

## Report of the Head of Development Management and Building Control

**Address:** TUDOR LODGE HOTEL, 50 FIELD END ROAD EASTCOTE PINNER

**Development:** Alteration to car parking layout, resurfacing and expansion of hardstanding. Installation of a sunken paving area with pergola and a standalone outbuilding for WC and store. Installation of a staff cycle shelter. Erection of a boundary fence and planting against Field End Road. Various landscape planting and paving to external pergola sitting area. (Application for Listed Building Consent)

**LBH Ref Nos:** 4726/APP/2023/2218

**Drawing Nos:** Location Plan (A001 P4)  
A12 Rev. P3  
A21 Rev. P3  
A09 Rev. P3  
A99 Rev. P2  
A13 Rev. P3  
A15 Rev. P3  
A10 Rev. P3  
A11 Rev. P3  
A22 Rev. P3  
A23 Rev. P3  
A14 Rev. P3  
A20 Rev. P3  
A20 Rev. P3  
A30 Rev. P3  
A100 Rev. P2  
A101 Rev. P2  
A102 Rev. P2  
A103 Rev. P2  
A201 Rev. P2  
A202 Rev. P2  
A203 Rev. P2  
A204 Rev. P2v  
A200 Rev. P2  
A104 Rev. P2  
A105 Rev. P2  
A80 Rev. P2  
Landscaping Details 1

Landscaping Details 1  
Design and Access Statement  
PEA and PRA Report  
Transport Statement  
Tudor Lodge Heritage Assessment  
Arboricultural Impact Assessment Method Statement & Tree Protection Plan  
Noise impact assessment

**Date Plans received:** 25-07-2023                      **Date(s) of Amendments(s):** 25-07-2023  
26-07-2023  
**Date Application valid** 26-07-2023

**RECOMMENDATION: Refusal**

**1. CONSIDERATIONS**

**1.1 Site and Locality**

During the course of the assessment, the Applicant has submitted an appeal for non-determination on both the full and listed building applications. As such, a decision cannot be made by the Planning Committee however both applications have been brought forward to Committee to scrutinise and agree Officer's recommendation for the forthcoming planning appeal. This recommendation and report will form the bulk of the appeal statement. The application will be determined by the Planning Inspectorate in due course. A commencement date on the appeal process has yet to be established.

The site is located on the west side of Field End Road, south of its junction with Bridle Road and measures approximately 0.3 ha in area. It is occupied by Tudor Lodge Hotel, comprising three main, two storey C1 use buildings finished in white render with mock Tudor details and a part gable, part hipped, tiled roof.

Tudor Lodge is a grade II listed building of 16th century origin with later additions from the 17th century up to the 21st century, located close to the meeting point of Field End Road, Bridle Road and St Lawrence's Drive. It was once located out in the fields to the east of Eastcote Village and was part of a scattered hamlet to the west of a track and open fields known as "Field End". During the twentieth century suburban development has encircled it.

The site is not located in a conservation area but lies adjacent to Eastcote Park Estate Conservation Area to the north and can be seen within views looking out of the conservation area and as such makes a positive contribution to its setting. It is also in close proximity to Eastcote Village Conservation Area to the west.

The building was converted from a larger house into a hotel in the 1980s and since then two detached accommodation blocks have been added within the curtilage and the garages converted to offices.

The application site is also subject to a number of other planning constraints including a Tree Preservation Order on trees located along the south western corner of the site. There is potential contaminated land towards the southern boundary The public transport level classification is level 2 and the site is situated within a flood risk zone 1.

## 1.2 Proposed Scheme

Listed Building Consent is sought for the alteration to car parking layout, resurfacing and expansion of hardstanding. Installation of a sunken paving area with pergola and a standalone outbuilding for WC and store. Installation of a staff cycle shelter. Erection of a boundary fence and planting against Field End Road. Various landscape planting and paving to external pergola sitting area.

During the course of the planning, amended plans were received however they did fail to address the identified concerns. Given the intricacies associated with the site, including the Grade II Listed Building, a pre-application consultation was advised for the application.

## 1.3 Relevant Planning History

4726/APP/2024/833 TUDOR LODGE HOTEL, 50 FIELD END ROAD

Amendments to fenestrations on hotel building.

