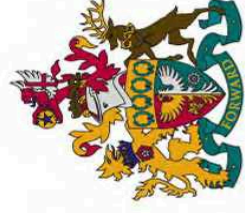


London Borough of Hillingdon Unitary Development Plan (adopted 1998) Saved Policies 27th September 2007



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character of the area. Further information on listed buildings in the Borough is given in the publication 'Buildings of Special Architectural or Historic Interest', available from the Local Planning Authority. In determining applications for planning permission for work which affects a listed building, local planning authorities are required to take into account the desirability of preserving the setting of the building. PPG15 para. 2.17 states that the setting of a listed building may often include land some distance from it.

BE8 APPLICATIONS FOR PLANNING PERMISSION TO ALTER OR EXTEND STATUTORY LISTED BUILDINGS OR BUILDINGS ON THE LOCAL LIST WILL NORMALLY ONLY BE PERMITTED IF NO DAMAGE IS CAUSED TO HISTORIC STRUCTURES. ANY ADDITIONS SHOULD BE IN KEEPING WITH OTHER PARTS OF THE BUILDING AND ANY NEW EXTERNAL OR INTERNAL FEATURES SHOULD HARMONISE WITH THEIR SURROUNDINGS.

BE9 IN THE CASE OF LISTED BUILDINGS, POLICY BE8 WILL APPLY TO APPLICATIONS FOR LISTED BUILDING CONSENT AS WELL AS THOSE FOR PLANNING PERMISSION WHERE, IN ANY PARTICULAR CASE, THESE MATTERS ARE RELATED.

BE10 PLANNING PERMISSION OR LISTED BUILDING CONSENT WILL NOT NORMALLY BE GRANTED FOR PROPOSALS WHICH ARE CONSIDERED DETRIMENTAL TO THE SETTING OF A LISTED BUILDING.

5.13 The cost of repairing and maintaining historic buildings is very often high because of the special materials and construction methods usually required to maintain historic character. In addition the form and layout of the building may render it unsuitable for modern use. But only in a few instances are these factors so onerous that there is no alternative to demolition. In exceptional circumstances the Local Planning Authority will be prepared to consider requests for the relaxation of normal planning standards and controls where this would enable an historic building or group of buildings to be given a new lease of life. In all cases the Local Planning Authority must be satisfied that development will not harm the character or setting of the building and that the amenity of the neighbourhood will not unduly suffer.

BE11 THE DEMOLITION OF STATUTORY LISTED BUILDINGS OR WALLS WILL NOT BE PERMITTED UNLESS IT CAN BE ESTABLISHED THAT THE BUILDING CANNOT REASONABLY BE USED OR ADAPTED IN PART OR IN TOTAL FOR A BENEFICIAL USE AND THAT EVERY EFFORT HAS BEEN MADE TO RETAIN THE BUILDING AND ITS FEATURES OF HISTORIC OR ARCHITECTURAL INTEREST.