

Report of the Head of Planning & Enforcement Services

Address 22 THE AVENUE ICKENHAM

Development: Demolition of existing dwelling (Application for Conservation Area Consent.)

LBH Ref Nos: 67376/APP/2010/2487

Drawing Nos: 4617-II
Design and Access Statement
4617-1

Date Plans Received: 25/10/2010 **Date(s) of Amendment(s):** 25/10/2010

Date Application Valid: 29/10/2010

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the north west side of The Avenue and comprises a detached 4 bedroom house with single storey side extensions along both flank walls. To the north east lies 20 The Avenue, and to the south west lies 24 The Avenue, both detached houses. The street scene is residential in character and appearance, comprising detached houses of varying sizes and designs, and the application site lies within the Ickenham Conservation Area, as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

1.2 Proposed Scheme

Conservation Area Consent is sought for the demolition of a 4 bedroom house in connection with a proposal for the erection of a 6 bedroom detached house incorporating a part single storey side extension along the north east flank wall and the rear conservatory centrally positioned on the rear wall.

The proposed house would be set 14m from the road, 1.7m beyond the front wall of no. 20 The Avenue and 1.6m behind the front wall of no. 24 The Avenue. At front, the proposed house would measure 12m wide, incorporating a front gable projection set flush with the north eastern flank wall, measuring 4.5m wide and 1.6m deep. An angled front porch is proposed between the inner flank wall of the front projection and the front wall, comprising 0.7m high upstands with a canopy roof supported by timber columns, measuring 2.6m high at eaves level and 3.9m high at its highest point. A bay window is proposed on the front projection at ground floor level.

Along the north east side boundary, the proposed house would be set 3.5m from the side boundary with no. 20 The Avenue for a depth of 7.5m. At this point it would step in 1.2m to extend a further 5m to the rear wall. The proposed house would measure 11.2m deep

along the south west flank wall. It would be set 2m from the side boundary incorporating a chimney stack, set 2.2m from the front elevation and measuring 2.2m wide reducing to 1m at first floor level, and 0.6m deep. The proposed house would measure 10.4m wide at rear.

The proposed house would be finished with a hipped roof on all sides with a central ridge, measuring 5.7m high at eaves level and 8.8m high at ridge level. The proposed roof would extend some 0.4m beyond the elevations and the front gable would be finished with a ridged roof set 1.8m below the main roof ridge. The proposed chimney stack would extend 3.6m above the roof eaves, rooflights are proposed in the front and south west roofslopes, and a dormer window is proposed centrally positioned in the rear roofslope, measuring 1.4m wide, 3.6m deep and finished with a flat roof 1.7m high.

The fenestrations will comprise 3-4 pane casement windows uniformly set on the front and rear elevations with small casement windows on the flank walls.

1.3 Relevant Planning History Comment on Planning History

None

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 22nd December 2010

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL:

15 adjoining owner/occupiers, The Ickenham Residents' (x2) and The Avenue Residents' Associations have been consulted. 13 letters of objection and a petition with 27 signatures have been received making the following comments:

Letters of objection:

- (i) The demolition of the existing house and replacement with a modern house would not preserve or enhance the character and appearance of the Ickenham Village Conservation Area;
- (ii) The new house would be significantly larger than the existing thereby increasing visual mass;
- (iii) The proposal would reduce the existing gap between the properties creating a terracing effect;
- (iv) The proposal would represent a disproportionate and incongruous form of development in relating to the existing house and the houses in the street;
- (v) The proposal would result in an overly dominant and visually intrusive form of development;
- (vi) The proposal would result in an increase in overlooking onto the adjoining properties;
- (vii) The application site lies within the flood zone, however no flood risk assessment has been submitted;
- (viii) The application contains no assessment of the impact of the demolition of biodiversity;

- (ix) The proposal will increase the potential for flooding; and
- (x) The proposed house would extend beyond the height of the adjoining properties;

Petition:

Proposal to erect a two-storey detached 6-bed dwelling with habitable roof space (involving the demolition of existing dwelling) This petition relates to the above referenced applications to demolish the existing property at 22 The Avenue, Ickenham and to replace it with a two-storey detached dwelling.

