

Item No.	Report of the Interim Director of Planning, Regeneration & Public Realm
Address	EASTCOTE HOUSE GARDENS, GRADE 2 LISTED WALLS HIGH ROAD EASTCOTE
Development:	Repairs to enclosing walls to gardens (Application for Listed Building Consent).
LBH Ref Nos:	23846/APP/2022/3197
Drawing Nos:	6436-ACC-00-ZZ-DR-A-0001 Rev. P0 6436-ACC-00-ZZ-DR-A-0010 Rev. P0 6436-ACC-00-XX-DR-A-1203_revP1 6436-ACC-00-XX-DR-A-1202_revP1 6436-ACC-00-XX-DR-A-1200_revP1 6436-ACC-00-XX-DR-A-1201_revP1 Design & Access Statement and Heritage Statement (ref. 6436 dated 14th October 2022), prepared by Allen Construction Consultancy 6436-ACC-00-XX-DR-A-0201 rev P0 6436-ACC-00-XX-DOC-5000 1 6436-ACC-00-XX-DOC-5000 2 6436-ACC-00-XX-DOC-5000-3 Heritage Statement Appendix B - Contract Pricing Specification Heritage Statement Appendix C - LBH - Eastcote Walled Garden - Structural Engineers Report Heritage Statement Appendix A - Site Plan -6436-ACC-00-ZZ-DR-A-0010_revP0 6436-ACC-00-XX-DR-A-0200 rev P0

Date Plans Received: 19/10/2022 **Date(s) of Amendment(s):**

Date Application Valid: 19/10/2022

Recommendation: APPROVAL, subject to conditions.

1. CONSIDERATIONS

1.1 Site and Locality

The application site forms part of Eastcote House Gardens, a Council owned public park located on the south eastern side of High Road Eastcote, to the north of its junction with Field End Road. This part of the park contains a 16th century timber framed former stables and a 17th century walled garden and Dovecote. These are all that remain of the outbuildings of Eastcote Manor House, an early timber framed building with later additions that was demolished in the 1960s. All of the buildings are grade II listed and are included on the English Heritage Buildings at Risk Register.

Eastcote House Gardens form part of the Eastcote Village Conservation Area.

Adjoining the park to the south east are the rear gardens of properties fronting Pamela Gardens, and those on St Lawrence Drive to the north east. The River Pinn marks the northern boundary.

The application site forms the middle section of the gardens, the walls are Listed by Historic England as Grade II - List Entry Number: 1080227, first listed on 6th September 1974 as the statutory address of 'Garden Walls to East of The Old Coach House, High Road'.

The site is also located within the Eastcote Village Archaeological Priority Area. In addition to these heritage designations this public open space is located within Metropolitan Open Land.

1.2 Proposed Scheme

The Walled Garden, which is the subject of this application for listed building consent is largely 18th and 19th Century, although one of its walls (the east wall) was almost entirely replaced in the 1980s. The south wall is leaning badly and its height, together with that of the east wall, has been reduced by several courses with the result that it is much lower than the more authentic west and north walls, resulting in a loss of a sense of enclosure characteristic of this heritage asset.

The proposal is to carry out repairs to all walls within the Walled Garden including the following:

- i. Raking out and renewing defective, weathered or missing pointing.
- ii. Removal and rebedding of existing brick-on-edge copings.
- iii. Removal and replacement of individual weathered, spalled or cracked bricks with salvaged or approved second hand bricks to match existing.
- iv. Rebuilding of upper section of Bay E18 of the east boundary wall between Piers P18 and P19 from approximately 600mm above external ground level to the east side of the east wall, including the provision of austenitic stainless steel Helifix wall ties and Cem ties providing resin anchors between the rebuilt sections and the adjoining sections.
- v. Rebuilding of the outer skin (north side), approximately 1.2m high, to Bay NO3 to the north wall, including resetting the brick-on-edge copings, utilising salvaged or approved second hand bricks to match existing.
- vi. Limited rebuilding of Pier PO1 to the north wall to the upper 720mm, using salvaged or second hand approved bricks.
- vii. Limited rebuilding and formation of a construction joint between Bay W32 (west wall) and Bay S31 (south wall) - approximately 1m², utilising salvaged or approved second hand bricks.
- viii. Isolated repairs to fractures within all walls utilising austenitic stainless steel Helifix twist ties, set 40mm into brick joints and minimum 500mm each side of the fracture and repointed with lime mortar as approved by Conservation Officer.
- ix. Provision of additional bolts and larger stainless steel pattresses to existing steel columns to the east wall.

