

Report of the Head of Planning & Enforcement Services

Address 66 LONG LANE ICKENHAM

Development: Demolition of existing house and garage (in connection with proposal to redevelop site for 7 x 2-bedroom flats) (Application for Conservation Area Consent)

LBH Ref Nos: 39319/APP/2010/1602

Drawing Nos: Location Plan to Scale 1:1250
06/2405/100E
06/2405/103C
06/2405/102A
06/2405/101A
06/2405/105G

Date Plans Received: 12/07/2010 **Date(s) of Amendment(s):** 25/08/2010
Date Application Valid: 14/07/2010 03/09/2010
08/09/2010

1. CONSIDERATIONS

1.1 Site and Locality

This application concerns 66 Long Lane, Hillingdon, a large detached property located on a plot of land 0.202 hectares in area. The property is located on the western side of Long Lane, some 40 metres to the north of its junction with Court Road. The existing house is one of a group of 5 larger detached houses on generous plots set back from the main road frontage behind groups of trees. These houses run north from the application site to the junction with Milton Road. Immediately to the south of the site are four blocks of two-storey flats, Nos. 23-77 (odd) Pepys Close, which are accessed from both Long Lane and Pepys Close. The rear gardens of semi-detached properties Nos. 11-21 (odd) Pepys Close abut the eastern boundary of the application site. The site lies within the Ickenham Village Conservation Area as identified in the Hillingdon Unitary Development Plan (UDP) Saved Policies (September 2007).

The Ickenham Conservation Area is an extensive area and has been identified by the Council as having three core areas each with their own distinctive character. The first is the village itself at the road junction of the High Road and Swakeleys Road with a cluster of building from the old village and the spacious Milton Court development to the south. The second is centred on the Grade 1 Listed Swakeleys House and takes in the grounds and the surrounding residential roads. The third is based on the Grade 1 Listed Ickenham Manor, Long Lane Farm and the Grade II Listed Ickenham Manor, Long Lane Farm and the Grade II Listed Cottages and school on Long Lane. However the areas between the core areas are included in the conservation area in view of the interconnection between

the core areas and the importance therefore of the areas separating them.

1.2 Proposed Scheme

Conservation Area Consent is sought to demolish the existing dwelling.

1.3 Relevant Planning History

39319/A/96/1644 66 Long Lane Ickenham

Erection of a two storey side extension

Decision Date: 07-02-1997 Approved **Appeal:**

39319/APP/2002/2259 66 Long Lane Ickenham

ERECTION OF 12 TWO-BEDROOM AND 2 ONE-BEDROOM FLATS (IN TWO BLOCKS) WITH ASSOCIATED CAR PARKING AND LANDSCAPING (INVOLVING DEMOLITION OF EXISTING DWELLINGHOUSE AND GARAGE)

Decision Date: 12-08-2003 Withdrawn **Appeal:** 12-AUG-03 Withdrawn

39319/APP/2002/2368 66 Long Lane Ickenham

DEMOLITION OF DWELLINGHOUSE (APPLICATION FOR CONSERVATION AREA CONSENT)

Decision Date: 19-03-2003 Refused **Appeal:** 26-SEP-03 Dismissed

39319/APP/2002/2884 66 Long Lane Ickenham

DEMOLITION OF DWELLINGHOUSE (APPLICATION FOR CONSERVATION AREA CONSENT)

Decision Date: 12-08-2003 Refused **Appeal:**

39319/APP/2002/2885 66 Long Lane Ickenham

ERECTION OF 12 TWO-BEDROOM FLATS (IN TWO BLOCKS) WITH ASSOCIATED CAR PARKING AND LANDSCAPING (INVOLVING DEMOLITION OF EXISTING HOUSE)

Decision Date: 26-09-2003 Not Determined **Appeal:** 26-SEP-03 Dismissed

39319/APP/2003/1293 66 Long Lane Ickenham

ERECTION OF 12 TWO-BEDROOM FLATS (IN TWO BLOCKS) WITH ASSOCIATED CAR PARKING AND LANDSCAPING (INVOLVING DEMOLITION OF EXISTING HOUSE)

Decision Date: 12-08-2003 Refused **Appeal:**

39319/APP/2003/1505 66 Long Lane Ickenham

ERECTION OF 12 TWO-BEDROOM FLATS (IN TWO BLOCKS) WITH ASSOCIATED CAR PARKING AND LANDSCAPING (INVOLVING DEMOLITION OF EXISTING HOUSE)