**Decision:**

**Appeal:**

4726/APP/2024/834 TUDOR LODGE HOTEL, 50 FIELD END ROAD

Amendments to fenestrations on hotel building.

**Decision:**

**Appeal:**

4726/APP/2024/638 TUDOR LODGE HOTEL, 50 FIELD END ROAD

Details pursuant to the discharge of Conditions 3 (windows), 4 (methodology statement), 5 (roof structure and impact assessment), and 6 (details of roof tiles) of planning permission ref.

4726/APP/2023/1695, dated 21-02-24 (Alterations to existing Tudor Lodge Hotel building including the extension of existing dormer window on front elevation, replacement of existing French door with windows to match existing and the replacement of existing roof tiles with new tiles to match existing (Application for Listed Building Consent))

**Decision:**

**Appeal:**

4726/APP/2023/2216 TUDOR LODGE HOTEL, 50 FIELD END ROAD

Alteration to car parking layout, resurfacing and expansion of hardstanding. Installation of a sunken paving area with pergola and a standalone outbuilding for WC and store. Installation of a staff cycle shelter. Erection of a boundary fence and planting against Field End Road. Various landscape planting and paving to external pergola sitting area. (Application for Planning Permission) (REVISED DRAWINGS RECEIVED)

**Decision:**

**Appeal:**

4726/APP/2023/1694 TUDOR LODGE HOTEL, 50 FIELD END ROAD

Alterations to existing Tudor Lodge Hotel building including the extension of existing dormer window on front elevation, replacement of existing French door with windows to match existing and the replacement of existing roof tiles with new tiles to match existing.

**Decision:** 21-02-24

Approved

**Appeal:**

4726/APP/2023/1695

TUDOR LODGE HOTEL, 50 FIELD END ROAD

Alterations to existing Tudor Lodge Hotel building including the extension of existing dormer window on front elevation, replacement of existing French door with windows to match existing and the replacement of existing roof tiles with new tiles to match existing (Application for Listed Building Consent)

**Decision:** 21-02-24

Approved

**Appeal:**

4726/APP/2023/1331

TUDOR LODGE HOTEL, 50 FIELD END ROAD

Details pursuant to the discharge of Conditions 4 (Detailed drawings/ material samples) of planning permission ref. 4726/APP/2022/3784, dated 24-03-23 (Replacement of existing side conservatory to solid masonry construction, erection of a single storey rear extension to kitchen, single storey side extension and removal of internal wall to Tudor Room (Application for Listed Building Consent))

**Decision:** 29-06-23

Approved

**Appeal:**

4726/APP/2023/248

TUDOR LODGE HOTEL, 50 FIELD END ROAD

Erection of 6 no. timber pergolas, rearrangement of car park, 1 no. outdoor bar, 2 no. outbuildings, 7 no. outdoor igloos, new boundary fence and planting against Field End Road, various privacy planting, paving to external pergola sitting area

**Decision:** 23-03-23

Refused

**Appeal:**

4726/APP/2022/3782

TUDOR LODGE HOTEL, 50 FIELD END ROAD

Erection of a single storey extension to create a spa centre

**Decision:** 11-04-23

Approved

**Appeal:**

4726/APP/2022/3783

TUDOR LODGE HOTEL, 50 FIELD END ROAD

Replacement of existing side conservatory to solid masonry construction. Erection of a single storey rear extension to kitchen and a single storey side extension to Tudor room

**Decision:** 23-03-23

Approved

**Appeal:**

4726/APP/2022/3784

TUDOR LODGE HOTEL, 50 FIELD END ROAD

Replacement of existing side conservatory to solid masonry construction, erection of a single storey rear extension to kitchen, single storey side extension and removal of internal wall to Tudor Room (Application for Listed Building Consent)

**Decision:** 24-03-23

Approved

**Appeal:**

### **Comment on Planning History**

This application is accompanied by a Full Planning Application - 4726/APP/2023/2216.

