

Report of the Head of Development Management and Building Control

Address: CIVIC CENTRE HIGH STREET UXBRIDGE

Development: Alterations to the existing covered walkway between the Corporate entrance and the Middlesex Suite (2nd level of the building) to form a fully enclosed link by installing new windows and glazed screens. Formation of new entrance door (1st level of the building) to North Quadrant.

LBH Ref Nos: 14805/APP/2023/3274

Drawing Nos: Design and Access Statement (revised - 22.12.23)
APL015 Rev B
APL012 Rev C
APL005 Rev C
APL004 Rev B
APL001 Rev D
APL002 Rev A
APL014 Rev A
APL013 Rev A
APL011 Rev B
APL003 Rev B
APL010 Rev C

Date Plans received: 13-11-2023 **Date(s) of Amendments(s):** 10-11-2023
01-02-2024

Date Application valid 13-11-2023

RECOMMENDATION: Grant Listed Building Consent, subject to conditions.

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises the Civic Centre on the High Street, Uxbridge. The building is Grade II listed.

The Civic Centre is sited on an irregularly-shaped corner plot, between the High Street to the approximate north, and the curving dual-carriageway of Hillingdon Road to the east and south. The building is accessed across a large square which opens up from the High Street. The main entrance is to the south of the square. Behind, the council offices have a diamond-shaped footprint and a stepped profile of three and four storeys, set over a semi-basement car park. To the east of the square, connected behind the main entrance, is a second, more irregularly shaped part of the complex. This contains the council chamber, civic suite and registry office, and also has parking beneath.

The application site is not located within a designated Conservation Area, albeit the Old Uxbridge /

Windsor Street Conservation Area lies beyond the Civic Centre to the north. The site lies within the designated Town Centre of Uxbridge.

1.2 Proposed Scheme

The application proposes alterations to the existing covered walkway between the Corporate entrance and the Middlesex Suite to form a fully enclosed link by installing new windows and glazed screens. In addition, it seeks to form a new entrance door to 1 North Quadrant. The new entrance door to the North Quadrant would be situated on level 1 of the building. It would be situated adjacent to an existing entrance which serves as a staff entrance to the building. The new opening would be formed in an existing solid wall and would comprise double glazed aluminium doors fixed with anti-reflective coating.

This application for Listed Building Consent is accompanied by an application for full planning permission for relevant works which require planning permission (ref.14805/APP/2023/3254).

During the course of the consultation, a number of objections received raised concerns that the scheme appeared to include a change of use of part of the Civic Centre to a Library. It is important to note that this listed building consent application (and associated planning application) do not include a change of use and only seek to alter the access arrangements (1st level) and reconfigure/create new floorspace within the 2nd level of the building (as described above). No decision has been made by the Council in respect of a possible relocation of Uxbridge library and for the avoidance of any doubt, amended plans were submitted for this application which remove any reference to a library. Planning permission for change of use would be required should the Council seek to relocate Uxbridge library to the Civic Centre in the future. Such a planning application would be subject to public consultation.

In addition to the amendments to omit reference to a library, other amendments and clarifications were received during the application process, to amend the location plan, as well as the internal and external works, in response to comments from the Council's Conservation Officer.

Neighbours and consultees were re-consulted on amended plans on 9th January 2024.

1.3 Relevant Planning History

14805/APP/2023/3254 CIVIC CENTRE HIGH STREET

Alterations to the existing covered walkway (2nd level of building) between Corporate entrance and the Middlesex Suite to form a fully enclosed link by installing new windows and glazes screens.
Formation of new entrance door (1st level of the building) to 1 North Quadrant (revised plans)

Decision:

Appeal:

14805/APP/2023/3035 CIVIC CENTRE HIGH STREET

Installation of 2no. Air Source Heat Pumps (ASHPs) on the cooling tower roof, 1no. ASHP on the chimney roof with one thermal buffer, and 4no. ASHPS within the service yard surrounded by a 2.1m high, red metal louvre fencing and one thermal buffer. Replacement of existing timber beams and roof covering of the cooling tower roof. Installation of 9 steel beams to reinforce the existing steel frame in the plant room beneath the roof. On the chimney roof, the paving slabs and stilts will be removed to offset the load of the ASHP and thermal buffer on the supporting roof structure.