1.3 Relevant Planning History

23846/APP/2012/363 Eastcote House Gardens High Road Eastcote

Replacement of existing vehicle height restricting barrier gate with ornamental wrought iron gates.

Decision Date: 21-03-2012 Approved **Appeal:**

23846/APP/2013/2400 Eastcote House Gardens High Road Eastcote

Refurbishment and alteration of the stables, including external and internal works to building, partial rebuilding of front wall, removal of fireplace, creation of new entrance on south side, altering south and east walls of the walled garden; and erection of new cafe building with site managers office, store and toilets and associated external works (Application for Listed Building Consent).

Decision Date: 08-11-2013 **Approved** **Appeal:**
23846/APP/2013/2401 Eastcote House Gardens High Road Eastcote

Refurbishment and alteration of the stables, including external and internal works to building, partial rebuilding of front wall, removal of fireplace, creation of new entrance on south side, altering south and east walls of the walled garden and erection of new cafe building with site managers office, store and toilets and associated external works.

Decision Date: 30-10-2013 **Approved** **Appeal:**
23846/APP/2014/2040 Eastcote House Gardens High Road Eastcote

Details pursuant to conditions 3 (works to stable building), 4 (works to dovecote), 5 (garden walls), 6 (materials), 7 (SUDS), 8 (ecological enhancement), 11 (levels), 12 (tree protection), 13 (landscaping) and 14 (extraction system) of planning permission ref: 23846/APP/2013/2401, dated 11/11/2013, for Refurbishment and alteration of the stables, including external and internal works to building, partial rebuilding of front wall, removal of fireplace, creation of new entrance on south side, altering south and east walls of the walled garden and erection of new cafe building with site managers office, store and toilets and associated external works.

Decision Date: 23-07-2014 **Approved** **Appeal:**
23846/APP/2014/2523 Eastcote House Gardens High Road Eastcote

Details in compliance with conditions 3 (works to stable building), 4 (works to dovecote), 5 (garden walls), 6 (materials) & 7 (levels) of Listed Building Consent ref: 23846/APP/2013/2400, dated 08-11-2013 for Refurbishment and alteration of the stables, including external and internal works to building, partial rebuilding of front wall, removal of fireplace, creation of new entrance on south side, altering south and east walls of the walled garden; and erection of new cafe building with site managers office, store and toilets and associated external works.

Decision Date: 23-07-2014 **Approved** **Appeal:**
23846/APP/2022/3195 Eastcote House Gardens, Grade 2 Listed Walls High Road Eas
Repairs to enclosing walls to gardens (Application for Planning Permission)

Decision Date: **Appeal:**

Comment on Planning History

There is a concurrent application for planning permission (ref. 23846/APP/2022/3195).

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 30th November 2022

2.2 Site Notice Expiry Date:- 30th November 2022

3. Comments on Public Consultations

37 neighbouring residents and the Eastcote Conservation Panel and Eastcote Residents Association were consulted on 27-10-22. A site notice was also displayed and notification

of the application was published in the Gazette. The consultation period expired on 30-11-22 and there were two representations received by the end of the consultation period. These representations were in support of the proposal and are as follows.

Eastcote Residents Association:

We are pleased to see this application relating to the urgently required restoration works of the Grade 2 listed walls surrounding the walled garden in Eastcote House Gardens. We wholeheartedly support this work and hope that you will be able to give approval and in as speedy a timeframe as possible.