The Avenue is a private residential road situated in the heart of the Ickenham Village Conservation Area. The vast majority of the housing stock in the road, including the existing dwelling at 22 The Avenue, was built between 1920 and 1940. Although many of these houses have been extended over the years the core structures are the original housing stock and the character of the Conservation Area is largely defined by these houses.

To demolish one of these original houses and replace it with a larger modern structure would therefore establish a dangerous precedent and would neither preserve nor enhance the character or appearance of the Ickenham Village Conservation Area.

Moreover, the proposed two storey detached dwelling is significantly larger than the existing house or any of the immediately adjacent houses. As such and with construction so close to the boundaries of the property, its sheer mass (width, length and height) would visually dominate this part of the Avenue and would be out of keeping with the other houses. Such a large development would not therefore enhance or protect the character and appearance of the surrounding area generally and in particular the Ickenham Village Conservation Area.

We the undersigned wish to ensure that the London Borough of Hillingdon's North Planning Committee understands our concerns regarding these applications and ask that the North Planning Committee refuse these applications.

Ickenham Residents' Association:

Comments on originally submitted scheme:

"The Ickenham Residents' Association, on this occasion, can see no better way to raise our objection to the above planning application than to fully endorse the letter of objection from Mr Ian Harvey, one of our members, living at 24 the Avenue.

We would however add a couple of points in addition.

The proposed building would in our opinion be a massive over development of the site taking up the whole of the width of the site and extending almost double the depth of the existing house into the back garden.

We believe the proposal contravenes Policies BE19, BE20 BE21, BE22 and BE24 of the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document: Residential Extensions.

Specifically, in relation to each of the above policies we comment as follows:

BE19

The increased width of this proposal (two storey at each side boundary) against the existing house is such that we believe it would not compliment or improve the amenity and character of the area, but give an appearance of terracing.

BE20

Due to the massive increase in footprint extending much further back into the garden and virtually filling the plot width, new, increased and considerable shading plus loss of daylight, will affect neighbours on both sides of the proposal due to its siting in relation to the passage of the Sun.

BE21

Same reasons as above.

BE22

Whilst only The Drive is specifically mentioned in this Policy, we feel that due to the similar size and siting of properties in The Avenue generally the Policy should apply here. The drawings show a dimension of 1.5 metres either side of the walls of the proposal, the minimum suggested, but the Chimney breast extends into this, and, the soffits/eaves and gutters also invade this space. The Policy clearly states that it applies for the full height of the building. We feel therefore the applicant has not complied with the spirit, nor detail, of this Policy.

BE24

For the reasons stated above we do not consider that this policy has been complied with.

For all the above reasons we wish to record our objection to this application."

Comments on amended scheme:

"The Association notes that the design has been reduced in width and that it fits better in the plot available than previously submitted.

The proposed part front extension on the right hand side is, however, forward from the building line with no. 20 and 18 and should be reduced to match. We are puzzling whether this is a new application, or whether it is an amendment to the previous application 2010/2487 for Conservation Area Consent and draw your attention to the introductory comments we made in our letter of objection dated 01.12.10.

As an Association we are limited to the amount of access and knowledge we can obtain other than that available on the web. In this instance, by copy of letters from several residents, and The Avenue Residents Association, we realised that there is far more detail available to them, and their objections seem to us to be focused, detailed and accurate.

We therefore support their objections fully.

The Avenue Residents' Association:

Comments on originally submitted scheme:

We are writing to you on behalf of The Avenue Residents Association (the Association) concerning the above referenced application to demolish the existing dwelling situated at

22 The Avenues, Ickenham and the proposal to construct a two storey dwelling on the property. (the Application).

The Avenue, Ickenham is a private residential road situated in the heart of the Ickenham Village Conversation Area. The Association was founded in 1977 with the specific objective to maintain the standard and distinctive character of The Avenue for the residents and Ickenham in general. Membership of the Association comprises 38 households that are situated in The Avenue, including 22 The Avenue.

The association is concerned that the proposed Application neither preserves nor enhances the Ickenham Village Conversation Area.

For this reason we ask that this Application be refused.