Decision: 20-12-23 Approved **Appeal:**

14805/APP/2023/3037 CIVIC CENTRE HIGH STREET

Installation of 2no. Air Source Heat Pumps (ASHPs) on the cooling tower roof, 1no. ASHP on the chimney roof with one thermal buffer, and 4no. ASHPs within the service yard surrounded by a 2.1m high, red metal louvre fencing and one thermal buffer. Replacement of existing timber beams and roof covering of the cooling tower roof. Installation of 9 steel beams to reinforce the existing steel frame in the plant room beneath the roof. On the chimney roof, the paving slabs and stilts will be removed to offset the load of the ASHP and thermal buffer on the supporting roof structure. Installation of secondary glazing and cavity wall insulation.

Decision: 20-12-23 Approved **Appeal:**

14805/APP/2023/2336 CIVIC CENTRE HIGH STREET

The replacement of a failed flat roof covering (behind parapet walls); replacement of defective pv panels on a like-for-like basis. Joinery, brickwork and concrete repairs; the replacement of single glazed Crittall windows with double glazed Crittall windows. Installation of air source heat pumps to service yard, with associated screening, and removal of a suspended ceiling within the function suite, all within the Middlesex Suite.

Decision: 06-10-23 Approved **Appeal:**

14805/APP/2023/2337 CIVIC CENTRE HIGH STREET

The replacement of a failed flat roof covering (behind parapet walls); replacement of defective pv panels on a like-for-like basis. Joinery, brickwork and concrete repairs; the replacement of single glazed Crittall windows with double glazed Crittall windows. Installation of air source heat pumps to service yard, with associated screening, and removal of a suspended ceiling within the function suite, all within the Middlesex Suite. (Application for Listed Building Consent).

Decision: 06-10-23 Approved **Appeal:**

14805/APP/2023/2241 CIVIC CENTRE HIGH STREET

The application of plain - silver etch frosted vinyl applied to lower part of the internal windows on the ground floor office in Link 1A, with a reverse cut logo on the window closest to the door (Application for Listed Building Consent) REVISED DESCRIPTION

Decision: 21-09-23 Approved **Appeal:**

14805/APP/2022/3482 CIVIC CENTRE HIGH STREET

Proposed informative signage (Application for Listed Building Consent)

Decision: 09-01-23 Approved **Appeal:**

14805/APP/2022/2207 CIVIC CENTRE HIGH STREET

Details pursuant to the discharge of Conditions 5 (lift details), 6 (handrail) and 7 (brickwork and mortar) of Listed Building Consent ref. 14805/APP/2022/1345, dated 27/06/22 (Installation of new access ramp along the perimeter of the civic building constructed within the footprint of planting bed and external steps to provide level access to the terrace external to the South-East entrance of the Civic Centre. A new pit-mounted wheelchair platform lift to provide level access between the external terrace and internal ground floor level).

Decision: 15-09-22 Approved **Appeal:**

14805/APP/2022/1345 CIVIC CENTRE HIGH STREET

Installation of new access ramp along the perimeter of the civic building constructed within the footprint of planting bed and external steps to provide level access to the terrace external to the South-East entrance of the Civic Centre. A new pit-mounted wheelchair platform lift to provide level access between the external terrace and internal ground floor level (Application for Listed Building Consent).

Decision: 27-06-22 Approved **Appeal:**

14805/APP/2022/1033 CIVIC CENTRE HIGH STREET

Proposed informative signage (Application for Listed Building Consent)

Decision: 27-05-22 Approved **Appeal:**

14805/ADV/2019/2 CIVIC CENTRE HIGH STREET

Informative signage for public visiting Civic Centre

Decision: 19-03-19 Approved **Appeal:**

14805/APP/2018/4038 CIVIC CENTRE HIGH STREET

Proposed fixing of a new information sign to the external wall (Listed Building Consent)

Decision: 07-03-19 Approved **Appeal:**

Comment on Planning History

Relevant history listed above.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date: 14th February 24

2.2 Site Notice Expiry Date: Not Applicable

3. Comments on Public Consultations

EXTERNAL CONSULTEES

92 neighbouring properties and The Mall Pavilions were consulted by letter dated 21st of November 2023.