4726/APP/2023/248 - Erection of 6 no. timber pergolas, rearrangement of car park, 1 no. outdoor bar, 2 no. outbuildings, 7 no. outdoor igloos, new boundary fence and planting against Field End Road, various privacy planting, paving to external pergola sitting area - Refused 23-03-23

#### Reasons for Refusal:

1. The design, materials, height, number and siting of the external fixtures including the outbuildings, igloos, pergola and bar, cumulatively contributes to harm to the setting and views of the listed building. In the absence of any significant public benefit, the proposal is contrary to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the National Planning Policy Framework 2021, Policies D8 and HC1 of the London Plan 2021, Policy BE1 of the Hillingdon Local Plan Part One 2012 and Policies DMHB 11, DMHB 12 and DMHB 1, DMHB 2, DMHB 4 and DME 5 of the Hillingdon Local Plan: Part Two 2020.
2. In the absence of any noise assessment and mitigation, the proposed use of the external areas for outdoor dining and the collective capacity of the outdoor spaces has the real potential for excessive noise disturbance detrimental to the amenity of surrounding residential properties. This is contrary to Paragraphs 174 and 185 of the National Planning Policy Framework 2021, Policy D14 of the London Plan, Policies BE1 and DME 5 of the Hillingdon Local Plan (Part 1) 2012 and Policies DME 5, and DMHD 11 of the Hillingdon Local Plan (Part 2) 2020.
3. There is contradictory information submitted in support of the proposed car parking arrangements such that the level of car parking may not be appropriate for the intended use, contrary to Section 9 of the National Planning Policy Framework 2021, Policy T6.1 of the London Plan 2021 and Policies DMT 2, DMT 6 and DMEI 14 of the Hillingdon Local Plan 2020. :
4. With contradictory information in the submitted arboricultural documentation and wholesale and unjustified removal of a large number of mature and Category B trees, the proposal will result in a net deterioration in landscape character of the site, the streetscene and the adjacent Eastcote Park Estate Conservation Area, contrary to Sections 15 and 16 of the National Planning Policy Framework 2021, Policy G7 of the London Plan 2021, Policy BE1 of the Hillingdon Local Plan (Part 1) 2012 and Policy DMHB 14 of the Hillingdon Local Plan (Part 2) 2020.
5. In the absence of sufficient ecology information, it has not been demonstrated that the proposal would not have an adverse impact upon protected species and nature conservation or that there would be protection and enhancement of biodiversity. This is contrary to Section 15 of the National Planning Policy Framework 2021, Policies BE1, DMH 6, DMHB 14 and DMEI 7 of the Hillingdon Local Plan 2020 and Policy G6 of the London Plan 2021.

#### PLANNING OFFICER COMMENTS:

The current application has reduced the size and number external areas, notably omitting six timber pergolas, an outdoor bar, outbuilding, and seven outdoor igloos from the plans. Specifically, the proposal aims to replace the existing seven igloos with a large pergola, and omits the timber pergola to the north and replaces this with an "outdoor dining area". It is however acknowledged that the outdoor dining area lacks any details regarding its intended use. Any structural buildings or developments fixated to the ground potentially require permission. The plans do not indicate a structure would be installed in this area and Officers would have to take the information as submitted on the basis no structure is intended for this area. The overall use of this outdoor area could potentially be conditioned if the scheme were deemed acceptable. Furthermore, were permanent structures associated with the use be installed, this would be subject to a further planning application.

## 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

A site notice was displayed to the front of the site and letters were sent to neighbouring properties.. All forms of consultation expired on 29th September 2023.

A total of 8 objections have been received with a petition in objection with 64 signatories.

The valid petition seeks to object to the planning applications due to concerns regarding:

1. The effect of the outside dining area on local residents, including noise, cooking smells, air pollution and increased car parking needs;
2. The effect of the proposal on the setting of the Listed Building and local area;
3. Potential surface water flooding due to the removal of greenery and extra tarmac installed.

Officer Response:

1. The impact on the residential amenity is discussed within Section 7.08 of the full application.
2. The impact on the Grade II Listed Building and surrounding area is discussed below
3. This is addressed in the relevant section of the full application.

