

Report of the Head of Planning & Enforcement Services

Address 157-161 AND LAND FRONTING HIGH STREET RUISLIP

Development: Part demolition of existing building (Application for Conservation Area consent).

LBH Ref Nos: 64711/APP/2011/215

Drawing Nos: Location Plan to Scale 1:1250
10/3208/05 Rev. B
10/3208//08
10/3208/13
10/3208/9 Rev. A
10/3208/11 Rev. B
10/3208/12 Rev. A
10/3208/10 Rev. A

Date Plans Received: 31/01/2011 **Date(s) of Amendment(s):** 31/01/2011
Date Application Valid: 09/02/2011 03/02/2011
17/03/2011
11/04/2011

1. CONSIDERATIONS

1.1 Site and Locality

The application site is a prominent corner plot located at the southern end of Ruislip High Street, at its junction with Pembroke Road, West End Road and Kingsend within Ruislip Town Centre. It forms a 0.04 ha site with frontages of 12.2m and 35.3m onto Ruislip High Street and Pembroke Road respectively and comprises a detached two storey building with a rear wing and extensions, incorporating accommodation in its mansard roof, the whole of which is occupied by a beauty salon, known as The Synergy Spa. There is an overgrown area at the rear, part of which appears to be used for informal parking, accessed by a narrow service road between this and the adjoining parade buildings, Nos. 153/155 High Street to the north.

The surrounding area, particularly High Street to the north and west is a traditional mix of town centre uses, predominantly retail use on the ground floor with residential and office use above. A 4 storey office block adjoins the site to the east, beyond which the road becomes more suburban with a mix of residential properties whereas to the south, on the opposite side of Pembroke Road is the 6 to 8 storey former Times House office building, now converted to residential flats.

The application site lies within the Ruislip Village Conservation Area on its south eastern

edge and also lies within the secondary shopping area of the Ruislip Town Centre as designated within the Unitary Development Plan, Saved Policies (September 2007). It also lies some 30m to the south of the Midcroft Area of Special Local Character and 100m to the north of Ruislip Underground Station.

1.2 Proposed Scheme

The proposal seeks Conservation area consent for the demolition of the two storey wing and garage at the rear of Nos. 157 - 161 High Street, Ruislip.

1.3 Relevant Planning History

Comment on Planning History

Conservation area consent for the demolition of the two storey wing and garage at the rear of Nos. 157 - 161 High Street, Ruislip (64711/APP/2011/684) was refused on the 24/06/11 for the following reason:

1. Planning application reference 64711/APP/2010/683 to erect a two storey building and convert the existing building on site, involving its part demolition has been refused. As such, there are no acceptable and detailed plans for any redevelopment. As such, the Local Planning Authority does not have full information about what is proposed for the site after demolition. In the absence of this information the proposed works are considered to be detrimental to the character and appearance of the Ruislip Village Conservation Area. The proposal is therefore contrary to Policy BE4 of the adopted Hillingdon Unitary Development Plan, Saved Policies (September 2007).

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 23rd March 2011

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL:

119 surrounding properties have been consulted and press and site notices have been posted. 3 responses were received objecting to the development of the site and these objections are set out in detail in the report, also on this agenda (64711/APP/2011/214), relating to the planning application. However, it should be noted that no objections were received relating to the demolition of parts of the building.

INTERNAL:

URBAN DESIGN/CONSERVATION OFFICER:

ORIGINAL PLANS:

PROPOSAL: The erection of a two and a half storey building comprising 2 x two bed flats and 2 x one bed unit and 2 x studio flats plus an extension to the Synergy Spa and ground floor business unit, involving some demolition.

COMMENTS: The site is located at a prominent junction within the Ruislip Village

Conservation Area and the works will require the demolition of the two storey wing and single storey garage to the rear of the existing building which fronts the High Street. This building is one of a pair of similar and quite distinctive properties in the 'Queen Anne' style.

CONSIDERATION: There would be no objection in principle to the removal of the rear wing of the existing property and to the redevelopment of the remainder of the site provided the proposed scheme were appropriate in design/conservation terms as noted re the previous application. The design approach is acceptable in principle, but there are a number of design issues that still need to be addressed:

- * The proposed commercial frontage should be finished with a traditional shopfront. Whilst the side elevation of the existing frontage building includes some areas of undivided plate glass, these are less than attractive and are not considered suitable for the main elevation of the new building.

- * The design of the street level doors should reflect the style of the building ie be a traditional panelled door and the glazing details of dormer windows should follow those of the original frontage building and include subdivision.

- * To the rear, the quality of the detailing of the frontage should also follow through to the back of the building e.g. rubbed/segmental brick arches, rather than the more basic modern solid course detail. The windows and dormers should also be of the same pattern/design as the frontage.

- * The new building would step forward of Pembroke House on Pembroke Road. The type and scale of planting in the raised bed to the flank of the building will be important as it will need to soften the visual impact of the buildings forward position in the street scene. A more preferable approach would be to step the footprint of the new building towards the east to link with the building line on Pembroke Road.

- * It is noted that amenity space/parking has not been provided as part of this scheme.

- * A similar scheme is currently proposed for the adjoining site at nos 153 -155, which may need to be considered when determining this application.

- * Subject to the above and if minded to agree, conditions should be attached to any approval re samples of all materials to be provided for approval, plus detailed drawings of architectural features such as the timber dentil cornice, shopfronts, brick arches over the windows, windows and dormers, the chimney stacks and projecting brickwork corbels, this level of detail will be important to the success of the scheme. We should also ensure the rear of the frontage building is fully completed as agreed.