As previously noted, neighbours and consultees were re-consulted on amended plans on 9th January 2024. This re-consultation also included the erection of a new site notice and the publication of a new press notice. The latest consultation deadline (the press notice) expires on 14th February 2024. Any

comments received following the publication of this Committee Report will be reported to Members in an Addendum.

Two representations were received from residents in response to the initial consultation and are summarised below:

- Concerns regarding mention of the relocation of Uxbridge Library to the Middlesex Suite in the Civic Centre within the application.
- Concerns relating to the design, location and principle of proposed Library.

In response to the re-consultation, one representation was received and is summarised below:

- Concerns regarding the removal of the mention of the relocation of Uxbridge Library to the Middlesex Suite in the Civic Centre within the application.
- Concerns relating to the design, location and principle of proposed Library.

Planning Officer Comment:

Whilst Officers acknowledge comments raised by the public on the potential use of part of the building as a library, as previously clarified, this application does not include a change of use to a library. Accordingly, the plans and Design & Access Statement were revised to remove reference to a library.

The layout of the scheme does continue to show internal alterations to the Civic Centre from the existing layout. However, this internal rearrangement does not impact upon the historic fabric (the interior of the building does not form part of the Grade II Listing) and remains within the same planning use, therefore these works do not require formal planning or listed building consent and thus are not discussed within the assessment. The Conservation Officer has not raised concerns regarding the fixtures and fittings to the wider building and the use would remain a Civic Centre.

One representation was received from Cadent Gas:

No objection, informative note required. To prevent damage to our assets or interference with our rights, please add the following Informative Note into the Decision Notice:

"Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions.

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to."

Planning Officer Comment:

The recommended informative has been included within the recommendation for the associated planning application.

INTERNAL CONSULTEES

CONSERVATION OFFICER (summarised):

1. Background

The Civic Centre dates from 1973-1979 by Robert Matthew Johnson-Marshall (RMJM) and is listed at Grade II for the following principal reasons (taken from the list description):

Architectural interest: as an early example of English Post-Modernism which creatively reinterprets the Arts and Crafts tradition as an expressive composition of revivalist form and detail; * through its planning and elevational treatment the building's large mass is broken down into more intimate spaces and forms, offering a revised approach to civic architecture; * for its high level of craftsmanship, with a creative take on traditional brickwork detail, finely executed; * the building stands little altered externally, complete with extensive integrated hard landscaping.

Historic interest: * as one of the first major works in England by a Modernist architect to embrace an overtly historicist aesthetic, marking the emergence of a new architectural zeitgeist.

The interior of the building (that is, those areas enclosed on all sides) is not of special architectural or historic interest.

The site is within the Old Uxbridge/Windsor Street Conservation Area.

2. Proposal

Alterations are proposed to the corporate entrance area (which are not part of the listing) and the covered walkway to the south which will be enclosed in a contemporary fashion with large, glazed panels to link it to the Middlesex Suite.

The proposal also seeks to create a new entrance to 1 North Quadrant by removing original brickwork to create a door opening of similar size to that adjacent to provide independent access to the services in this area.

There have been informal pre-application discussions in relation to this application.

3. Impact

The design approach is to install clearly modern insertions so that the original design and features remain legible rather than to attempt to match the existing which is an acceptable conservation approach.

Large, glazed panels with thin dark grey (RAL 7012) aluminium frames will infill the openings of the walkway and staircase and screen off the area. To mitigate their impact, all new fixings will be in the existing mortar or fixed on the internal side of the wall and ultimately this aspect of the proposal would be easily reversible. One suggested further area of mitigation would be to ensure that the glazing on the external elevations is anti-reflective.

The existing patterned brick floor will remain undisturbed with the proposal. The doorway into the Middlesex Suite is not original and its replacement is therefore acceptable.

The only area of concern is the removal of the original wooden small paned screen and entrance doors

at the north end of the walkway. Its removal is considered harmful as it is original, the harm would be less than substantial at the lower end and the NPPF 208 test regarding public benefit will need to be applied. The replacement screen mitigates some of the impact by replicating the off-centre position of the original doors and vertical rhythm of the existing.

