

The Water's Edge Reservoir Road, Ruislip HA4 7TY

Planning & Heritage Statement



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Prepared on behalf of Mitchells and Butlers | September 24

REPORT CONTROL

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APPENDICES

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1. INTRODUCTION

1.1 This Planning & Heritage Statement has been prepared by Boyer, on behalf of Mitchells and Butlers in support of an application for full planning permission associated with an existing public house known as The Water's Edge on Reservoir Road, Ruislip HA4 7TY.



Figure 1: The Water's Edge, Ruislip take from Google Earth.

1.2 The proposed works seek to ensure the public house will continue to be a vibrant destination, assisting in helping to retain and attract new patrons.

1.3 This Planning & Heritage Statement should be considered alongside the accompanying forms and drawings submitted with the application. This Supporting Statement covers planning, design and access as well as heritage matters.

Statement Structure

1.4 This Statement provides an evaluation of the planning considerations and comprises:

- A description of the application site and surroundings (Section 2);
- An explanation of the proposed development (Section 3);
- An overview of relevant planning history at the site (Section 4);
- A review of relevant local and national planning policy (Section 5);
- An appraisal of the key considerations regarding the proposed development (Section 6);
- An assessment of the proposed development in respect of the heritage aspects (Section 7);
and
- A conclusion (Section 8).

2. SITE AND SURROUNDING CONTEXT

- 2.1 The application site comprises an existing public house known as The Water's Edge which is situated to the west of Ruislip Lido within the administrative area of the London Borough of Hillingdon.
- 2.2 Geographically the pub is located on the edge of the defined urban area associated with the village of Ruislip and set within its own outdoor spaces. Whilst it is technically identified within a Nature Conservation Site of Metropolitan or Borough (Grade I) Importance due to the existing use the site is already well developed, and the proposed scheme shall remain in keeping with this context.
- 2.3 The property is positioned just off Reservoir Road and comprises a two-storey detached building. The principal elevation overlooks the reservoir to the east whereas the rear elevation backs on to the road. For the avoidance of doubt access to the site is achieved from the rear which also serves all deliveries to and from the site.
- 2.4 Architecturally the site has a modern appearance and comprises a mix of different materials including painted white and blue render, slated roof tiles and timber fencing.
- 2.5 The surrounding area is a mix of residential and commercial focused along Ruislip Lido. The closest residential property is on Lakeside Close which remains over 30 meters away from the site therefore naturally well separated in that respect.
- 2.6 According to the Council's Local Plan Part 2 Policies Map the site is also subject to the following:

Recognised within Green Belt albeit the site is located on the edge of this designation

Food Zone 3 associated with the neighbouring reservoir

Archaeological Priority Zone

3. PROPOSED DEVELOPMENT

- 3.1 This application seeks Full Planning Permission for a series of external works to the main building at The Water's Edge. The proposed alterations have been designed to preserve and respect of the existing public house whilst providing much needed updates to provide patrons with a better customer experience to support the site's viability.
- 3.2 All works proposed have been subject to careful consideration and shall not have any adverse impact on any features of historic significance. The scheme has therefore been sensitively designed to sympathetically integrate with the existing arrangements and intends to enable the current operations to be carried out in a more effective manner.
- 3.3 Full details of the proposed works are illustrated within the accompanying drawing pack, which also provides more technical information overview of the main features. A summary of the proposed works is provided below.

External Works

Erection of 4no. new external wooden cabins to provide additional outdoor seating within the existing garden area and associated area of paving;

Removal of the existing play area and resurfacing using astro turf;

Erection of a new decked veranda around the turret structure within the north-eastern corner of the building. This shall be supported by a series of timber posts and associated balustrading before being finished with a new tiled roof to match the existing host property;

Installation of new timber fencing, gate and 2no. external storage units to the rear of the building in order to create an additional service yard to supplement the existing provision;

External alterations to the building including horizontal and vertical timber cladding to replace existing areas of smooth render and associated decorations;

New external lighting equipment including a series of lamppost and festoon light fixtures within the external outdoor seating areas;

Installation of three extract vents on the existing roof of the building and formation of an associated maintenance gantry;

Replacement of the existing picket fence around the existing garden area; and

Reconfiguring the pedestrian access point to the existing outdoor seating area within the south-eastern corner of the site.

Commented [SB1]: Has this been updated to reflect the current scheme submitted?

4. PLANNING HISTORY

4.1 There have been various historic applications at The Water's Edge. The majority of which relate to previous advertisement consents, as set out below.

