

Report of the Head of Development Management and Building Control

Address: HILLINGDON SPORTS AND LEISURE CENTRE GATTING WAY UXBRIDGE

Development: Installation of 526 photovoltaic panels to the roof of the main building (in connection with full planning application ref: 2543/APP/2023/2972)

LBH Ref Nos: 2543/APP/2023/2973

Drawing Nos:

- 0020 Rev 01
- 0030 Rev 01
- 0010 Rev 03
- 0011 Rev 03
- 1001 Rev 03
- 1002 Rev 03
- Landscaping Plan
- 0001 Rev 02
- 0002 Rev 02
- 1000 Rev 02
- 2001 Rev 02
- 3001 Rev 01
- Planning Cover letter
- Rooftop Solar design

Date Plans received: 12-10-2023 **Date(s) of Amendments(s):** 12-10-2023

Date Application valid 12-10-2023 20-12-2023

RECOMMENDATION: GRANT Listed Building Consent, subject to conditions

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises the Hillingdon Sports and Leisure Centre in Uxbridge, which is a large modern sports hall with indoor pools directly adjacent on the east side to the listed Uxbridge Lido complex of heritage assets which comprises the Grade II listed external pool, fountains, grandstand and entrance building.

The Hillingdon Sports and Leisure Centre was developed between 2000-2006 alongside the grade II listed Uxbridge Lido complex, which had been closed since the 1980s and had fallen into a poor state of repair. The structures were listed in 1998. During the redevelopment of the site, the lido was re-landscaped with an oval paved area around the pool and rolling grassy area to the south. The access road running along the south and west side was built in 2010 and there is a large public car park to the north. The lido is surrounded by high wire fencing.

The site occupies a raised position above the neighbouring farmland and nature reserve to the east and new housing development to the south / south-east. Uxbridge College is located to the west and south-west. The northern portion of the site (excluding the main sports and leisure centre building) is designated Green belt within the Council's Local Development Plan.

1.2 Proposed Scheme

This application seeks listed building consent for the installation of 526 photovoltaic panels to the roof of the main building.

It is noted that the roof itself is not listed, however the Grandstand with attached cafeteria is Grade II listed and is attached to the main roof. Therefore, for the avoidance of doubt, the impact upon this heritage asset will be assessed.

This application for Listed Building Consent is accompanied by an application for full planning permission (ref.2543/APP/2023/2972). In addition to the proposed photovoltaic panels, the planning application also includes additional proposed development works which require planning permission, but not listed building consent.

1.3 Relevant Planning History

2543/APP/2023/2972 Hillingdon Sports And Leisure Centre Gating Way

Installation of 526 photovoltaic panels to the roof of the building. Installation of 4no ASHP evaporator units on raised frame, 1no thermal store, 1no ASHP compressor unit to the south of the site with associated landscaping including increased height of grassed mound by 1m and 2.4m high green Paladin security fencing. Installation of 1no ASHP unit and thermal store adjacent to the Idris track club building, surrounded by 2.4m high green Paladin security fencing (revised plans and description)

Decision:

Appeal:

Comment on Planning History

No comment.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date: 22nd November 23

2.1 Advertisement Expiry Date: 22nd November 23

2.2 Site Notice Expiry Date: 29th November 23

3. Comments on Public Consultations

EXTERNAL CONSULTEES

49 neighbouring properties and North Uxbridge Residents Association were consulted for 21 days. Following receipt of revised plans, a reconsultation took place for 21 days. A final reconsultation took place following receipt of further revised plans. Consultations expire on 6th January 2024. No public comments have been received. Any representations received following the publication of the report will be reported in an addendum.

INTERNAL CONSULTEES

The Council's Energy Officer and Conservation Officer were consulted on 30th of October 2023.

ENERGY OFFICER:

The proposals will result in a significant reduction in carbon emissions through the reduction of a gas based heating source. The overall saving is unclear from the documentation given there will be carbon emissions associated with the air source heat pumps that are not clearly set out in the report. However, on the whole, the project will result in a significant saving.

