standard Condition**

The colour finish to cameras 1 and 2 shall match the ceiling finish.

**REASON**

To conserve and preserve the special interest of the Listed Building, in accordance with Local Plan Part 1 policy HE1 (November 2012), Local Plan Part 2 policies DMHB 1 and 2 (January 2020), the London Plan (2021) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

**INFORMATIVES**

- 1** The decision to GRANT 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 (2021) and national guidance.

DMHB 1 Heritage Assets

DMHB 2 Listed Buildings

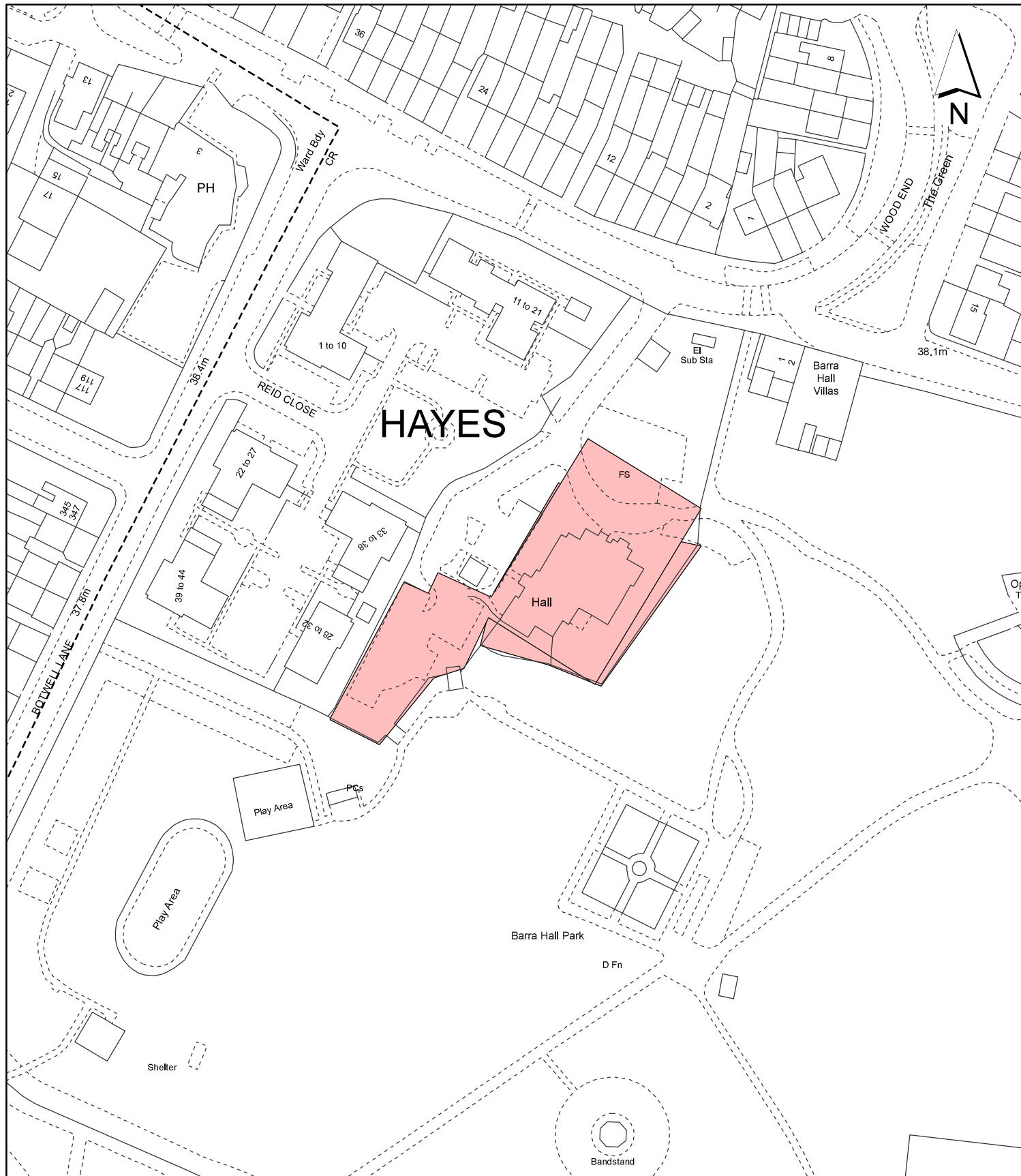
LPP HC (2021) Heritage conservation and growth

NPPF16 NPPF 2021 - Conserving & enhancing the historic environment

- 2 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.

**Contact Officer:** Nathaniel Soneye Thomas

**Telephone No:** 01895 250230



# Notes:



Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).

Unless the Act provides a relevant exception to copyright.

© Crown copyright and database rights 2020 Ordnance Survey 100019283

Site Address:

**Barra Hall**

Planning Application Ref:

**8134/APP/2021/2148**

Planning Committee:

**Borough**

Scale:

**1:1,250**

Date:

**January 2022**

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services  
Planning Section**

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



**HILLINGDON**