Eastcote Conservation Panel:

These long awaited repairs are very necessary to conserve these Grade II listed structures. We trust that permission can be speedily granted so that the works can be carried out before the winter weather sets in.

INTERNAL CONSULTATION

The Council's Heritage Officer does not object to the proposal. Planning officers agree with the comments received from the Heritage Officer, and therefore these comments have been incorporated into the assessment contained in Section 5 of this report. Nevertheless, a summary is provided as follows:

The works are considered necessary and will be undertaken with regard to good conservation practice. The submitted documents are comprehensive and the approach to the works has been agreed along with samples of lime mortar / replacement bricks on site with the contractor (as outlined within the submitted documents) such that conditions are not required other than the standard listed building conditions. No objection.

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 concerns the walled garden that form part of the grade II listed status for all that remains of the outbuildings of Eastcote Manor House. It is also 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 seeks listed building consent (and planning permission ref. 23846/APP/2022/3195) to undertake repairs to the walled garden within the grounds of Eastcote House (now demolished).

The works that require planning permission and listed building consent are those comprising the sympathetic localised dismantling of some small sections of wall and their reconstruction to match the historic portions of the wall along with the insertion of helifix twist ties.

The garden walls date from the C17. Most of the brickwork from this period can be found on the wall to the north. The western section appears to largely date from the c18 and c19 with the southern and eastern sections having been largely rebuilt / altered in the later part of the 20th century.

Recent site visits with the Council's surveyor have revealed urgent repair works that need to be undertaken to stabilise sections of wall and to prevent further deterioration. There is currently a section of wall on the eastern side that needs to be taken down and rebuilt on health and safety grounds as the outer brick skin is falling away adjacent to a public footpath.

Most of the works are localised repair which would not usually require listed building consent provided that they are undertaken with regard to good conservation practice. These works have been discussed in detail between the Council's heritage officer, surveyor and the contractor who will be undertaking the works. Some of the repairs have already started on site. The quality of craftsmanship is to a high standard and accords with good conservation practice and is acceptable.

CONCLUSION

The works are considered necessary and will be undertaken with regard to good conservation practice to help restore an at-risk heritage asset. There would be no harm to the historic fabric of the listing, but its restoration would preserve and enhance the listed heritage asset, as well as the conservation area in which it is located. The proposal is therefore in accordance with the relevant planning policies and is supported. It is recommended that listed building consent be granted.

6. **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, to prevent the accumulation of unimplemented listed building consents and to enable the Local Planning Authority to review the situation at the end of this period if the development has not begun.

2 COM4 Accordance with Approved Plans

The works hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:

1. Location plan 6436-ACC-00-ZZ-DR-A-0001_revP0
2. Block plan 6436-ACC-00-ZZ-DR-A-0010_revP0
3. Proposed plan 6436-ACC-00-XX-DR-A-1200_revP1
4. Proposed plan 6436-ACC-00-XX-DR-A-1201_revP1
5. Proposed plan 6436-ACC-00-XX-DR-A-1202_revP1
6. Proposed plan 6436-ACC-00-XX-DR-A-1203_revP1
7. Design & Access Statement and Heritage Statement and Appendices A, B and C (ref. 6436 dated 14th October 2022), prepared by Allen Construction Consultancy

and shall thereafter be retained/maintained for as long as the works remain in existence.

REASON

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

3 LB2 Making good of any damage

Any damage caused to the application site 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.

