

REVISIONS TO THE LOCAL LIST OF BUILDINGS OF ARCHITECTURAL AND HISTORIC IMPORTANCE

Cabinet Member & Portfolio	Cllr Steve Tuckwell, Cabinet Member for Planning, Housing and Growth
Responsible Officer	Karrie Whelan, Corporate Director of Place
Report Author & Directorate	Neil Robertson, Principal Conservation Officer, Planning and Sustainable Growth
Papers with report	Appendix 1 - Local List Entry for The Orchard Appendix 2 - Local List Entry for the Telephone Exchange Appendix 3 - Local List Criteria Appendix 4- Public Feedback to consultation on Locally Listing the two buildings

HEADLINES

Summary	This report proposes a revision to Hillingdon's Local List of Buildings of Architectural and Historic Importance after undertaking extensive consultation with the community. It recommends that The Orchard in Ruislip is added to the List, whilst it is proposed that further consideration be undertaken before making a decision to include the North Hayes Telephone Exchange on the List.
Putting our Residents First Delivering on the Council Strategy 2022-2026	This report supports our ambition for residents / the Council of: Enjoy access to green spaces, leisure activities, culture and arts This report supports our commitments to residents of: Safe and Strong Communities And if there are any other sub-strategies or policies, e.g. Joint Health & Wellbeing Strategy, Housing Policy add these here.
Financial Cost	The cost of updating the Local List will be met by existing service budgets.
Select Committee	Residents' Services Select Committee
Ward(s)	Ruislip Ward and Hayes Town Ward

RECOMMENDATIONS

That the Cabinet:

- 1) **Considers the responses to the proposed two entries to the Local List as attached in Appendix 4 following Public Consultation;**
- 2) **Approves the addition of The Orchard on Ickenham Road in Ruislip to Hillingdon's Local List of Buildings of Architectural and Historic Importance;**
- 3) **Notwithstanding the outcome of the consultation and findings, agrees to defer consideration at this time on whether to add the Hayes North Telephone Exchange on East Avenue in Hayes to the Local List and delegates a decision on this to the Cabinet Member for Planning, Housing and Growth, in consultation with the Leader of the Council, following the receipt of further information as set out in the report.**
- 4) **Instructs officers to notify all the owners/ occupiers of the addition of The Orchard to the Local List, and for officers to update the GIS database, the Council website and other sources to include the new entry.**

Reasons for recommendations

The Local List of Buildings of Architectural and Historic Importance recognises buildings that are considered to be of local architectural and historic importance that contribute significantly to the unique character and sense of local distinctiveness of the Borough. The initial Local List was adopted in May 2009 following public consultation.

The Hillingdon Local Plan Part One (2012) Strategic Objective states that it is the council's aim to conserve and enhance Hillingdon's distinct and varied environment settings and the wider landscape and will strongly support the retention of heritage assets. Part 2 of the plan para 5.13 states that any site or structure that meets the designation criteria can be added to the Local List, particularly if it can be shown that it contributes to the character of an area and is valued by local residents.

Officers undertook a six-week consultation exercise between 1 January 2025 and 13 February 2025 with the public and carefully reviewed the two buildings to see if they met the criteria as set out in the criteria and scoring for inclusion on the Local List document produced by the London Borough of Hillingdon (2009). Appendix 3 sets how the two buildings clearly meet the criteria expected for inclusion on the Local List.

Furthermore, there is strong community support for both buildings to be added to the Local List with a 97% support rate for The Orchard and 68% for the Hayes North Telephone Exchange. See Appendix 4 for a summary of the consultation.

Officers are at this time seeking approval for the addition of The Orchard in Ruislip to the Council's Local List of Buildings of Architectural or Historic Importance.

However, notwithstanding the outcome of the consultation in respect of the Hayes North Telephone Exchange and suitability for including on the Local List, it is considered further clarification is required in respect of whether any listing of the property could affect the site's future

potential given it's unique design and layout and, therefore, it is proposed that no decision is made on this proposed entry at this time, subject to receipt of further information from officers, with a delegated decision on the matter to be made by the Cabinet Member, in consultation with the Leader of the Council.

