

## Report of the Head of Planning & Enforcement Services

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

**Development:** Installation of new doors and windows. (Application for Listed Building Consent)

**LBH Ref Nos:** 38669/APP/2011/923

**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

### 1. CONSIDERATIONS

#### 1.1 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.

## **1.2 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. Other internal works include the addition with a high specification insulation boards in the roof space hidden behind a plasterboard finish, the levelling of the floor level to a common level across the building, presently the space is split between 2 levels with a 100mm difference, relocation of a 'redundant truss' that currently sits directly upon a window. The resiting of the truss including the method and precise relocation of the truss is as this stage not fully known. However in discussion with English Heritage it is considered this can be dealt with by condition when exploratory works begin on site and with the condition worded so the moving of the truss is undertaken under supervision and with the prior written agreement of both the Council's Conservation Team and English Heritage. Externally other minor works include providing a cast iron guttering to the eaves of the roof, as the existing roof lack them, meaning there is no means to capture the water run off currently, resulting in ground level water damage to the surrounding area and footings of the buildings.

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.

## **1.3 Relevant Planning History Comment on Planning History**

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

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

2.1 Advertisement Expiry Date:- ~~8th April 2014~~

2.2 Site Notice Expiry Date:- Not applicable

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

EXTERNAL:

7 adjoining owners/occupier were consulted. In addition the Ruilip Residents Association, Ruilip Village Conservation Area Panel and the local history society were consulted.

English Heritage - Listed Building Section: Subject to relevant conditions no objections

English Heritage - Archaeology Advisor, GLAAS: The present proposals are not considered to have an affect on any significant archaeological remains.

I would therefore advise that any requirement for pre- or post-determination archaeological assessment/evaluation of this site in respect to the current application could be waived.

CONCLUSION: Acceptable

INTERNAL:

CONSERVATION OFFICER:

Background: This is a single storey Victorian stables building, listed by virtue of its attachment to the pigsties and Great Barn. It occupies an important location along one side of the eastern courtyard, making the appropriate treatment of new doors and windows very important.

Following two pre-application meetings on site, and subsequent e-mails, the location of the new doors, and their design and finish, together with that of the windows, has been carefully considered. None of the existing windows are original, or worthy of retention, although it was important that the original window openings, and original door opening, were retained.

The designs shown in this application are considered to be the most appropriate to the historic character and appearance of the building.

Recommendations: Acceptable, with a condition that the doors and windows should be of dark stained timber, colour of stain to be agreed.

## **4. 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.
- PT110 PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.

Part 2 Policies:

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

## 5. MAIN PLANNING ISSUES

The main consideration with this application concerns the impact of the scheme upon the historic fabric, appearance and setting of this listed building and to its more significant neighbouring listed buildings located within the Manor Farm, Ruislip Complex. It is considered by the Conservation Officer and officers of English Heritage that the scheme will not have a negative impact upon either the integrity or character of any of the historic building features internally or upon the general external appearance or original external architectural features of the building. The scheme is considered sympathetic to its setting most notably to the historically important group of courtyard buildings of which the stable forms a constituent part. In conclusion 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).

### RECOMMENDATION:

As the application is for works to a Listed Building and the building is owned by the London Borough of Hillingdon, the application needs to be referred to the Secretary of State for Communities and Local Government for a formal decision. Thus it is recommended that the committee do not raise objection to the grant of Listed Building Consent and the application is thus referred to the Secretary of State for Communities and Local Government.

## 6. 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 land.

**2** CAC1 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.

**3** 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).

**4** 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).

**5** CAC12 Samples of materials

Samples of all materials and finishes to be used for all external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority before commencement of any works.

**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** CAC13 Internal and External Finishes (Listed Buildings)

All new works and works of making good to the retained fabric of the building, whether internal or external, shall be finished to match the existing fabric with regard to methods used and to material, colour, texture and profile.

**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** CAC14 Further Details (Listed Buildings)

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).

#### **8** 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).

#### **9** NONSC Non Standard Condition

Work on relocation of the 'redundant truss' should not be undertaken without prior exploratory investigations and should be carried out under supervision and with the prior written agreement of both the Council's Conservation Team and 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).

#### **10** CAC4 Making good of any damage

Any damage caused to the building in execution of the works shall be made good to the satisfaction of the Local Planning Authority and English Heritage within 3 months of the works being completed.

#### 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 Listed Building 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 Listed Building 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.