A total of 11 objections have been received during the course of this application. A summary of the objections received from neighbouring properties is summarised below:

1. Increased odour, noise and disturbance to neighbouring properties;
2. Removal of trees;
3. Inadequate parking;
4. Increased risk of flooding;
5. Risk to security of nearby dwellings;
6. Discrepancies in the Transport Statement relating to the number of car parking spaces;
7. Discrepancies with Proposed Plans;
8. Pregola is obtrusive and out of keeping
9. Pressures on additional services including the Police and Fire Brigade
10. Members of the public raised an issue regarding the public consultation process and not receiving a letter
11. Ambiguities with the plans and the seating areas with the lack of detail

Officer Response: Point 8 is assessed below and also within Section 7.07 of the full application report. The remaining issues above are related to the wider planning assessment that in application 4726/APP/2023/2216.

Ruislip Northwood & Eastwood Local History Society

The RNELHS raised concerns regarding the ambiguities of the information. It was unclear what is been built from the plans. The Society considered these ambiguities affected their ability to fully assess the impact on the Grade II Listed Building.

Eastcote Residents Association and Eastcote Conservation Panel

The previous application (4726/APP/2023/248) relating to this purpose, and the associated works, was

refused. The Officer Report made a number of references to lack of information/and or confusing and conflicting details which contributed to the reasons for refusal.

The current applications follow this same pattern - they do not offer sufficient information to allow a proper and detailed assessment of whether the previous reasons for refusal have been addressed and what the potential adverse implications there might be of these proposals. In addition to the lack of information, much of that provided is once again confusing and conflicting.

As with the previous refused application, the main concerns for residents are the acceptability, or not, of

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- 1. The effect of the outside dining areas in terms of:-
  - Noise
  - Cooking smells and air pollution
  - Increase car parking needs creating overspill to on-street parking in surrounding roads
  - Night time lighting
- 2. The effect of the various structures etc on the setting of the listed building
- 3. Surface water flooding mitigation strategies

Our comments on various specific aspects of the proposals are as follows:

- Noise Issues:

Conflicting information regarding the number of people proposed to utilise pergola and outdoor seating. The noise assessment fails to mention that the volume/loudness of sound is cumulative. The inclusion of a Sample Noise Complaint Log Sheet indicates that the owners are already anticipating receiving noise complaints. The removal of trees allows for the greater transference of noise to these residents.

- Licensing Hours for outdoor use

The Noise Assessment quotes the applicant as stating that hours for outdoor use will be between 1200 and 2200. This would need to be a condition of any approved application with the addition of a specific clearing up time, say 30 minutes. These times would need to be adhered to in the required Licensing application. Of concern though, is that the application form states hours of opening 'unknown'.

- Land purchased from 52 Field End Road & Grass area is front of Building 2

This newly purchased land is now shown on some of the drawings as a grass area with no indication as to what it might be used for, eg further customer seating. Any future approved application must have a condition that stops its use for this purpose because of the additional noise implications for those living in the Sigers.

- Cooking smells and air pollution

Block Plan drawing shows 'Timber Clad Kitchen/Pantry' - there is no mention of this in the description of development nor in the details shown in the application form. There is no mention of exactly what activities are to take place here. The previous refused application referred to an outdoor kitchen - is food actually still to be cooked in any of these outdoor spaces?

- Car Parking Issues

Drawings show 28 parking spaces which is an increase on what was existing. However, the application form, information conflicts with this stating:

'Existing number of spaces: 26

Total proposed (including spaces retained): 22

Difference in spaces: -4'

We remain concerned that even if the number of spaces is 28, this is still not sufficient to accommodate the occupants of 46 rooms, an albeit unknown number of diners and visitors to the previously approved

spa, all with the attendant increased in staff numbers required. There is great potential for overspill to on-street parking in nearby roads which are not equipped to accommodate this increased activity.

- Night time lighting

Low impact lighting is recommended in the Ecology report but whilst various vague references and a couple of photos are included, so far as we can see, there is no detailed plan and specification of the lighting to be providing, to be able to judge whether this will have an adverse impact or not.