Comments on amended scheme:

On behalf of the Avenue Residents' Association I am writing to you again to object to the latest proposal to demolish the existing house at 22 The Avenue and to build a new six bedroom house.

The proposed house is significantly larger than the existing house or any of the immediately adjacent houses. At three stories (including the habitable roof space) its absolute size would visually dominate this part of the Avenue and would be out of keeping with the other houses, all of which were built in the first part of the 20th Century.

Demolishing the existing house and constructing such a large modern development would not enhance or protect the character and appearance of either the Avenue or more particularly, the Ickenham Village Conservation Area.

The proposals to address flood risk raise additional concerns. It is suggested that the first floor will be at a height of 37.56mAOD, or half a metre higher than the existing ground level. When this additional height is added to the habitable roof space, the overall height of the new house will be excessive both in relation to existing property and the neighbouring properties in this part of the Ickenham Village Conversation Area.

We are also concerned that the proposed undercroft voids will fill with stagnant water and attract vermin. They will therefore potentially create a health and safety issue for the residents of the Avenue.

Ickenham Conservation Panel: No objections

Environment Agency:

We have assessed this application and have identified flood risk as the only constraint at this site.

You should be using our Flood Risk Standing Advice (FRSA) to determine if we need to be consulted directly on an application regarding flood risk.

In this case the proposed development is in Flood Zone 3 and is not within 20 metres of a watercourse and you did not need to consult us.

We recommend you check the planning application to ensure that one of the mitigation measures from the table in cell D2 of the consultation matrix has been incorporated.

Ward Councillor: Requests that this application is reported to the planning committee.

INTERNAL:

Urban Design/Conservation:

Background: This is a 1930s detached house within the Ickenham Conservation Area. The house forms a pair with No 24, both detached buildings in render with gable to the side. The building is well designed with over-hanging eaves and bell mouth details over the existing window. This part of the conservation area is characterised by large detached and semi-detached houses, from a similar period, set in substantial plots.

Comments: The existing house is simply designed with traditional architectural details. Demolition of the house would be permitted only if the applicant is able to provide substantial evidence justifying the need to demolish, and if the design of the proposed house would preserve and enhance the character of the Conservation Area. The applicant has considered the implications of PPS5 and the local plan policies re the proposal.

Following discussions with the architect, the concerns regarding the depth and overall footprint of the new dwelling have been addressed. The gable to the front has been reduced in size and the flank wall facing No. 20 has also been stepped back.

To provide appropriate spacing between the plots and enabling views into the back garden, the proposed set in from the both the side boundaries have been increased. This would retain the spacing and characteristic townscape of the area, therefore, preserving the character of the conservation area.

Overall, the revised scheme is considered to be in keeping with the conservation area and therefore, demolition of the existing house is acceptable.

Conclusion: Acceptable.

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

5. MAIN PLANNING ISSUES

The main issues for consideration relate to the effect of the proposed demolition of the existing house on the character and appearance of the Ickenham Village Conservation Area.

The street scene is characterised by detached houses of varying sizes and design, some

set within long, spacious plots with mature trees in the front. The design, character and appearance of the application property is not considered to be of historic merit worth preserving, and as such, the Conservation Officer has raised no objections to the demolition of the original dwellinghouse.

Therefore, subject to an appropriate replacement dwelling being approved under planning application ref: 67376/APP/2010/2487, the proposed demolition of the existing house would not harm the character and appearance of the Ickenham Village Conservation Area. The proposal would comply with policy BE4 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

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 CAC2 Demolition - requirement for development contract

No demolition shall take place until a contract for the redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides.

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 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).

INFORMATIVES

- 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 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 (2011) and national guidance.

BE4 New development within or on the fringes of conservation areas

- 3 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).