CONCLUSION: Improved, but design revisions required.

AMENDED PLANS:

Scheme is acceptable.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.8 To preserve or enhance those features of Conservation Areas which contribute to their special architectural and visual qualities.

Part 2 Policies:

- BE4 New development within or on the fringes of conservation areas
BE13 New development must harmonise with the existing street scene.

5. MAIN PLANNING ISSUES

The main issue to be considered in the determination of this application is the acceptability of demolition of part of the building and its impact upon the character and appearance of the Ruislip Village Conservation Area.

The attached two storey wing and garage is of no intrinsic architectural or historical merit. Furthermore, it does not specifically contribute to the character and appearance of the Ruislip Village Conservation Area. The Council's Conservation Officer raises no objection to the demolition of this structure. The proposed demolition, in itself, is therefore not considered to be detrimental to the character and appearance of the Ruislip Village Conservation Area. Furthermore, as the associated planning application 64711/APP/2011/214 also being reported to this committee is considered to be acceptable, the demolition of part of the building would not leave a partially vacant and unsightly plot. The application for conservation area consent is therefore recommended for approval.

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.

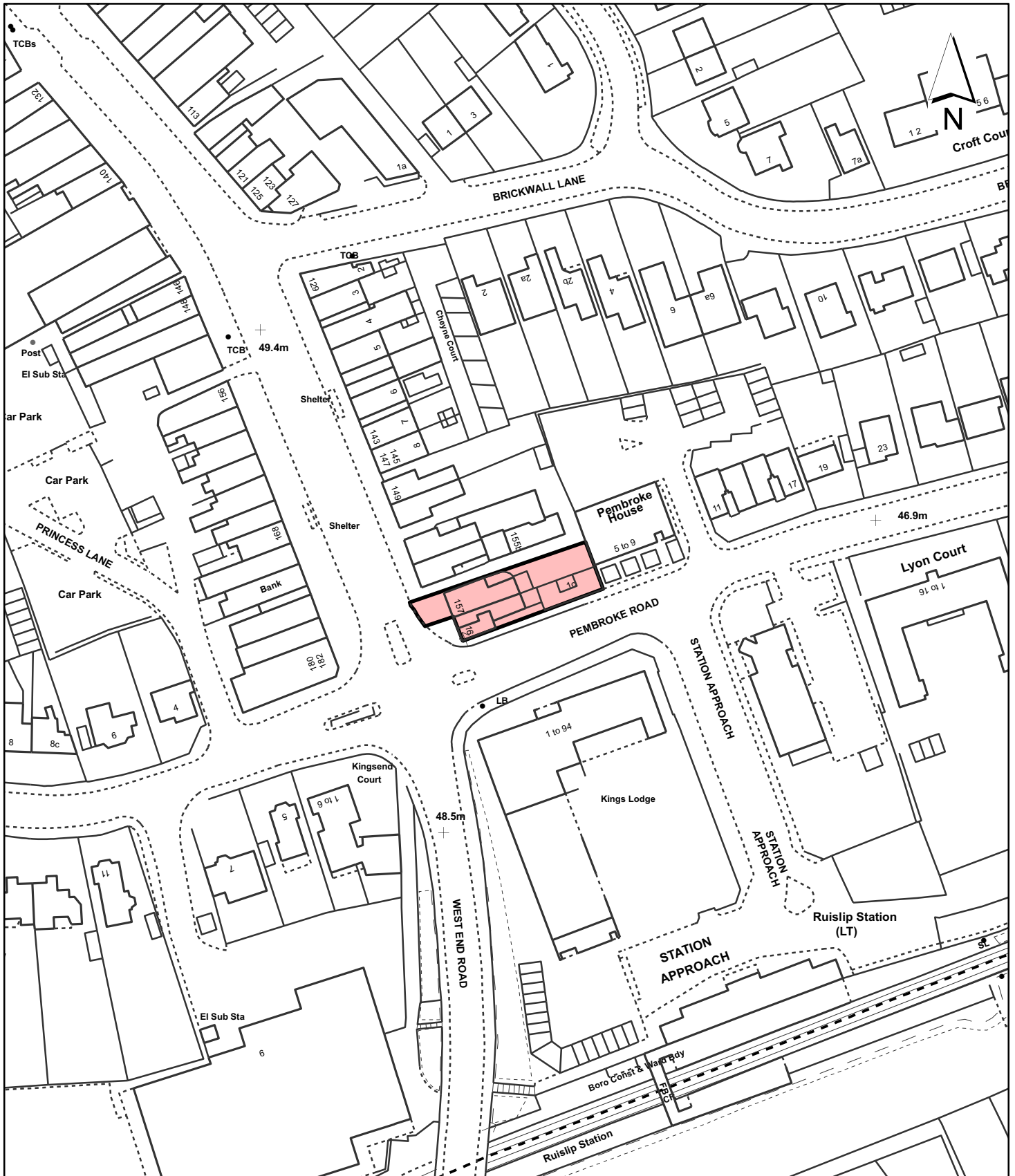
INFORMATIVES

- 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
BE13 New development must harmonise with the existing street scene.

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Notes

 Site boundary

For identification purposes only.

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Site Address	
157 - 161 High Street Ruislip	
Planning Application Ref:	Scale
64711/APP/2011/215	1:1,250
Planning Committee	Date
North	May 2011

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