- Setting of the Listed Building

On what the application refers to as 'the Front SW elevation' an 11 x 11 metre pergola, that it is stated has a 'total height of 2.8 metres', together with the surrounding fence, all in very close proximity to the building, will take away completely the openness of the existing setting on this side of the building and will be overly dominant. The Officer's report for the previously refused application states that '...the principal listed building still dominates the site and its setting is enhanced within a spacious plot with mature verdant trees and planting'. This current application continues to take up large sections of spacious plots, some of the trees have already been lost with further apparently scheduled for removal.

- Surface Water Flooding

We refer to the submission by the Chair of EFlag made against the last refused application ending 248. The facts have not been altered. We would add that the two flood officers, at the time of the report referred to, were to enact various mitigation strategies. However, it is understood that these actions have not been followed through since the Officers left LBH. The new tarmac, already laid, and its increased coverage will exacerbate any surface water flooding. These applications once again offer no mitigation strategy for surface water flooding.

- Ecology Report

This states it is based on a 'new paved dining terrace with pergola structure'. It refers to the drawing in its Appendix 1 which is actually the 'igloo' drawing from the previously refused applications for this area. It does not refer to any of the rest of the proposals in these current applications. It includes the newly acquired garden from No. 52 Field End Road, but shows it in its uncultivated state with overgrown vegetation and trees, providing readymade habitats. It is also based on the site before the latest tarmac was laid, additional car parking spaces were created, and, we suspect, some trees and vegetation have now been removed. Thus, again, another confusing and inaccurate report.

The Tudor Lodge Hotel has been a welcome part of our community for so many years and would be a loss if it is not allowed to thrive. However, once again, we ask that an application is submitted that is completely clear on what is to be provided and which shows a sensitivity to the local issues and concerns, such that approval can be supported.

OFFICER COMMENTS: The above comments concerning harm to the listed building addressed below. The remaining issues raised have been addressed within the main full application 4726/APP/2023/2216.

INTERNAL CONSULTEE COMMENTS:

URBAN DESIGN AND CONSERVATION OFFICER

The site contains the grade II listed Tudor Lodge and a Tree Preservation Area (TPO).

The current proposals are likely to reduce the visibility of the Grade II listed Tudor Lodge, as seen from Field End Road, as well as from the Hotel parking areas. This is considered to harm the setting of the listed building and is not supported. This harm is not considered to be outweighed by significant public



benefits.

There is insufficient information regarding the trees proposed to be removed and those recently removed, but without it the current proposals are not considered acceptable.

#### TREES AND LANDSCAPING:

There are concerns in relation to T25 and T26 in relation to their proximity to the proposed new structures. There is confusion regarding which trees will be removed as part of the development. The Tree Protection Measures fail to satisfactorily protect the retained trees. Objection.

#### PLANNING OFFICER RESPONSE

These comments are noted and are discussed in further detail below.

#### 4. Local Plan Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

LPP D12	(2021) Fire safety
LPP D14	(2021) Noise
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP E10	(2021) Visitor infrastructure
LPP G7	(2021) Trees and woodlands
LPP GG2	(2021) Making the best use of land
LPP GG5	(2021) Growing a good economy
LPP HC1	(2021) Heritage conservation and growth
LPP T6	(2021) Car parking
LPP T6.4	(2021) Hotel and leisure use parking
LPP T6.5	(2021) Non-residential disabled persons parking
LPP T7	(2021) Deliveries, servicing and construction
BE1	Development within archaeological priority areas
DME 5	Hotels and Visitor Accommodation
DME 6	Accessible Hotels and Visitor Accommodation
DMEI 10	Water Management, Efficiency and Quality
DMEI 2	Reducing Carbon Emissions
DMHB 1	Heritage Assets
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm

DMHB 14	Trees and Landscaping
DMHB 2	Listed Buildings
DMHB 4	Conservation Areas
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
NPPF11 -23	NPPF11 23 - Making effective use of land
NPPF12 -23	NPPF12 23 - Achieving well-designed and beautiful places
NPPF15 -23	NPPF15 23 - Conserving and enhancing the natural environment
NPPF16 -23	NPPF16 23 - Conserving and enhancing the historic environment
NPPF4 -23	NPPF4 23 - Decision making
NPPF9 -23	NPPF9 23 - Promoting sustainable transport

## 5. MAIN PLANNING ISSUES

The main issues for consideration with this application are whether the proposed alterations are appropriate to the special historic character and appearance of the building.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority "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 states that Local Planning Authorities must pay "special attention to the desirability of preserving or enhancing the character or appearance of the conservation area."

