

## Report of the Head of Planning & Enforcement Services

**Address** THE STABLES, MANOR FARM COMPLEX PINN WAY RUISLIP

**Development:** Installation of new doors and windows.

**LBH Ref Nos:** 38669/APP/2011/982

**Drawing Nos:** 1090/001  
1090/005  
1090/100  
1090/101  
1090/105  
1090/010  
1090/106  
1090/110  
1090/400  
1090/401  
Design and Access Statement

**Date Plans Received:** 13/04/2011                      **Date(s) of Amendment(s):**

**Date Application Valid:** 13/04/2011

### 2. **RECOMMENDATION**

**APPROVAL subject to the following:**

**1**            SP01            **Council Application Standard Paragraph**

This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall enure only for the benefit of the benefit of the land.

**2**            T8                      **Time Limit - full planning application 3 years**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**REASON**

To comply with Section 91 of the Town and Country Planning Act 1990.

**3**            OM1                      **Development in accordance with Approved Plans**

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

**REASON**

To ensure that the external appearance of the development is satisfactory and complies with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**4**            M1                      **Details/Samples to be Submitted**

No development shall take place until details and samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in

writing by the Local Planning Authority.

**REASON**

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**5 CAC15 External Joinery**

All external joinery shall be of solid timber and finished with a dark stain. All external doors shall be constructed of traditional timber construction.

**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).

**6 NONSC Non Standard Condition**

Details of any external extract duct/chimney or other mechanism used to serve the kitchen area, including scale drawings, manufacturers' information and samples where appropriate, shall be submitted to and agreed by the Local Planning Authority in conjunction with English Heritage.

**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).

**7 CAC10 Extent of demolition**

No demolition beyond that indicated on the approved drawings shall take place without the approval of the Local Planning Authority.

**REASON**

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**8 CAC11 Measures to protect the building**

Prior to works commencing, details of measures to protect the building from the weather, vandalism and accidental damage shall be submitted to and approved by the Local Planning Authority. Such measures shall be implemented prior to any works commencing.

**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).

**9 DIS1 Facilities for People with Disabilities**

All the facilities designed specifically to meet the needs of people with disabilities that are shown on the approved plans shall be provided prior to the occupation of the development and thereafter permanently retained.

**REASON**

To ensure that adequate facilities are provided for people with disabilities in accordance with Policy R16 [refer to the relevant policy/ies] of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 3A.13, 3A.17 and 4B.5.

## INFORMATIVES

### 1 I52 **Compulsory Informative (1)**

The decision to GRANT planning permission 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 I53 **Compulsory Informative (2)**

The decision to GRANT planning permission 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.

BE1	Development within archaeological priority areas
BE2	Scheduled ancient monuments
BE10	Proposals detrimental to the setting of a listed building
BE15	Alterations and extensions to existing buildings
BE4	New development within or on the fringes of conservation areas
BE9	Listed building consent applications for alterations or extensions
PPS5	Planning for the Historic Environment

## 3. CONSIDERATIONS

### 3.1 Site and Locality

The Manor Farm Stables are located towards the physical centre of the much larger historic Manor Farm, Ruislip complex. The site is set to the north of Ruislip town centre and to the east of Bury Street. The location of the stables building at the heart of the Manor Farm complex means it is not visible from the surrounding streets. The wider site incorporates the medieval barn dating back to the 13th century and the timber framed 15th century medieval manor house. The stable building is of Victorian age and is listed by virtue of its attachment to the pigsties and Great Barn. It occupies an important location along one side of the eastern courtyard to the south west of the Grade II listed Manor House and to the north east of the Grade II\* Great Barn.

The stables building is a long single storey rectangular linear building 21.7m long (running west/east) and 6m wide with an existing single toilet block attached to its south elevation. The barn and existing toilet building are attached to another single storey building described in the listing description as pigsties. The stables building is subdivided into 2 main spaces, separated by a kitchen and a store room and with a set of toilets at the western end of the building and an additional toilet block (probably a later addition) attached externally to the south west corner of the main rectangular building. Currently there exist only 2 external doors to the barn, located on the south elevation.

The site is a designated Archaeological Priority Area and is located within the Ruislip Village Conservation Area.

The stables presently are an under utilised asset within the wider historic Manor Farm community space complex. The wider site has been subject to considerable public investment in recent years, with much improved facilities for users and visitors and that has been reflected in greater usage of other parts of the site.