Alternative options considered / risk management

The Cabinet could decide not to add neither building to the existing Local List. This would leave such buildings assessed as demonstrating heritage value undesignated and vulnerable to insensitive development. Furthermore, it would not address the concerns of residents.

Select Committee comments

None at this stage.

SUPPORTING INFORMATION

Throughout the Borough, there are buildings and structures that contribute to the quality of the built environment and reinforce local distinctiveness and a sense of place. Whilst not statutorily listed, these buildings are of good quality design or are historically significant. They are important local features in their own right and make a significant contribution to the character and appearance of their locality.

On 13 December 2024, Cabinet Member for Planning, Housing and Growth authorised officers to undertake formal public consultation for adding two new buildings to the Local List:

- i. The Orchard
- ii. North Hayes Telephone Exchange

The public consultation took place over a six-week period from Wednesday 1st January 2025 until Wednesday 12th February 2025. The consultation was undertaken online, informing local residents about the proposed two locally listed buildings providing details of where hard copies of the documents could be found and inviting them to make comments on its content. An advertisement was also placed in the Uxbridge Leader and notifications were sent out through the Council's Facebook Page and Twitter accounts. Lastly, site notices were put up to alert interest parties.

The consultation asked whether or not the two buildings should be added to the Local List. Due to the substantial consultation, 613 responses were received for The Orchard and 430 responses for the North Hayes Telephone Exchange. Of the 613 responses for The Orchard, 593 were in support and 20 against its listing. In relation to the North Hayes Telephone Exchange, 291 responses were in support and 139 against its listing. A summary of the comments can be found in Appendix 4.

The Orchard

The Council received an approach requesting consideration for inclusion on the Council's Local List of Buildings of Architectural or Historic Importance from the Ruislip Resident's Association. Although The Orchard Pub has a modern rear extension the frontage is an attractive surviving

early example of early 20th Century Metroland architecture on a prominent site within the Ruislip Village Conservation Area.

The Orchard is a two-storey building with the principal elevation facing Fiveways roundabout. It has a symmetrical façade of three bays with a substantial central gable. The left and right bays have a planted timber framing painted black with rendered studs between generally comprising of vertical studs with decorative central features and straight brace to each end of the bay. They are punctured by symmetrically set windows framed in brick with the gable projecting above the eaves, The central gable is substantial with a predominance of horizontal studs and a decorative diamond pattern of framing at eaves levels to the flanks. The windows to the upper floor are generally cruciform timber with to the flanks 12 small panes above. The roofs are hipped and of red/ orange clay tile. To the right hand bay the wing stretch back to the modern rear extension. To the left original core there appear to be two pavilion type elements now subsumed in later kitchen extensions. At ground floor level there are a number of post war single storey extensions.

The Orchard contributes positively to the conservation area in particular, as part of a group of important buildings at Fiveways Roundabout. The Orchard Bungalow was constructed in 1905 to provide a refreshment stop/tea garden for visitors enjoying the fresh air and countryside using the metropolitan line traveling from the crowded city centre. This became very popular, and a second storey was quickly added as was a pavilion which could accommodate 500 people. As it was teetotal it was particularly popular with Schools, Sunday Schools and Works outing.

During WW2 the Polish Air Force fighter squadrons airmen and support staff from Northolt treated The Orchard as a second home and is mentioned in many memoirs. Hence the adjacent Locally Listed war memorial.

North Hayes Telephone Exchange

The Exchange is considered a non-designated heritage asset. Council officers assessed the building and considered the building as having architectural and historic interest that may warrant inclusion on the Statutory List of Buildings or Architectural Historic Interest as compiled by Historic England. The North Hayes Telephone Exchange is a fine example of this Brutalist architecture and innovative for its use of pre-cast concrete and an example of exchange buildings completed following the creation of the Property Service Agency established in 1972. In this case the PSA worked with Gray Associates as architectural consultants. The structure is made of pre-cast concrete elements to create an over-articulated language building made up of two linked blocks, one with equipment and the other with welfare rooms and offices. The mullions appear to act as structural columns and take on the characteristics of jointed timber especially as they turn the corner on the lower block. The prominent upturned U shape elements at the top of the higher block house recessed vents to extract warm air vent. Almost all the original features are retained.