Decision Date: 12-08-2003 Refused **Appeal:**

39319/APP/2004/1665 66 Long Lane Ickenham

ERECTION OF 6, TWO-BEDROOM FLATS AND 2, FOUR-BEDROOM HOUSES WITH GARAGES AND COURTYARD PARKING (INVOLVING DEMOLITION OF EXISTING PROPERTY)

Decision Date: 05-08-2004 Refused **Appeal:** 30-JAN-06 Dismissed

39319/APP/2004/1666 66 Long Lane Ickenham

DEMOLITION OF EXISTING HOUSE AND GARAGE (IN CONNECTION WITH PROPOSAL TO REDEVELOP SITE FOR 6, TWO-BEDROOM FLATS AND 2, FOUR-BEDROOM HOUSES) (APPLICATION FOR CONSERVATION AREA CONSENT)

Decision Date: 05-08-2004 Refused **Appeal:**30-JAN-06 Dismissed

39319/APP/2005/11 66 Long Lane Ickenham

ERECTION OF 6, TWO-BEDROOM FLATS AND 2, FOUR-BEDROOM HOUSES WITH GARAGES AND PARKING COURTYARD (INVOLVING DEMOLITION OF EXISTING HOUSE AND GARAGE)

Decision Date: 31-01-2005 Refused **Appeal:**30-JAN-06 Dismissed

39319/APP/2005/13 66 Long Lane Ickenham

DEMOLITION OF EXISTING HOUSE AND GARAGE (IN CONNECTION WITH PROPOSAL TO REDEVELOP SITE FOR 6, TWO-BEDROOM FLATS, AND 2, FOUR-BEDROOM HOUSES WITH GARAGES AND PARKING COURTYARD) (APPLICATION FOR CONSERVATION AREA CONSENT)

Decision Date: 31-01-2005 Refused **Appeal:**30-JAN-06 Dismissed

39319/APP/2007/171 66 Long Lane Ickenham

ERECTION OF A TWO STOREY BUILDING WITH HABITABLE ACCOMMODATION IN THE ROOFSpace CONTAINING 7 TWO-BEDROOM FLATS, INCORPORATING 3 REAR DORMERS, ASSOCIATED PARKING AND LANDSCAPING AND WIDENING OF THE EXISTING VEHICULAR CROSSOVER (INVOLVING DEMOLITION OF THE EXISTING DWELLING).

Decision Date: 10-12-2007 Approved **Appeal:**

39319/APP/2007/615 66 Long Lane Ickenham

DEMOLITION OF EXISTING HOUSE AND GARAGE (IN CONNECTION WITH PROPOSAL TO REDEVELOP SITE FOR 7 TWO-BEDROOM FLATS) (APPLICATION FOR CONSERVATION AREA CONSENT).

Decision Date: 10-12-2007 Approved **Appeal:**

39319/APP/2010/1601 66 Long Lane Ickenham

Erection of two storey building with habitable accommodation in the roof space, containing 7 two bedroom flats (amendment to previously approved scheme 39319/APP/2007/171 dated 10-12-2007 to include 2 new rear dormers)

Decision Date: **Appeal:**

Comment on Planning History

This is a re-submission of a previously approved Conservation Area Consent application (39319/APP/2007/615). The new application is required as a new planning application has been submitted which seeks to amend the design of the previously approved scheme (39319/APP/2007/171) for the redevelopment of the site. The design, location and size of the proposed building are similar to that approved by the earlier proposal, however, the main differences are alterations to the fenestration details and the introduction of two additional rear facing dormer windows.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 29th September 2010

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

The applications have been given statutory site and press publicity and 96 neighbours and interested parties were consulted. 10 responses have been received, one of which was from the Ickenham Residents Association. It should be noted that a number of the comments only referred to the planning application running concurrently with this proposal (2010/1601), however these comments are also considered relevant to this case. The following comments were made:

1. I cannot understand why they would renovate the building if they intended to demolish it;
2. Do we really want more property built in Ickenham;
3. I feel that the construction work together with that going on at the airbase will cause more congestion;
4. At the moment Long Lane is a nightmare during rush hour and with all the development this will increase greatly;
5. Also they are going to put restricted parking in Swakeleys Road, so parking on the side roads and on Long Lane will increase dramatically;
6. Milton Court is almost an obstacle course with commuters and Ickenham Motors parking vehicles;
7. Ickenham is supposed to be a conservation area so why do these companies keep applying for permission? Surely the Council should stop this;
8. This is an inappropriate development within the Conservation Area;
9. It would be overbearing to adjacent properties;
10. The flatted development would be out of character with its surroundings;
11. Trees and wildlife would be harmed
12. Conservation Areas are hard to establish, once eroded they can never be re-created. By their very nature, tending to have an older character, more spacious, etc, makes them prime targets for developers who have little concern for the area but only for financial gain;
13. Please ensure the amenity area at the rear (if approved) should not be reduced or ever used for extending the building in the future;
14. I object to the loss of perfectly sound homes in favour of eyesores (flats);
15. This particular area of Long Lane is occupied by some characteristic and expensive real estate and the introduction of flats would result in a lowering of standards;
16. The current property and surrounding land are ample for 4-6 bed-house occupied by up to 6 people. The proposal would result in double the headcount, noise, cars, and loss of greenery (garden space);
17. Also the area will also suffer from the additional population once the new homes at West Ruislip Station are occupied;
18. I have concerns about the increased traffic in and out of the site with many cars habitually parked along the length of Long Lane;
19. The application is described as two storey, but in reality it is a three storey development - this contributes to it being a very large building;
20. We do not want any more flats, at the expense of the loss of our lovely big houses, the ones at the top of Swakeleys Road are still on the market;
21. No visitor parking has been provided, therefore they will probably resort to parking in our roads, which are already congested due to the school;
22. We do not want Long Lane to change into another Ducks Hill, where houses are

demolished to make way for unaffordable flats;

23. At present we are overlooked by one small frosted window. I hope this situation would not be worsened by the current proposal;

Officer comments: Points 1, 2, and 16, are not a material planning considerations, with regard to point 3, it is inevitable that there would be some disruption during any building works and these issues would be dealt with under other legislation if it caused a nuisance and point 7 is noted. The remaining points are addressed within the associated planning application report.

CONSERVATION OFFICER: This site in Ickenham Conservation Area has a previous permission for redevelopment for a building containing seven flats. Internal alterations to the scheme have necessitated amendments to the elevations. These alterations have been amended to reflect the character and proportions of the elevations approved previously, (Drawing 105G) and are considered acceptable in design terms, as such no objection is raised to the loss of the existing building.

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

In relation to the Conservation Area Consent application for the demolition of the existing dwelling, PPS5 advises that when considering developments within Conservation Area, there should be a general presumption in favour of the conservation of designated assets. Any harmful impact on the significance of a designated asset needs to be justified. However, not all designated assets are of equal significance or sensitivity to change. Where a proposal causes minor harm there will still be a loss of value to society caused by that harm. This is a loss of public benefit that needs to be weighed against any other public benefits the proposal will bring, including, possibly, the conservation benefit of the proposal being part of realising the optimal viable use of the asset. Flexibility and imagination in the design process is crucial to minimising conflict. Some works may seem individually to be of little importance but can cumulatively be destructive of a heritage assets significance.

This application is being considered alongside the application for the erection of a building containing seven flats (2010/1601), which has been subject of extensive negotiations and is considered to result in a development that would be appropriate to the character and appearance of the Conservation Area. The demolition of the existing house is, therefore, considered acceptable and subject to a safeguarding condition requiring the completion of a contract for the redevelopment of the site to be made before the demolition commences, in order to ensure that premature demolition does not occur, the proposal is considered to comply with policy BE4 of the UDP (Saved Policies September 2007) and Policy HE9 of Planning Policy Statement 5: Planning for the Historic Environment.

6. RECOMMENDATION

APPROVAL subject to the following:

1 CAC16 Time Limit (3 years) - Conservation Area 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.

2 CAC3 Demolition - requirement for a development contract related

No demolition shall take place until a contract for the associated development provided for in planning permission 39319/APP/2010/1601 has been made.

REASON

To ensure that premature demolition does not occur in accordance with Policy BE4 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 CAC6 Storage of salvaged items

Salvaged items approved for re-use as part of this consent shall be securely stored on site (or subject to the Local Planning Authority's agreement, elsewhere) until employed again and Council officers shall be allowed to inspect them.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1 The decision to GRANT 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).