### **3.2 Proposed Scheme**

The proposed scheme involves a series of internal alterations to form one main large multi purpose activity space room serviced by a new kitchen at the eastern end of the stables. The kitchen would be set apart from the main room by a new kitchen store room and furniture store room. The kitchen itself would be accessed from the main space through a newly created short corridor. At the eastern end of the stable building the scheme would create a new set of toilets that would make provision for a disabled toilet and the creation of a new main public set of doors to the stables through the existing toilet block extension. The new double door would occupy a short length of west facing wall which presently contain a small window.

The scheme would involve the demolition of a series of internal walls, alterations to all the windows, the conversion of the existing main external door into a window, 2 new stables doors replacing the existing 2 doors on the south elevation and the formation of a new timber door on the north elevation serving the new kitchen.

The proposed south elevation would have 5 window frames located in the same position and of approximately the same size as the existing 5 windows frames found on this elevation. The proposed windows would be wooden construction but would have a different opener and fenestration pattern to the existing windows. The windows would be double glazed and replace existing metal crittal windows that are not original. The proposed windows in the north elevation would be of a similar design, again replicating the number and size of the existing windows with the exception of the loss of 1 larger window by the formation of a new door with a smaller window intended to be located alongside it. The scheme would involve no alterations to the east blank flank wall of the stables or the west wall attached to the former pigsties.

### **3.3 Relevant Planning History**

38669/APP/2011/923      The Stables, Manor Farm Complex Pinn Way Ruislip  
Installation of new doors and windows. (Application for Listed Building Consent)

#### **Decision:**

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

No planning history relating to this part of the Manor Farm site is of relevance to this particular application.

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

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

Part 1 Policies:

PT1.7

To promote the conservation, protection and enhancement of the archaeological heritage of the Borough.

PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.

PT1.18 To maintain, enhance and promote town centres as the principle centres for shopping, employment and community and cultural activities in the Borough.

Part 2 Policies:

BE1 Development within archaeological priority areas

BE2 Scheduled ancient monuments

BE10 Proposals detrimental to the setting of a listed building

BE15 Alterations and extensions to existing buildings

BE4 New development within or on the fringes of conservation areas

BE9 Listed building consent applications for alterations or extensions

PPS5 Planning for the Historic Environment

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **27th May 2011**

5.2 Site Notice Expiry Date:- Not applicable

8th June 2011

**6. Consultations**

**7. MAIN PLANNING ISSUES**

**7.1 Impact on Neighbours**

The scheme does not involve a change of use of the building and the works proposed are minor, such that they would have no impact on adjoining residential properties, particularly given the fact that the nearest residential property is some 35m from the building. The building is also located within the centre of the wider Manor Farm complex and is screened by other buildings from any neighbouring residential or commercial buildings.

**7.2 Impact on Street Scene**

The proposed alterations will not be visible from any surrounding public viewpoints and will thus have no impact on the street scene or the wider character of the area.

**7.3 Traffic Impact / Pedestrian Safety**

Not applicable to this application.

**7.4 Carparking & Layout**

Not applicable to this application.

**7.5 Urban Design/Access & Security**

The main planning consideration with this application relates to historic heritage issues and whether the scheme demonstrates the external alterations are sympathetic to and positively enhance this listed building and whether they relate satisfactorily to the more significant listed historic buildings found within the wider Manor Farm, Ruislip complex.

The scheme involves the creation of a new public entrance made through a small existing modern extension attached to the south elevation of the Victorian stable building. It is not considered the creation of this new entrance or the formation of a smaller door entry on the north elevation (to serve the new kitchen) will have a detrimental impact upon the character and historic fabric of the stable building. The alteration and replacement to the existing windows in the north and south elevation are relatively minor and will not alter the basic pattern of solid and void on their respective elevations or impair any architectural detailing e.g. the arch surrounds above the window openings and to the window sills beneath the existing windows. The replacement of non-original metal framed windows with more traditional style wooden frame windows subject to satisfactory detailing to avoid a domestic feel, that can be dealt with appropriately by planning and listed building condition, is considered to be a marked improvement in heritage terms to the appearance of the building and thereby to the wider character and setting of the Manor Farm complex.

In security terms the new double glazing and doors will contain modern locks and these will represent an improvement in terms of a design that deters crime.