Paragraph 139 (Chapter 12) of the NPPF (2023) states, inter alia, that "development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design...conversely, significant weight should be given to...(b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings."

Paragraph 205 (Chapter 16) of the NPPF (2023) states 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).

Paragraph 208 (Chapter 16) of the National Planning Policy Framework (2023) states that 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 HE1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that planning permission will not be granted for proposals which are considered detrimental to the setting of a Listed Building. This is reinforced by Policies DMHB 1 and DMHB 2 of the Hillingdon Local Plan : Part

2 - Development Management Policies (2020) which states that the Council will expect development proposals to avoid harm to the historic environment, and that planning permission will not be granted for proposals which are considered detrimental to the setting of a Listed Building.

Policy DMHB 1 of the Local Plan: Part Two (2020) notes the Council will expect development proposals to avoid harm to the historic environment. Development that has an effect on heritage assets will only be supported where it sustains and enhances the significance of the heritage asset and puts them into viable uses consistent with their conservation and will not lead to a loss of significance or harm to an asset amongst other criteria.

Policy DMHB 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that 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. It clarifies that planning permission will not be granted for proposals which are considered detrimental to the setting of a Listed Building.

#### ASSESSMENT:

##### Site Context:

The building dates from the 16th century but has been altered and extended throughout its history with significant additions in the 17th, 19th and early and late 20th centuries. The building is grade II listed and is situated on a prominent corner site where Field End Road meets Bridle Road and St. Lawrence Drive. Policy DMHB 2 states that works to listed buildings 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.

The site is not within a conservation area but is adjacent to Eastcote Park Estate Conservation Area to the north and can be seen within views looking out of the conservation area and as such makes a positive contribution to its setting. It is also in close proximity to Eastcote Village Conservation Area to the west. Policy DMHB 4 of the Local Plan states that new development on the fringes of a conservation area will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness.

There are three other buildings on site including a separate guest house, former garages now converted to offices to the south-west and a detached two-storey guest block to the north-west. Despite these later additions the principal listed building still dominates the site and its setting is enhanced within a spacious plot with mature verdant trees and planting.

The vast majority of buildings that surround the site are twentieth century residential properties that date from the early part of the 20th century to the early 21st century. The most attractive of these houses, seen in close proximity of the hotel, are those located on the Eastcote Park Estate to the north.

Currently the listed building is surrounded by large areas of hard standing for car parking and a small area of lawn on the south side and an outdoor decked area on the north side. Overall it is in need of enhancement.

##### Proposed Works:

The structure that forms the central part of the outdoor external alterations involves the installation of a pergola along the front elevation of the main hotel building. This aims to cater for outdoor dining and social activities linked to the hotel function. The proposed pergola, positioned on the western facade of the hotel, is described to be sizable, measuring 11m wide and 11m deep. It is intended to be recessed into the pavement by 500mm and reach a maximum height of 3m, featuring a living meadow on the roof. However, it deviates from the conventional notion of a pergola, presenting more as a substantial structure with a solid green roof, which would create a shaded area beneath and obstruct important views of the listed building. This effect is compounded by the proposed close planting and 2m tall ivy fences, which collectively diminish visibility of the adjacent listed building and alter the current open character of the setting. When viewed from the north western and eastern elevations, the treatment around this pergola would appear discordant, confusing with a mismatch of materials whilst adding significant bulk and scale to the front of the listed building. The main structure when viewed from the front elevation visually competes with the listed building thereby having a detrimental impact on its overall setting. The proposed pergola by virtue of its siting, scale, height and design would be highly conspicuous from the nearby Field End Road and would not be visually contained within the site resulting in a harmful impact to the Listed Building and the surrounding area. The submitted Heritage Assessment produced by Border Archaeology is based on the previous application: 4726/APP/2023/248. The assessment and conclusion reached is therefore irrelevant with respect to the pergola. The application therefore fails to comply with Policy DMHB 2 which requires Heritage Statement to demonstrate a clear understanding of the importance of the building and the impact of the proposals on its significance. In terms of the non-determination appeal, the proposal would form apart of the LPA's first reason for reason.