The creation of a new entrance door for 1 North Quadrant will also impact original fabric and is considered to be less than substantial harm at the lowest end. The replacement doors are clearly modern in contrast to the adjacent original small paned wooden doors. Although technically on the front elevation the entrance is screened by the ramp to the front and not seen from the public sphere. It is also set well back within the alcove.

Conclusion

Broadly acceptable although there are aspects that affect original fabric which are considered to be less than substantial harm at the lower end requiring the NPPF 208 test regarding public benefit.

Following revised plans, the Conservation Officer was reconsulted and provided the following comments:

Amended plans show that the external glazing for the covered walkway will have anti-reflection coating. This is welcome and will minimise the visual impact of the glazing when seen from the surrounding area. The proposal does still impact historic fabric and there is therefore some harm to the listed building. The harm remains less than substantial at the lower end and will need to be weighed against the public benefits of the scheme.

HIGHWAYS:

There are no objections from the Highways Authority for this proposal.

ACCESS OFFICER (summary):

The latest plans for the covered walkway proposal between the Civic Centre Corporate entrance and Middlesex Suite have been revised following consultation meetings and a site visit with the Council's Corporate Programme Works team. The plans are now acceptable as the following provisions have been agreed:

- Automatic doors will be installed between corporate reception and the new covered walkway;
- A Changing Places room is now shown on plan;
- Details of fixtures and fittings in accordance with BS 8300:2018 are to be agreed and discharged at the appropriate stage.

The proposal to separate the staff and Housing Needs entrances, which currently share an entrance lobby, does not raise any accessibility concerns subject to the following condition being attached to any approval: The entrance doorway hereby approved shall ensure that step-free access, via a profiled threshold or water bar not exceeding 15 mm in height for wheelchair users is maintained from the external environment in accordance with London Plan policy D5. The door levers shall each achieve a clear opening width of 1000 mm, or shall be fitted with an automatic door operator that opens both doors simultaneously, to achieve a combined clear opening width no less than 1000 mm. All such provisions shall remain in place for the life of the building. REASON: To ensure an Accessible and Inclusive development for everyone in accordance with London Plan policy D5.

Planning Officer Comment:

The internal fittings and fixings in the reconfigured internal spaces do not require formal planning or

listed building consent. As such, a condition regarding compliance with BS8300:2018 cannot be included, as it would not meet the NPPF tests for conditions. Instead, an informative note has been included in the recommendation for the associated planning application.

The condition (recommended by the Access Officer) relating to the proposed new external door has been included in the recommendation in section 2 of the associated planning application Committee Report. The condition is not relevant to the considerations of the listed building consent application.

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, 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. Of particular relevance to this development proposal are the following two paragraphs:

'205. 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.'

'208. 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 property is a Grade II Listed Building which is situated adjacent to the Old Uxbridge / Windsor Street Conservation Area. Historic England's Listing acknowledges the building as an early example of English Post-Modernism which creatively reinterprets the Arts and Crafts traditions. The listing describes the building's exterior as noteworthy of listing with its complex and varied design. Its overall aesthetics is defined by dramatic roof-lines and modelling executed in the warm tones of brick and tile. It is noted as declared on the Listing that the interior of the building (that is those enclosed on all sides) is not of special architectural or historic interest.

The listed building consent application deals specifically with alterations to two specific sections of the building which affect the external area at level 1 and 2.

The changes on level 2 are situated towards the eastern side of the building. Currently the existing link from the Corporate entrance area to the Middlesex Suite is via a covered walkway. It is proposed to enclose a section of this walkway to create an internal space which would be enclosed by aluminium frames. The proposed material would be enclosed in a contemporary fashion with large, glazed panels linking it to the Middlesex Suite.

The large, glazed panels with thin dark grey (RAL 7012) aluminium frames would infill the openings of the walkway and staircase and screen off the area. Whilst it is acknowledged that the new materials would be contemporary in style, they would however have a light weight appearance in the context of the predominant brick form. The positioning of these panels would not be overly prominent in the wider building context and as such would not impact significantly on the historic fabric of the building as a whole. The modern insertions ensure that the original design and features remain legible. Further mitigation measures have been adopted to ensure the protection of the designated building. These measures include that all new fixings would be in the existing mortar or fixed on the internal side of the wall. Following comments from the Council's Conservation Officer, revisions were sought to mitigate the impact further by ensuring that the glazing on the external elevations would be anti-reflective which

would minimise the visual impact of the glazing when seen from the wider surrounding area. The Conservation Officer has raised no objection to this part of the scheme and it is considered that this aspect of the proposal would be easily reversible.