Reference	Brief Description	Decision
1117/ADV/2016/91	Removal of existing adverts and installation of: One internally illuminated post sign; Three areas of non-illuminated signwriting; One internally illuminated Nameboard; One externally illuminated post sign; Two non-illuminated transom signs; One externally illuminated sign; One area of externally illuminated signwriting; Three non-illuminated post signs.	Approved
1117/ADV/2006/117	Installation of 3 externally illuminated fascia signs, 1 non-illuminated fascia sign and 1 externally illuminated free-standing pole sign.	Approved
1117/ADV/2006/23	Installation of a free standing externally illuminated promotional display unit (retrospective application).	Approved
1117/ADV/2004/22	Installation of internally and externally illuminated building signage and freestanding direction and totem panels.	Approved

5. PLANNING POLICY CONTEXT

- 5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 For completeness, the proposal is considered within the context of the National Planning Policy Framework (NPPF) 2023 and any relevant National Planning Policy Guidance (NPPG).

The Development Plan

Hillingdon Local Plan: Part 1 Strategic Policies (Adopted November 2012)

- 5.3 The development plan for Hillingdon comprises of the Part 1 of the strategic policies and following policies are considered relevant to the scheme:

Core policies 7 - Historic and Built Environment

Core Policies 8 – Environmental improvement.

Hillingdon Local Plan: Part 2 Development Management Policies (Adopted January 2020)

- 5.4 The development plan for Hillingdon comprises of the Part 2 of the Local Plan consist of the development management policies, the following are considered relevant to the scheme:

DMHB 4: Conservation Areas

DMHB 5: Areas of Special Local Character

DMHB 7: Archaeological Priority Areas and Zones

DMHB 8: Register Historic Parks, Gardens and Landscapes

DMEI 4: Development in the Green Belt or on Metropolitan Open Land

DMEI 9: Waterside Development

DMEI 10: Management of Flood Risk

DMCI 1: Retention of Existing Community Facilities

Material Policy Considerations

National Planning Policy Framework (NPPF) (2023)

- 5.5 Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development within the planning system and states that development proposals that accord with the development plan should be approved without delay.
- 5.6 Paragraph 85 outlines that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

- 5.7 Section 8: Promoting Healthy and Safe Communities supports that planning policies and decisions should encourage the use of community facilities including public houses, to enhance the sustainability of communities and residential environments thus achieving healthy, inclusive and safe places.
- 5.8 Section 15: Conserving and enhancing the natural environment states that planning policies and decisions should contribute to and enhance the natural and local environment. In particular, paragraph 176 confirms that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks.

6. KEY CONSIDERATIONS

6.1 This Section considers the key planning considerations arising from the proposal. It draws upon the site context, planning history and policy review, together with other relevant matters.

6.2 These evidence sources suggest that the following matters are relevant to the determination of the application:

Principle of Development;

Potential Impact on the Green Belt;

Ecology and Nature Conservation;

Design and Impact on the Character of the Local Area; and

Impact on Residential Amenity

Principle of Development

6.3 In terms of the principle of development, the proposals will not result in the loss or negatively impact upon the functioning of the pub, rather it will provide a refresh of the building's exterior and associated outdoor space. The planning history demonstrates that similar works have previously been deemed acceptable, and this proposal builds upon the principles of which. The scheme simply looks to make more efficient use of the current space on site to enhance the overall customer experience and in doing support The Water's Edge long-term vitality and viability in accordance with paragraph 85 of the NPPF.

6.4 The proposal would not undermine the building's identity as a pub or harm its character as an aesthetically pleasing building on the edge of Ruislip Reservoir. For the avoidance of doubt the works proposed to the building are limited in nature and do not adversely affect any overall aesthetic appearance of The Water's Edge in anyway and seek to retain the art deco influences.

6.5 The proposed alterations will clearly retain the existing character of the pub, and there is no change in use or aspect of development that would potentially detract from the historic fabric of the building. Furthermore, the overall objective of the proposed scheme is to enhance the quality of facilities available on site in order to continue meeting the needs of the local community.

6.6 Whilst the pub is locally listed (Serial No. 200), the overall scale of the development has been designed to remain proportionate to the existing building and sympathetically responds to the character of the pub along with that in the immediate surrounding area.