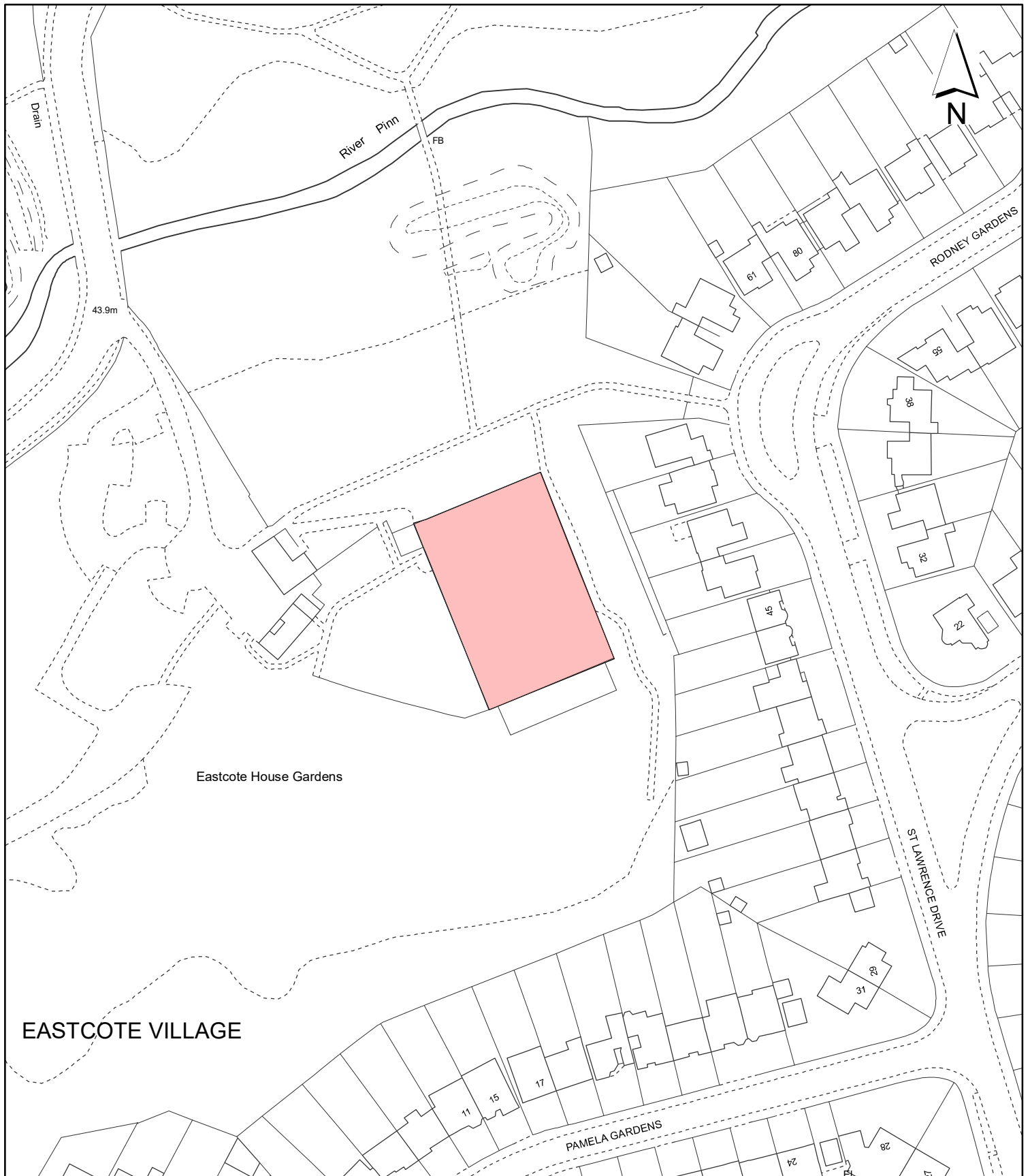
REASON



To safeguard the special architectural and/or historic interest of the heritage asset in accordance with Policies DMHB 1 and DMHB 2 of the Hillingdon Local Plan Part 2 (2020).

INFORMATIVES

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<p>Notes:</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>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.</p> <p>© Crown copyright and database rights 2020 Ordnance Survey 100019283</p>	<p>Site Address:</p> <p>Eastcote House Gardens</p>		<p>LONDON BOROUGH OF HILLINGDON Residents Services Planning Section</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 01895 250111</p>  <p>HILLINGDON LONDON</p>
	<p>Planning Application Ref:</p> <p>23846/APP/2022/3197</p>	<p>Scale:</p> <p>1:1,250</p>	
	<p>Planning Committee:</p> <p>Borough</p>	<p>Date:</p> <p>January 2023</p>	