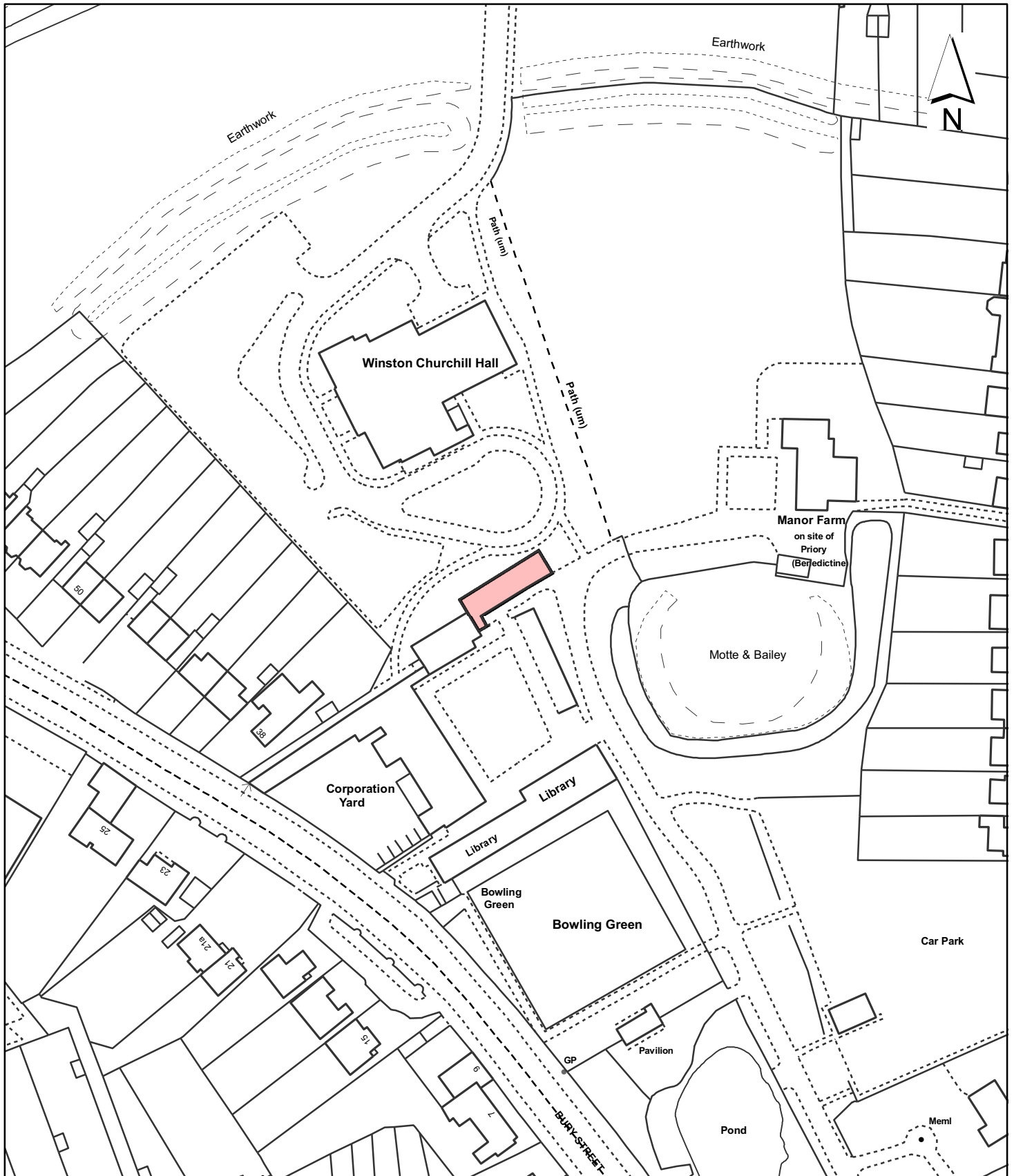
**7.6 Other Issues**

It is considered the scheme will bring this community facility up to modern standard improving its operational use whilst simultaneously not having a negative impact upon the historic external appearance of the stable building or upon the historic courtyard of which it forms a part of or upon any archaeological remains. Accordingly the scheme is considered to comply with Policies BE1, BE3, BE4, BE8, BE9, BE10, BE15, R7 and R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and is recommended for approval subject to Department of Communities and Local Government approving the associated Listed Building Consent application 38669/APP/2011/923).


## 08.0 Reference Documents

**Contact Officer:** Gareth Gwynne

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**The Stables, Manor Farm Complex,  
Pinn Way, Ruislip**

Planning Application Ref:

**38669/APP/2011/982**

Planning Committee

**North**

Scale

**1:1,250**

Date

**June 2011**

**LONDON BOROUGH  
OF HILLINGDON**

**Planning,  
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& Community Services**

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