The North Hayes Telephone Exchange creates a focal building in the townscape particularly from views across the bowling green and is an example of the effort to produce a building that provides visual stimulation as well as being a functional, efficient and pleasant place to work.

Buildings on the Local List are not subject to any additional planning controls over demolition or alteration. There are also no changes to the owner's Permitted Development Rights under the Town and Country Planning (General Permitted Development) Order 2015. However, Council

policies do support the retention and enhancement of buildings which contribute to the Borough's local distinctiveness.

Hillingdon's Local Plan Part 2 includes policies for the protection of Locally Listed Buildings. The specific policy of most relevance is DMHB3:

DMHB3:

A) There is a general presumption in favour of the retention of buildings, structures and features included in the Local List. The Council will take into account the effect of a proposal on the building's significance and the scale of any harm of loss when considering planning applications, including those for major alterations and extensions. Proposals will be permitted where they retain the significance, appearance, character or setting of a Locally Listed Building.

B) Applications should include a Heritage Statement that demonstrates a clear understanding of the importance of the structure and the impact of the proposals on the significance of the Locally Listed Building.

C) Replacement will only be considered if it can be demonstrated that the community benefits of such a proposal significantly outweigh those of retaining the Locally Listed Building.

Financial Implications

There are no direct financial implications associated with the recommendations to this report. The limited cost of updating the Local List will be met by existing service budgets.

RESIDENT BENEFIT & CONSULTATION

The benefit or impact upon Hillingdon residents, service users and communities?

The recommendations aim to update the Local List so that buildings and structures that make a positive contribution to the Borough's local distinctiveness and appearance can be recognised. Inclusion on the Local List would have no statutory implications for residents, property owners, or other stakeholders, although Local Listing is a material consideration when decisions are made on planning and other related applications.

There is a broad consensus to the fact that a high-quality built environment impacts positively on people's everyday lives. The qualities of the buildings and the spaces make the area unique and contribute to the sense of place in conjunction with the natural environment. It encourages people to connect, fosters an inclusive and cohesive society, helps strengthen the identity, and engenders civic pride. High quality-built environments arouse interest and generate dynamics that help to attract investors, workers and visitors.

Consultation & Engagement carried out

- 1) Notification letters were sent to the owners and notices were installed at the sites. An online survey was available for residents to complete and a consultation email address was provided. This was supported by the corporate engagement team to insure visibility on the

council's website and relevant social media. A high level of responses was generated with 619 received in total.

- 2) A full summary of responses received is provided in Appendix 4. There was an overwhelmingly positive response for The Orchard, with 97% (593 support and 20 against) of respondents supporting its addition to the Local List. The proposed local listing of North Hayes Telephone Exchange also received positive public support, with 68% (291 support and 139 against) responding positively to the proposal.

CORPORATE CONSIDERATIONS

Corporate Finance

Corporate Finance have reviewed this report and concurs with the financial implications set out above, noting the recommendations to add The Orchard on Ickenham Road in Ruislip to Hillingdon's Local List of Buildings of Architectural and Historic Importance.

Furthermore, it is noted that the costs associated with this report will be in relation to notifying the owners, updating the Council's website, GIS database, and can be met within existing approved budgets.

Legal

When deciding whether to locally list a building, the Council must consider several legal factors including The Planning (Listed Building and Conservation Areas) Act 1990 as well as local and national policies. The Council's eligibility criteria for listing a building must also be satisfied. Once a building is listed locally it will be registered as a Local Land Charge and the Council will take into account the building's special local architectural or historic interest when considering planning applications for alterations and extensions.

Although there is no statutory duty in legislation for the Council to consult when making amendments to its Local List, the National Planning Policy Framework advocates for public consultation as being best practice. Similarly, Historic England also recommends that when Councils update their Local List, they undertake public consultation. Therefore, in the light of the responses from the public consultation that was carried out between 1 January 2025 to 12 February 2025, the Council must balance the concerns of the objectors against its aim to conserve and enhance Hillingdon's distinct and varied environment settings and the wider landscape.

BACKGROUND PAPERS

[London Borough of Hillingdon Local Plan Part 2](#)
[Historic England Advice note 7 Local Heritage Listing](#)
[National Planning Policy Framework](#)
[Hillingdon's Local List](#)