Regarding the replacement of two sheds with a detached outbuilding for prep/WC/storage on the western side of the site, the proposed location and design are deemed acceptable, set against the backdrop of existing garages. The outbuilding is stated to have a depth of 3.25m, a length of 9m, and a hipped roof with a maximum height of 3.2m. The Conservation Officer is satisfied that the overall size, design and positioning appears proportionate and subservient to the site and the adjacent listed building. Its overall positioning and design would allow it to visually blend in with its surroundings without competing with the historic fabric of the designated building. Notwithstanding this, were the non-determination appeal to be allowed, the LPA would seek a condition requiring details such as materials and colour and further specifications to be secured by a condition.

Concerning landscaping and boundary treatment, conflicting information arises regarding the proposed fencing along Field End Road. While the existing boundary treatment offers good visibility to the Listed Building with a 1.2m height, the proposed plan suggests a 2m high white picket fence, which could obscure views. Additionally, discrepancies between the landscaping and block plans contribute to uncertainty regarding the proposal's impact. The lack of clarity extends to landscaping specifics, including plant placement, colour schemes, and building and fence designs, exacerbated by the absence of a map in the landscape report.

Furthermore, discrepancies persist between various maps, proposals, and key items, such as references to "POD," a gravel area, and parasols, which are not reflected in detailed plans or descriptions. Additionally, planting codes on maps are cross-referenced to the landscape report without corresponding identification which further complicates the assessment process creating ambiguity on the overall proposal. Given the ambiguities on the plans and without a up to date Heritage Statement, the applicant has failed to provide clear concise justification for the proposed developments. As such, Officers are unclear on certain parts of the scheme and its potential impact on the designated building. Without concise details within the information submitted, it has been difficult to fully assess the level of harm. However as the fabric of the building would be unaffected and the works are more to do with the

setting of the building, the Conservation Officer has concluded the level of harm would be less substantial harm.

## Summary

While it is recognised that there is scope for enhancement to the current setting of the listed building, the proposal is cumulatively visually distracting in such close proximity to the listed building and the scheme as a whole, would benefit from simplification and clarity in terms of the surrounding landscaping.

In light of the above, it is considered that the proposed development would fail to preserve or enhance the setting of the Grade II Listed Building, or the character and appearance of the surrounding area. The harm arising from the proposed development is considered to be less than substantial. In line with paragraph 208 of the NPPF (2023), the public benefit of the proposal must be weighed against the harm. This is discussed in the planning balance within the other issues section of the report. Overall the design and scale is considered to conflict with Policies HE1 and BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012), Policies DMHB 1, DMHB 2, DMHB 4, and DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policies D3 and HC1 of the London Plan (2021), and Chapters 12 and 16 of the National Planning Policy Framework (2023).

For the reasons set out in this report, it is considered that the development conflicts with national, regional and local planning policies and guidance. No material considerations exist which would outweigh the identified harm.

Accordingly, had an appeal not been lodged, the application would have been recommended for refusal.

## 6. RECOMMENDATION

### **REFUSAL for the following reasons:**

1. NON2 Harm to the setting and views of the listed building

The proposed development by virtue of the large pergola together with the proposed landscaping cumulatively contributes to harm to the setting and views of the listed building. Furthermore, given the discrepancies within submitted information as well as the failure to provide an up to date Heritage Statement which clearly outlines the impact of the proposals on the setting of the designated building, the proposal has failed to provide concise justification or demonstrate clear public benefit that could outweigh the less than substantial harm to the listed building. As such, the proposal is contrary to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the National Planning Policy Framework 2023, Policies D8 and HC1 of the London Plan 2021, Policy BE1 of the Hillingdon Local Plan Part One 2012 and Policies DMHB 11, DMHB 12 and DMHB 1, DMHB 2, DMHB 4 and DME 5 of the Hillingdon Local Plan: Part Two 2020.