- 4 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

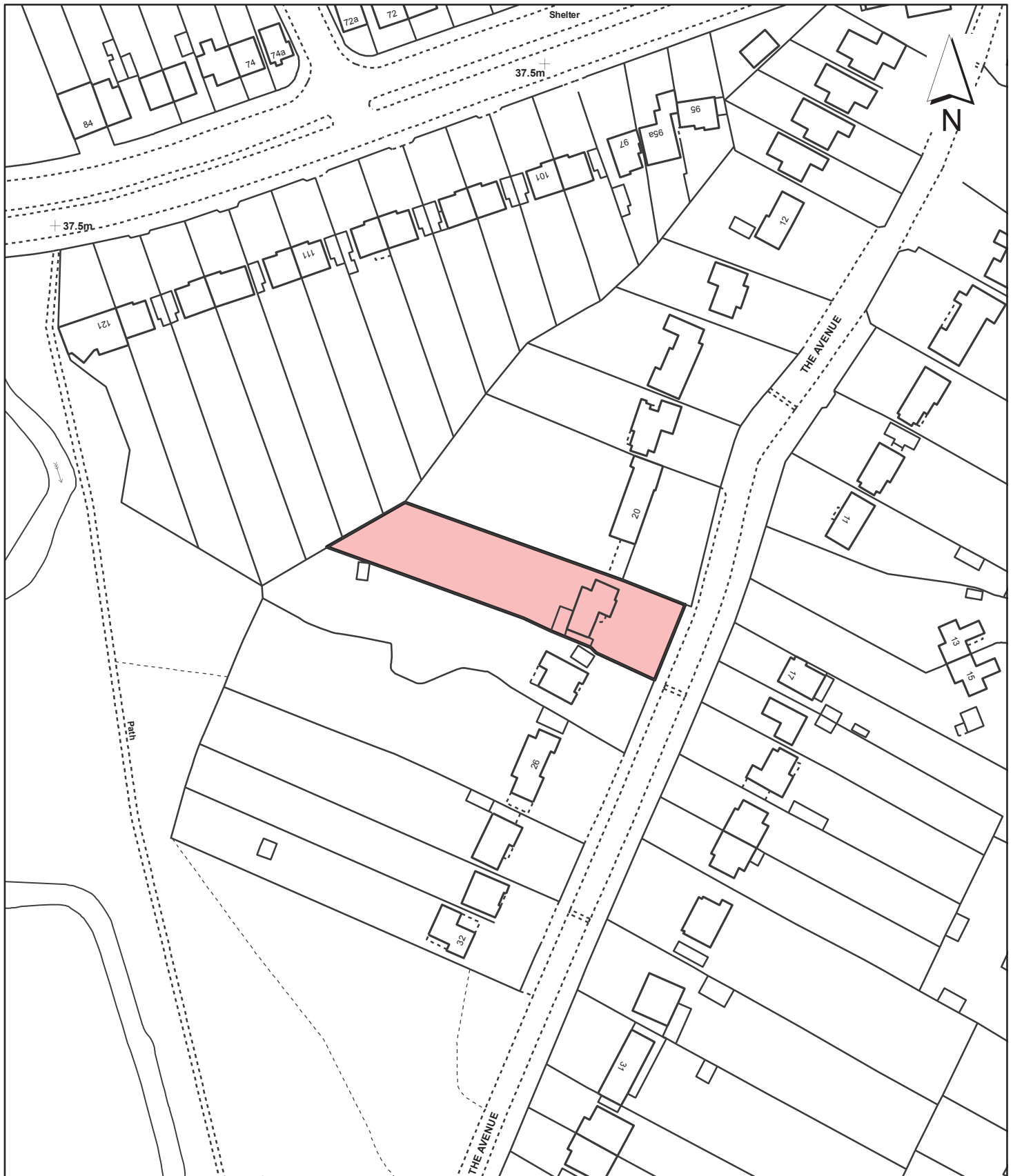
C) The elimination of the release of dust or odours that could create a public health nuisance.



D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).</p> <p>Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2011 Ordnance Survey 100019283</p>	<p>Site Address</p> <p style="text-align: center;">22 The Avenue Ickenham</p>		<p>LONDON BOROUGH OF HILLINGDON Planning, Environment, Education & Community Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>	
	<p>Planning Application Ref:</p> <p style="text-align: center;">67376/APP/2010/2487</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	 <p style="text-align: center;">HILLINGDON LONDON</p>	
	<p>Planning Committee</p> <p style="text-align: center;">North</p>	<p>Date</p> <p style="text-align: center;">July 2011</p>		