

## Report of the Head of Planning & Enforcement Services

**Address** 12 EASTBURY ROAD NORTHWOOD

**Development:** Demolition of bay window to ground floor rear, part first floor external wall, part of the west elevation wall and several internal walls (Application for Conservation Area Consent)

**LBH Ref Nos:** 1901/APP/2010/245

**Drawing Nos:** 1.04/0912  
Design & Access Statement  
0912/2.02  
Transport Statement (February 2010)  
0912/1.02 Rev. B  
0912/2.03  
0912/1.03

**Date Plans Received:** 09/02/2010                      **Date(s) of Amendment(s):**

**Date Application Valid:** 10/03/2010

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site, known as Eastbury Road Nursing Home, is located on the east side of Eastbury Road and forms a group with Nos. 10, 14 and 16 dating from circa 1910. It comprises an 'Arts and Crafts' style two storey detached house with a front gable wing, a centrally positioned rear gable end, part two storey and single storey side/rear wing along the southern boundary, a single storey rear extension with rear projection along the northern side boundary, and a centrally positioned conservatory, all set within a large plot. The front area has been hard surfaced for car parking and mature trees lie at front with a mix of trees and hedges along the side boundaries. The large rear garden also has mature trees and two detached sheds lie at the end of the garden.

To the north lies 14 Eastbury Road, a two storey detached house also set within a spacious plot. To the south lies 10 Eastbury Road, a two storey attached house. Attached to the rear of that property is 1 & 2 Carew Lodge, with 3-7 Carew Lodge, further east, all two storey buildings. The street scene is residential in character and appearance, comprising predominantly two storey detached houses of varying designs, and the application site lies within the Northwood/Frithwood Conservation Area, as designated in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The application site is also covered by TPO 150.

#### 1.2 Proposed Scheme

Conservation Area Consent is sought for the part demolition of the front bay window and part of the front and west elevations of the property.

### 1.3 Relevant Planning History

1901/APP/1999/2146 Eastbury Nursing Home 12 Eastbury Road Northwood  
ERECTION OF A REAR CONSERVATORY

**Decision Date:** 04-02-2000      **Approved**      **Appeal:**

1901/E/81/1404      Tudor Lodge, 12 Eastbury Road Northwood

Erection of kitchen extension and variation of condition 3 of planning permission ref.1901/1032 to allow use by 19 residents.

**Decision Date:** 29-04-1982      **Withdrawn**      **Appeal:**

1901/F/83/0316      Tudor Lodge, 12 Eastbury Road Northwood

Change of use of part of ground floor from residential home for the elderly to doctor's surgery.

**Decision Date:** 06-05-1983      **ALT**      **Appeal:**

1901/G/83/0973      Tudor Lodge, 12 Eastbury Road Northwood

Medical/Health development - 94 sq.m. (Full)(P)

**Decision Date:** 04-10-1983      **Refused**      **Appeal:**

1901/H/83/1511      Tudor Lodge, 12 Eastbury Road Northwood

Mixed development on 0.162 hectares (full)(P)

**Decision Date:** 02-12-1983      **Refused**      **Appeal:**

1901/J/83/1825      Tudor Lodge, 12 Eastbury Road Northwood

Extension/Alterations to Medical/Health premises (P) of 440 sq.m.

**Decision Date:** 13-03-1984      **PRN**      **Appeal:**

1901/K/84/1560      Tudor Lodge, 12 Eastbury Road Northwood

Details in compliance with 01901/83/1825 (P)

**Decision Date:** 11-10-1984      **Approved**      **Appeal:**

1901/L/84/1867      Tudor Lodge, 12 Eastbury Road Northwood

Details in compliance with 01901/83/1825 (P)

**Decision Date:** 03-12-1984      **Approved**      **Appeal:**

1901/M/85/3037      Tudor Lodge, 12 Eastbury Road Northwood

Advertisement (P)

**Decision Date:** 26-04-1985      **Withdrawn**      **Appeal:**

1901/N/86/0751      Tudor Lodge, 12 Eastbury Road Northwood

Extension/Alterations to Home/Institute (P) of 108 sq.m.