CONSERVATION OFFICER (comments summarised to include only those comments relating to the listed building consent proposals - full comments reported in the associated planning application report):

The proposal will not have a direct impact on the heritage assets, instead the consideration is the impact on the setting of the listed buildings.

The PV panels on the roof of the Sports Centre will not be visible from the Lido area and will therefore have no impact.

It is noted that the Lido fell into disuse in the 1980s and that the redevelopment of the Sports Centre has allowed its preservation and therefore optimum viable use. Ensuring that the facilities of the Sports Centre are sustainable is vital in preserving the Lido.

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

The main considerations are the impact of the proposal on the significance of the Grade II Listed Building (Heritage Assets), including its fabric and setting.

POLICY CONTEXT:

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that: '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.'

The NPPF at Chapter 16, places great importance on the protection of heritage assets.

Para. 205 states: '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.'

Para. 208 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.'

Policy HC1 of the London Plan (2021) states, inter alia, that '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.'

Policy HE1 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 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that the Council will expect development proposals to avoid harm to the historic environment and to prevent the loss of significance or harm to the character, appearance and setting of heritage assets.

Policy DMHB 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) will only permit developments that retain the significance and value of Listed Buildings whilst being appropriate in terms of the fabric, historic integrity, spatial quality and layout of the building. In addition, any alterations or additions to a Listed Building should be sympathetic in terms of scale, proportion, detailed design, materials and workmanship.

ASSESSMENT:

The proposed 526 solar PV panels would be sited on the modern Sports Centre roof. The roof itself has

a parapet surrounding it and the proposed panels would be sited at least 1m from the edge of the roof, fitted in rows at 10 degrees tilt facing south. As a result of the parapet and proposed siting, the PV panels would be effectively screened from ground level and importantly from the Lido area which includes the Grandstand and Cafeteria.

As previously noted, the proposed PV panels would be located on a modern roof surface and no PV panels are proposed to be sited on the adjoining listed Grandstand with attached Cafeteria. As such, the proposals would not give rise to any harm to historic fabric and it is concluded that there would be no impact on the heritage asset.

Whilst it is noted that the Conservation Officer's comments on the combined planning and listed building consent proposals (refer to associated planning application report) indicate less than substantial harm, it is considered that in assessing solely the PV panels (as required in this listed building consent application), the proposal does not result in harm to the listed buildings/structures or their setting.

The proposal is considered to accord with Policy HE1 of the Hillingdon Local Plan Part 1 (November 2012), Policies DMHB 1 and DMHB 2 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020), Policy HC1 of the London Plan, and Chapter 16 of the National Planning Policy Framework (2023). The application is therefore recommended for approval, subject to the conditions set out in Section 6 of this report.

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. RES4 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:

0001 Rev 02
1000 Rev 02
2001 Rev 02
1001 Rev 03
Rooftop Solar design
Panel Information
Module Layout

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. LB10 Internal and External Finishes (Listed Buildings)

All new works and works of making good to the retained fabric of the building, whether internal or external, shall be finished to match the existing fabric with regard to methods used and to material, colour, texture and profile.

REASON

To preserve and safeguard the character and appearance of the Listed building in accordance with Hillingdon's 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. LB2 Making Good of any Damage

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 building in accordance with Policies DMHB 1 and DMHB 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

5. NONSC Removal of Panels When Not Required

The solar PV equipment on the main roof shall be removed as soon as reasonably practicable when no longer needed.

REASON

To safeguard the visual amenities of the area in accordance with Policy DMHB 2 of the Hillingdon Local Plan Part 2 (2020).