BE1 Development within archaeological priority areas

BE4 New development within or on the fringes of conservation areas

BE9 Listed building consent applications for alterations or extensions

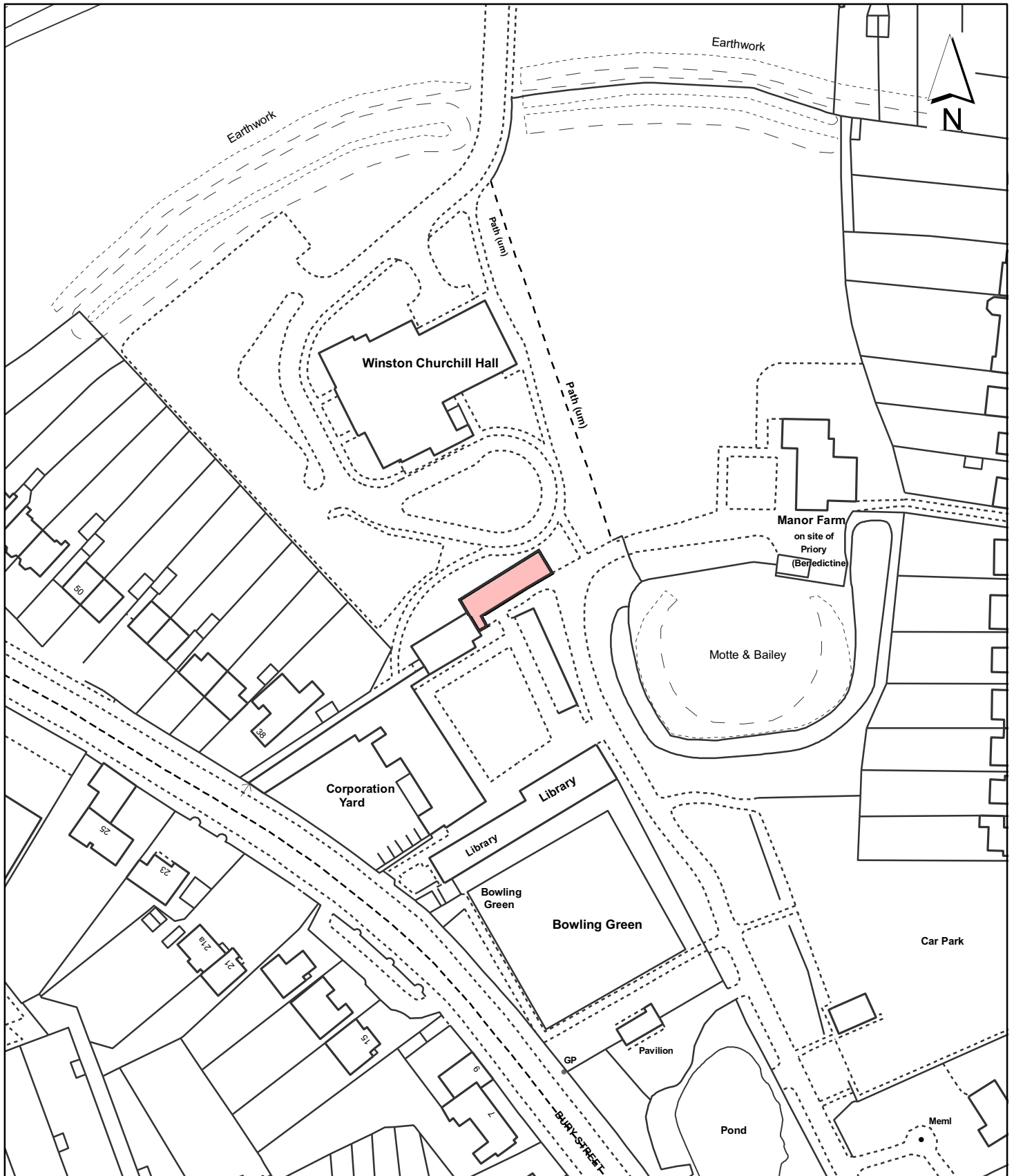
- BE10 Proposals detrimental to the setting of a listed building
- BE15 Alterations and extensions to existing buildings
- PPS5 Planning for the Historic Environment

**3** You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.


**4** Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

**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/2011/923**

Planning Committee

**North**

Scale

**1:1,250**

Date

**June 2011**

**LONDON BOROUGH  
OF HILLINGDON**

**Planning,  
Environment, Education  
& Community Services**

Civic Centre, Uxbridge, Middx. UB8 1UW  
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