**Decision Date:** 29-07-1986      **Refused**      **Appeal:**

1901/P/88/0268      Tudor Lodge, 12 Eastbury Road Northwood

Erection of single-storey rear extension to accommodate 3 bedrooms & bathroom

**Decision Date:** 09-08-1988      Refused      **Appeal:**  
1901/R/89/1030      Tudor Lodge, 12 Eastbury Road Northwood  
Erection of a single-storey rear extension to form 2 bedrooms and W.C.'s to nursing home

**Decision Date:** 12-10-1989      Refused      **Appeal:**  
1901/S/89/1031      Tudor Lodge, 12 Eastbury Road Northwood  
Erection of a single-storey rear extension to form 2 bedrooms and W.C.'s to nursing home  
(duplicate application)

**Decision Date:** 14-02-1990      DOE      **Appeal:** 14-FEB-90      Part Allowed  
1901/W/92/1388      12 Eastbury Road Northwood  
Details of scheme of landscaping in compliance with condition 4 of Secretary of State's appeal  
decision ref.T/APP/R5510/A/89/129695/P4 dated 14.2.90; Erection of a single storey rear  
extension

**Decision Date:** 06-10-1992      Approved      **Appeal:**

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

This application is accompanied by an application for planning permission ref: 1901/APP/2010/244, for the erection of the two storey front extension, first floor side extension and elevational alterations.

#### **2. Advertisement and Site Notice**

**2.1** Advertisement Expiry Date:- 21st April 2010

**2.2** Site Notice Expiry Date:- Not applicable

#### **3. Comments on Public Consultations**

25 adjoining owner/occupiers and the Northwood Residents' Association have been consulted. The application has been advertised as a development that affects the character and appearance of the Northwood/Frithwood Conservation Area.

No comments have been raised regarding the demolition of part of the main building.

Conservation Officer:

The original house has been converted into a nursing home, and has been extended substantially in the past. The current scheme proposes further extensions to the front and a first floor extension to the side. The property lies on the side boundary with the adjacent dwelling, with very little set back.

Given the site's sensitive location within the conservation area and the architectural quality of the building, it is felt that the proposed front extension would compromise the integrity and the overall composition of the original building. Within conservation areas, extensions should be subservient to the main house, and as such the front extension would fail to do so and would detrimentally alter the building's appearance. The extension does not comply with paragraph 8.1 of the HDAS guidance on Residential Extensions and would, therefore, be unacceptable in principle.

Whilst there is an existing side extension to the building, an additional floor to the same would add considerable bulk to the overall elevation. Being on the boundary with the adjacent dwelling, this would lead to a very poor relationship between the two buildings and would be considered detrimental to the street scene and appearance of the area. Due to the stepped foot print of the building to the front, the relationship between the hip end and gable end of the two elements is also considered poor.

The proposed dormers, whilst not visible directly from the front, are over large and do not appear to sit comfortably on the proposed roof form. The proposed fire escape from this part of the extension, would be considered visually intrusive, and may lead to overlooking and amenity issues. The extension would therefore be unacceptable.

Given the planning history of the site, from a conservation point of view, it is felt that there is very limited scope of extending the building further. First floor addition to the existing rear extension may be considered more appropriate for the site.

Conclusion: Unacceptable.

#### **4. UDP / LDF Designation and London Plan**

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

Part 2 Policies:

BE4                New development within or on the fringes of conservation areas

PPS5              Planning for the Historic Environment

#### **5. MAIN PLANNING ISSUES**

The main issues for consideration relate to the effect of the proposal on the character and appearance of the main building and the Northwood/Frithwood Conservation Area.

The application property forms a group with Nos. 10, 14 and 16, and these together, have been proposed to be included in the Local List. Designed by C.H.B. Quennell in 'Arts and Crafts' style, the group dates from circa 1910. No. 12 is a simply designed building in red brick with tiled hipped roof and a slightly projecting right wing with gable.

When considering applications for the demolition of buildings (or in part) within conservation areas, PPG5 advises that:

"There should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be. Once lost, heritage assets cannot be replaced and their loss has a cultural, environmental, economic and social impact. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Loss affecting any designated heritage asset should require clear and convincing justification."

The application property makes a positive contribution to the Northwood/Frithwood Conservation Area. The proposed extensions to the main building are not considered to

be acceptable. It would therefore be premature to allow the demolition of part of the building prior to an acceptable scheme being agreed that would preserve or enhance the character and appearance of the conservation area.

As such, this application would be contrary to Policy BE4 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

## 6. **RECOMMENDATION**

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

#### **1 NON2 Non Standard reason for refusal**

The application property as a whole makes a positive contribution to the character and appearance of the Northwood/Frithwood Conservation Area. It would be premature to allow the demolition of part of the building prior to a suitable scheme being agreed that would preserve or enhance the character and appearance of the Northwood/Frithwood Conservation Area. The proposal is thus contrary to policy BE4 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and Planning Policy Statement 5 'Planning for the Historic Environment.'