6.7 The public benefit from this proposed development comprises the following:

Secures optimum viable use as a public house with layout improvement and modernisation only where necessary to meet modern day expectations in support of its long-term conservation; and

Sustains and enhances the significance of the heritage asset and the contribution of its setting by renewing where possible whilst retaining all significant features on site.

6.8 By virtue of the above, the proposed works are deemed acceptable and will sustain the long-term prosperity of the existing pub which provides a valuable service to the local community.

Green Belt

6.9 The Council's Policies Map indicates the proposed site is located on the edge of, but within the boundary of the Metropolitan Green Belt. Whilst we understand the purposes of which is to protect the setting of Ruislip Reservoir in this particular part of the region. Despite the fact the application site is already well developed, given the site is technically washed over by this designation, this section of the Planning Statement shall consider the proposed scheme against the relevant policy context.

6.10 Policy DME1 4 of the Hillingdon Local Plan seeks to protect land within Green Belt and notes that National Green Belt policy will be applied generally to land north of Ruislip in order to protect the area of green & open space against urban sprawl.

6.11 Paragraph 142 of the NPPF states that the fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open. The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

6.12 Paragraph 143 of the NPPF (December 2023) confirms the Green Belt serves five purposes:

- a) *to check the unrestricted sprawl of large built-up areas;*
- b) *to prevent neighbouring towns merging into one another;*
- c) *to assist in safeguarding the countryside from encroachment;*
- d) *to preserve the setting and special character of historic towns; and*
- e) *to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

6.13 For completeness the proposed scheme has been considered against each of the five purposes and each of which shall be discussed in further detail below.

Purpose 1 - to check the unrestricted sprawl of large built-up areas

6.14 As mentioned above given the existing use of the site a significant level of development which is naturally well contained by the footpath associated with the pub. Furthermore by virtue of the site's location on the edge of Ruislip it lies within an area which comprises a mix of residential and commercial development, and therefore remains in keeping with the character of the surrounding area. As a result, the land in this parcel is deemed to be low-performing when considered against this particular purpose of the Green Belt. On that basis the proposed scope of work is deemed acceptable, as improved use of external space would

improve the pub's productivity and will add to the attractiveness of the site whilst remaining sensitive to the local environment.

6.15 Paragraph 154 in the NPPF that:

"A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

C) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;"

6.16 Overall, the external alterations including the installation of a new veranda, external seating huts and new service yard would involve modest and complementary alterations to the building. In turn each of have been designed to ensure positively contribute to maintaining the aesthetic appearance of the property whilst also enhancing the pub's overall functionality.

6.17 In terms of the scale of development although the veranda will technically extend the existing building line this feature would not result in a disproportionate addition over and above the size of the host property. Moreover it has been carefully designed to be of an open nature which promotes visual permeability, and thus shall not impact the surrounding openness of the space. These principles coupled with the fact the veranda and outdoor seating huts shall occupy land which is already well developed and containing within the existing garden of the public house.

6.18 Accordingly, it is considered that the proposal would be acceptable as there will be no impact upon the openness of the Green Belt and the scheme is compliant with policy DMEI 4 of Hillingdon Local Plan paragraph 142 and 154 of the NPPF.

Purpose 2 - to prevent neighbouring towns merging into one another.

6.19 Given the site is already well developed in the form of an existing pub it is not considered to contribute highly to this purpose of the Green Belt. The site is also naturally well-enclosed due to its location on the bank of the Ruislip Lido and therefore shall not result in the potential merger of any urban area. Given the scale of the proposal the works involved are minimal and limited to that required from an operational perspective. The scheme has also been designed to prioritise the use of parts of the site which already contain an element of development as such it would not result or contribute to the coalescence of any nearby village or settlements.

Purpose 3 - to assist in safeguarding the countryside from encroachment.

6.20 A substantial area of the site has already been developed therefore from a planning perspective is low performing within the context of the Green Belt. The site comprises an existing pub and therefore would not result in any further encroachment into the countryside. Additionally, the proposed works shall be entirely contained within the current extent of the site and therefore shall not extend beyond the existing footpath which delineates the perimeter of the main part of the pub in that respect.

6.21 In addition to the above regard will also be given to the bulk and scale of any proposals, their effect on the openness of the Green Belt and impact on the general appearance of the area. On that note the new veranda will have a lightweight design to sympathetically complement the appearance of the existing building and therefore shall not dominate the principal elevation nor intrude into the character of the surrounding area.