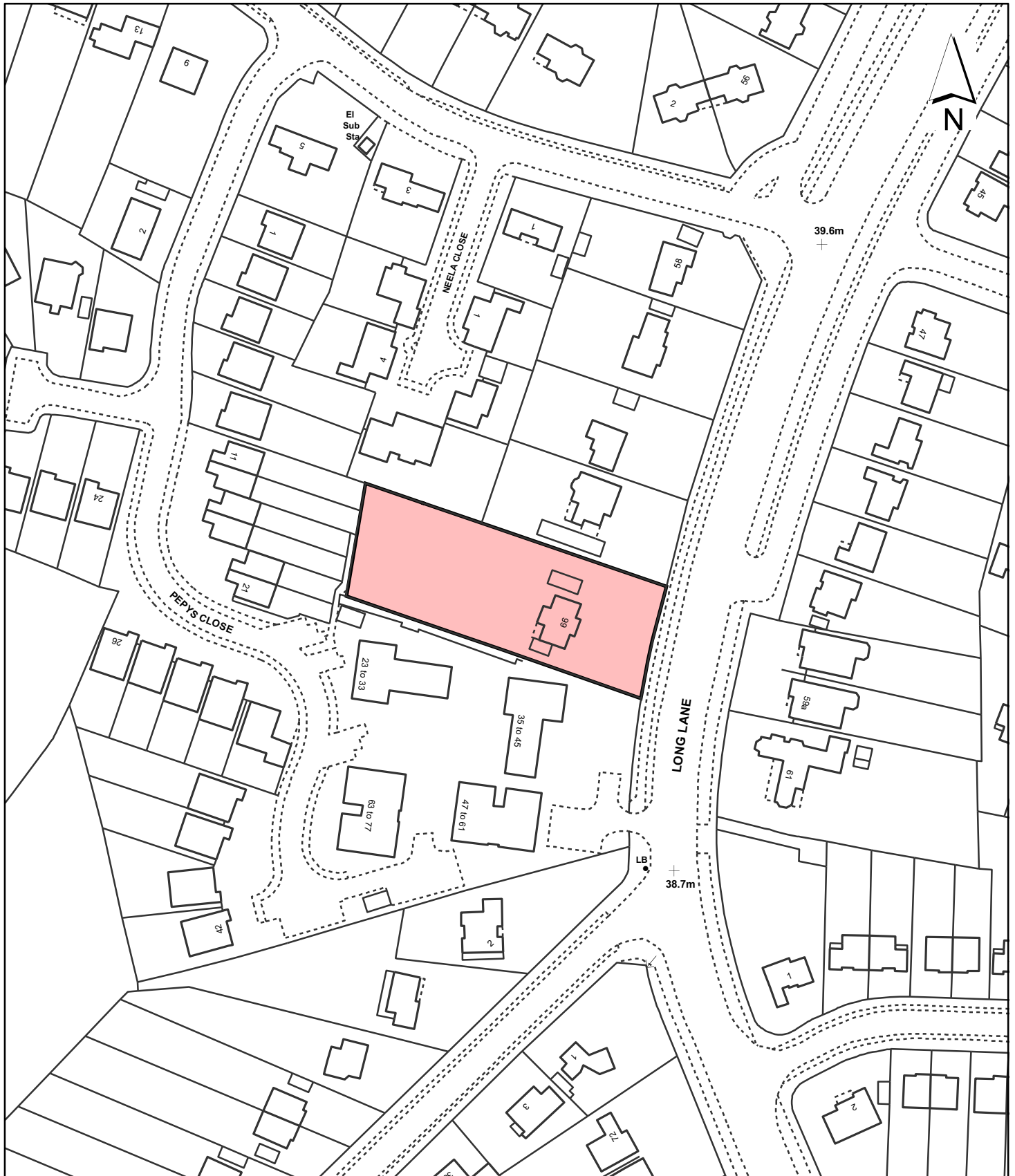
2 The decision to GRANT conservation area consent has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the 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: Catherine Hems

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Notes

 Site boundary

For identification purposes only.

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Site Address	
66 Long Lane Ickenham	
Planning Application Ref:	Scale
39319/APP/2010/1602	1:1,250
Planning Committee	Date
North	September 2010

LONDON BOROUGH OF HILLINGDON

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