## **INFORMATIVES**

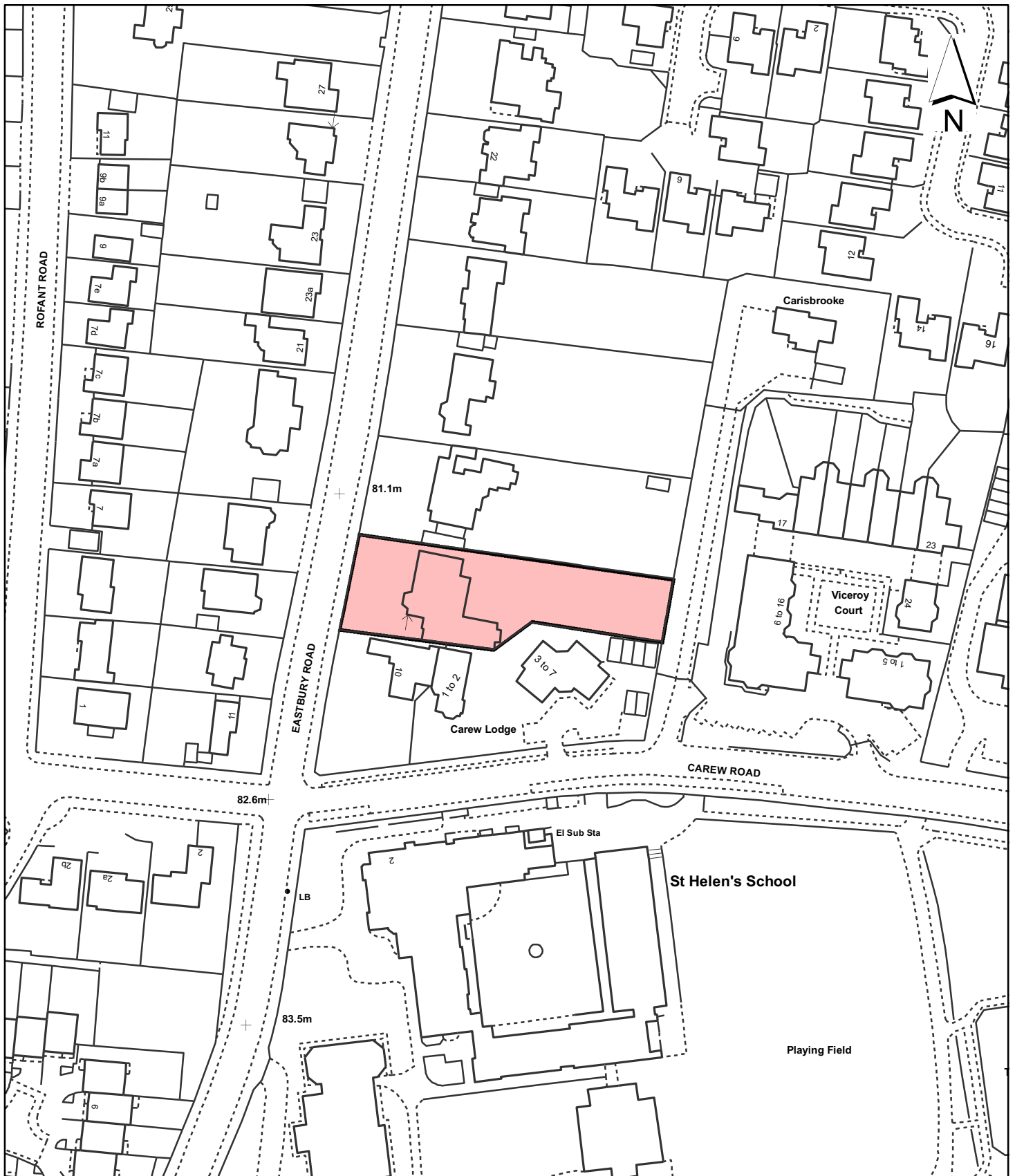
- 1** The decision to REFUSE Conservation Area Consent has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention 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** The decision to REFUSE Conservation Area Consent has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

BE4 New development within or on the fringes of conservation areas


PPS5 Planning for the Historic Environment

**Contact Officer:** Sonia Bowen

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**Notes**

 Site boundary

For identification purposes only.

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Site Address	
<b>12 Eastbury Road Northwood</b>	
Planning Application Ref:	Scale
<b>1901/APP/2010/245</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b>	<b>September 2010</b>

**LONDON BOROUGH  
OF HILLINGDON**

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