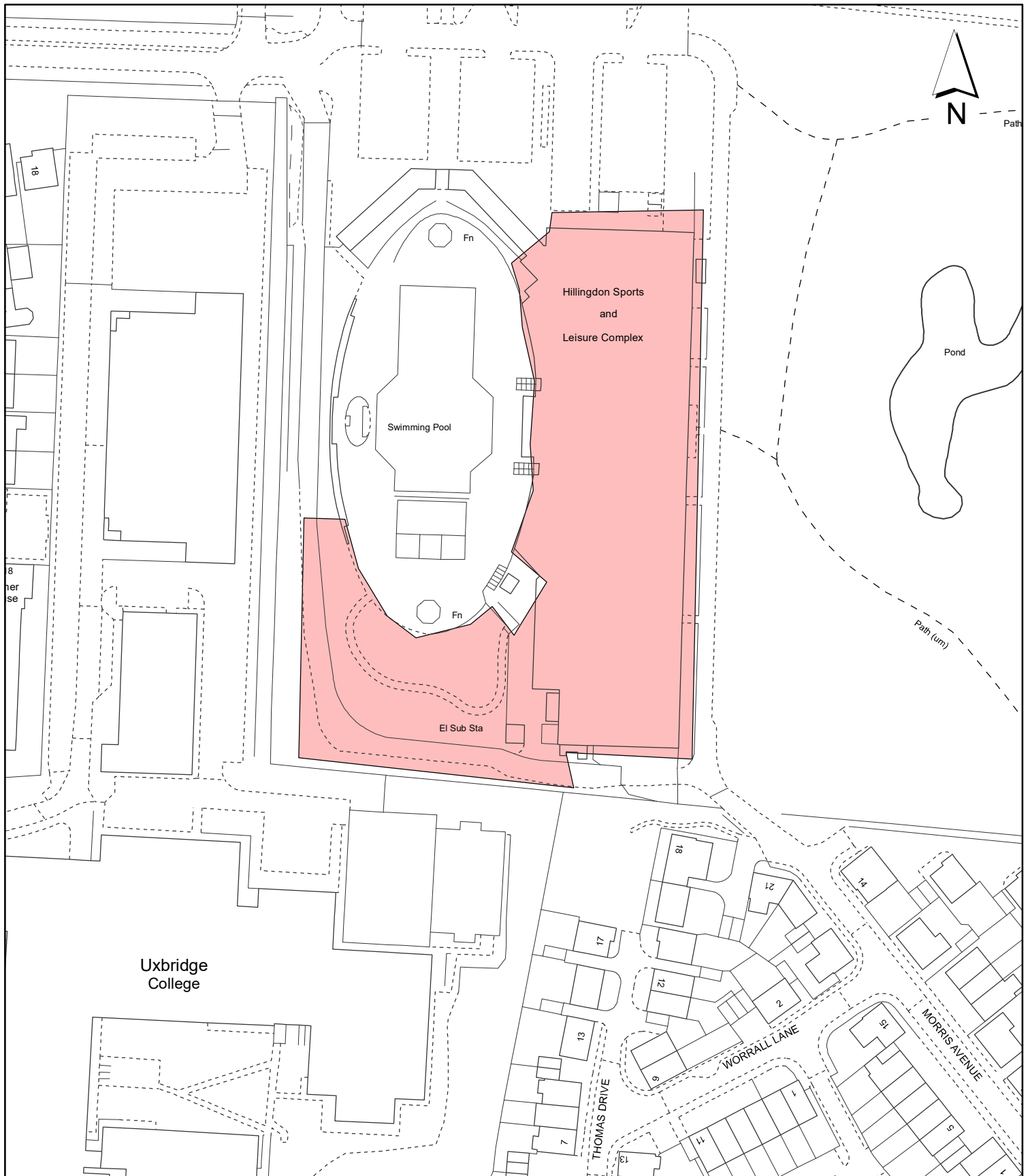
INFORMATIVES

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. You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

I53 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 (2021) and national guidance.

DMHB 1	Heritage Assets
DMHB 2	Listed Buildings
LPP HC1	(2021) Heritage conservation and growth
NPPF16	NPPF 2021 - Conserving & enhancing the historic environment

Contact Officer: Emilie Bateman **Telephone No:** 01895 250230



Notes:

 Site boundary

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Site Address:

Hillingdon Sports And Leisure Centre

Planning Application Ref:

2543/APP/2023/2973

Planning Committee:

Minor

Scale:

1:1,250

Date:

January 2024

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

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



HILLINGDON
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