The existing doorway serving the Middlesex Suite would be removed as part of the changes. The current door appears to be a hardwood timber double door which links to the covered walkway. As this covered walkway would be enclosed, there is scope to install a light weight replacement door. Given that the existing door is also non-original, the Conservation Officer has raised no objections to its removal. The replacement sliding door with double glazed aluminium is considered acceptable. It is noted that the existing patterned brick floor will remain undisturbed which ensures that the original fabric remains intact.

The Council's Conservation Officer highlighted some concern regarding the removal of the original wooden small paned screen and entrance doors at the north end of the walkway. The removal of these elements are considered harmful as they are original. It is noted that the low brick plinth is to be retained and the replacement screen mitigates some of the impact by replicating the off-centre position of the original doors and vertical rhythm of the existing. As such, the harm would be less than substantial at the lower end.

The proposal also includes modest alterations at Level 1 towards the western side of the building. It seeks to create a new entrance beside the existing entrance at 1 North Quadrant. The existing arrangement has a single entrance point from the courtyard for staff and members of the public that leads onto a common lobby area. Rather than lying flush with the outer elevation wall, the existing entrance is set back within an alcove thereby only partially visible from the outer facade. The proposed new entrance would have a similar arrangement to the existing entrance with it set back from the facade. In order to create this new entrance, it would require removing original brickwork to create a door opening of similar size.

The Conservation Officer has noted that the creation of a new entrance door would impact the original fabric (by removal of brickwork). The comments also note that this level of impact would be less than substantial harm and situated at the lowest end of the scale. The replacement doors are modern, contrasting to the adjacent original small paned wooden doors. While this element of the proposal is sited on the front elevation, the entrance is screened by the ramp to the front and therefore not prominent from the public sphere. In addition, it is also set well back within the alcove.

Summary of works/ Weighing the harm against the Public Benefit

It is considered that cumulatively, the proposal would result in some harm to the grade II listed building, in particular the removal of the original wooden small paned screen and entrance doors at the north end of the walkway and original brickwork.

The applicant has worked with Officers (including the Council's Conservation Officer) in order to minimise the impact of the proposals on the building and its setting. It is concluded that the resulting harm would be 'less than substantial' at the lower end of the spectrum, requiring the NPPF paragraph 208 test (detailed above) to be applied.

It is considered that there is a clear public benefit in the improvement of access to services. The access arrangements include improvements to staff entrances as well as public entrances. The Access Officer has raised no objections to the entrances proposed and the additional access points including the use of automatic doors would ensure that the public access point would be accessible to all.

There would also be improvements and modifications to the layout of the Public Building which would

contribute towards securing its optimum viable use in accordance with Para 208 (NPPF). An additional area of floorspace of the covered walkway (at 2nd level) would now become internally part of the building. This represents a small increase in optimising the level of floor area within the site. The Conservation Officer did not consider this section of the scheme unacceptable and as such, it would be considered a public benefit in the provision of additional space associated with the Civic Centre use.

When weighing up the harm to the designated building against the public benefit, Officers would highlight the Conservation Officer's comments indicate that the level of harm (less than substantial) is at the lower end of the scale. It is noted that some of the proposed works would be visible from the public realm, however they would not be unduly prominent for the reasons explained above. As such, the impact on the historic fabric of the building would be minimal. It is considered that the clear public benefits outweigh the identified less than substantial harm to the listed building in this case and therefore the proposal complies with Para 208 of the National Planning Policy Framework (2023).

Having regard to the above, it is considered that the proposal would have an acceptable impact on the Grade II listed building. The identified less than substantial harm would be outweighed by the public benefits of the scheme. Consequently, 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).

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:

APL001 Rev D
APL004 Rev B
APL005 Rev C
APL010 Rev C
APL011 Rev B
APL012 Rev C
APL013 Rev A
APL014 Rev A
APL015 Rev B

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 Mortar (Listed Buildings)

The mortar used in the construction of the works hereby permitted shall match the mortar used in the existing building and shall thereafter be retained as such.