## INFORMATIVES

1. In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the Local Plan Part 1,

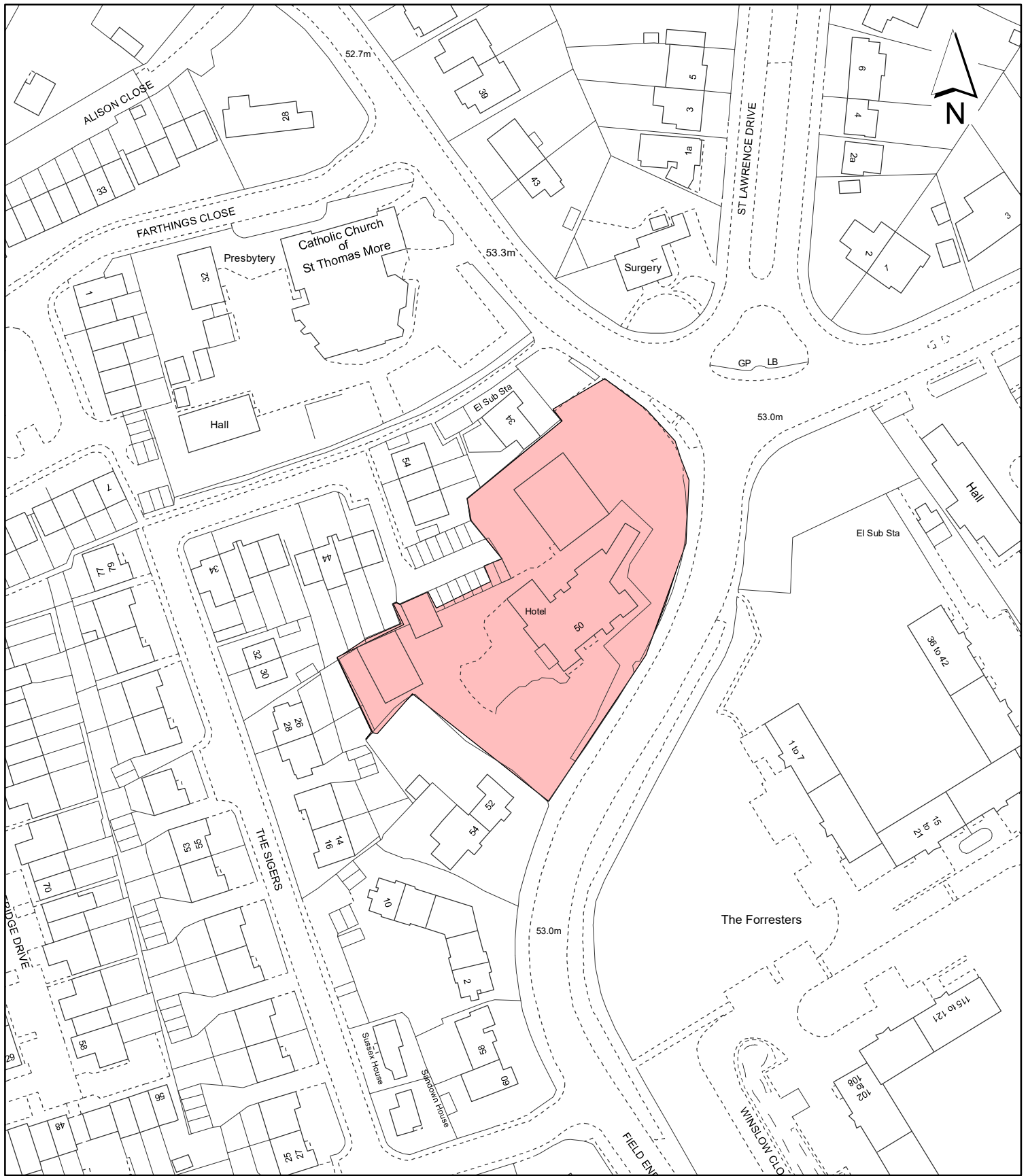
Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

**Contact Officer:**

Niamh McMenamin

**Telephone No:**

01895 250230



**Notes:**

 Site boundary

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Site Address:

**Tudor Lodge Hotel**

Planning Application Ref:

**4726/APP/2023/2218**

Planning Committee:

**Minor**

Scale:

**1:1,250**

Date:

**May 2024**

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

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