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).

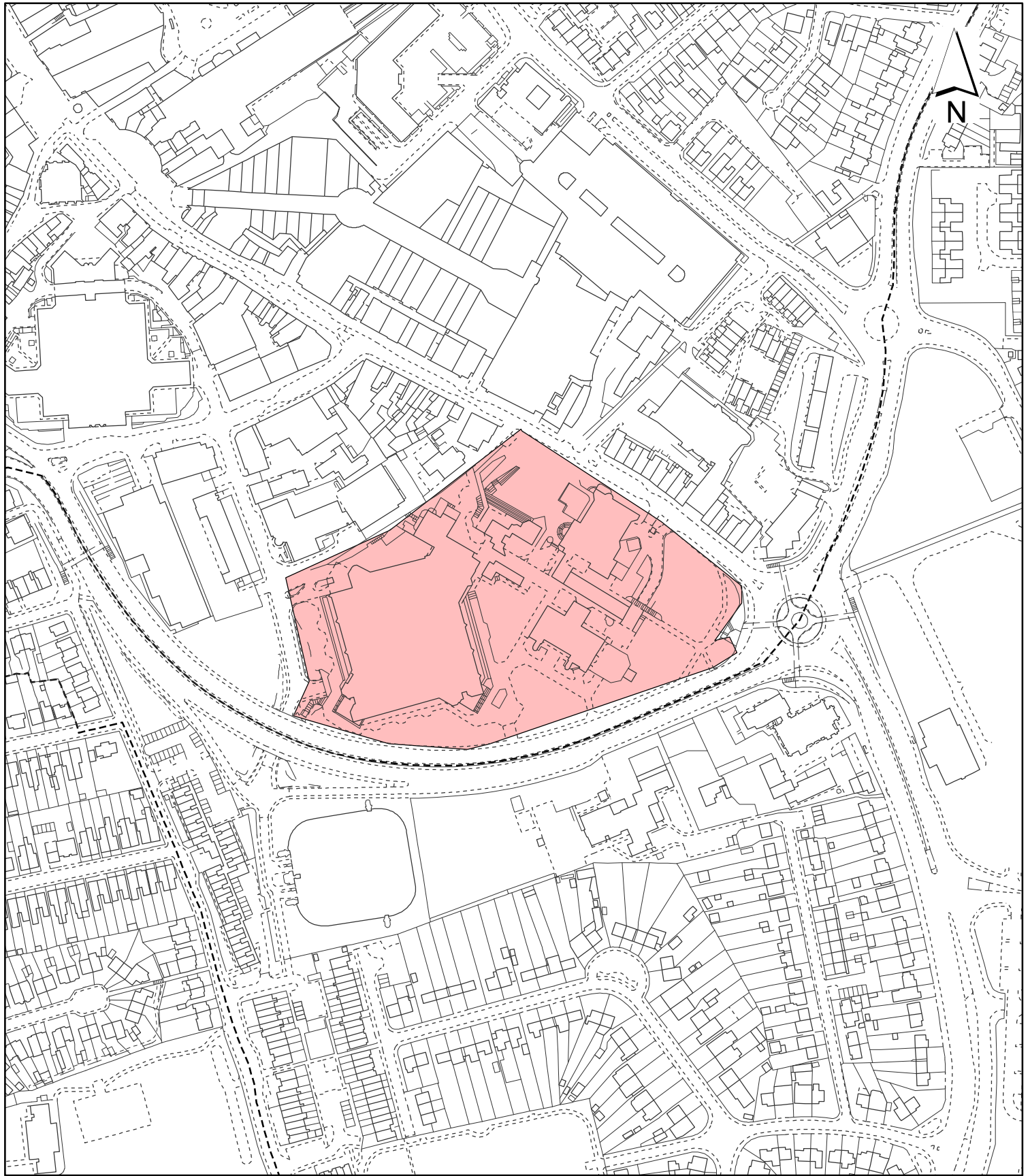
INFORMATIVES

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

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:

Civic Centre

LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section

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

Planning Application Ref:

14805/APP/2023/3274

Scale:

1:3,000

Planning Committee:

Minor

Date:

February 2024



HILLINGDON
 LONDON