6.22 Other aspects of the proposal included new external cabins for additional outdoor seating, timber fencing and external lighting. All of which shall remain proportionate to the public house and would not result in any form of encroachment upon this particular part of the Green Belt. On that basis the scheme remain in accordance with Policy DME1 4 of Hillingdon Local Plan paragraph 142 and 154 of the NPPF.

Purpose 4 - to preserve the setting and special character of historic towns

6.23 As previously stated, despite the sites location on the edge of the Green Belt it comprises an existing public house with affiliated indoor and outdoor dining facilities. As such any potential harm created from the proposed scheme must be considered within the building's context and associated levels of development on site. On that basis it is important to recognise that The Water's Edge is not located within or adjacent to any Conservation Area or historic town therefore does not meet this purpose of the Green Belt.

Purpose 5 - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

6.24 The proposed development will contribute to meeting this objective by making more efficient use of the existing building and enabling the pub to operate in line with customer demands. Furthermore, the proposal shall neither hinder nor discourage urban regeneration in the existing settlements elsewhere throughout the wider London Borough of Hillingdon. Given the above, the proposed development accords with national planning policy, maintains the overall function on the Green Belt and does not conflict with the purposes of the Green Belt.

6.25 The proposed external alterations shall improve the building's overall operation as a vibrant restaurant by upgrading the quality of existing facilities on site. Most notably this includes the erection of veranda, external cabin for outdoor seating and installation of new timber fencing. All in which shall be constructed of appropriate materials, designed in an open nature and are naturally well screened by vegetation from viewpoints further afield thus reducing the overall visual impact. The proposed scheme therefore remains proportionate to the existing scale of development on site and in doing so shall not have any detrimental impact upon the openness of the Green Belt in accordance with Policy DME1 4.

6.26 By virtue of the above, the principle of development is considered acceptable, and the proposed works shall remain proportional to the current levels of development associated with the existing public house. The overall objective of which is to improve the quality of facilities available on site and in doing so enhance the overall customer experience to support the pubs longevity as a much-loved destination. This has been achieved by using a sympathetic design and appropriate palette of material to reduce the overall visual prominent

and thus avoid detracting from the openness of the Green Belt. The proposal therefore fully accords with section 13 of the NPPF Policy DME1 4 of Hillingdon Local Plan.

Ecology and Nature Conservation

6.27 According to the Council's Local Plan Policies Map the site is technically identified within a Nature Conservation Site of Metropolitan or Borough (Grade I) Importance and lies in close proximity to the boundary of a Site of Special Scientific Interest (SSSI). Having reviewed the supporting evidence base we understand the objective of these designations is to safeguard ecological features associated with Ruislip Woods to the north and Ruislip Lido to the east. However, seen as the proposed scheme involves external works to the building in the form of a new veranda, outdoor seating huts and lighting equipment the potential implications of which shall be considered accordingly.

6.28 In light of the above the proposed scope of works are minor in nature and have been limited to those necessary from an operational perspective. Furthermore, given the existing use of the site as a public house it already contains a significant level of development and has been carefully designed to ensure any potential impact on the local area is negligible.

6.29 Most notably this involves prioritising development within areas of the site that have previously contained development in order to facilitate more efficient use of previously developed land. Furthermore, suitable mitigation measures have also been incorporated wherever possible, such as incorporating festoon lighting which have lower lux levels when compared to other fittings and thus reduce the prospect of light spill.

6.30 By virtue of the above the proposed scheme shall be enclosed within the confines of the existing public house and therefore shall not result in the loss of any ecologically valuable habitats, either on site or within the immediate surrounding area. On that basis the proposed scheme simply seeks to make more efficient use of previously developed land associated with the pub's outdoor areas and will not have any detrimental impact on local wildlife.

Design and Impact on the Character of the Local Area

Use

6.31 The proposals do not involve any deviation from the existing use as a pub, rather they seek to improve the building's operation as a vibrant pub through the upgrade of the existing external facilities. These principles seek to enhance the sustainability of communities and improve the range of services provided to the local community in accordance with the Development Plan.

Layout

6.32 Externally the proposed scope of work includes reconfiguring the pedestrian access point to the existing outdoor seating area within the south-eastern corner of the site. This arrangement is considered to be more suitable for users and has been designed to ensure priority is given to pedestrians accessing the pub from this direction. By virtue of which the proposed scheme shall continue support to the principle of active travel and achieving connectivity with the existing footpath which runs through that particular part of the site.

Design

6.33 The proposed external works have been designed to positively respond to the character of the existing public house. The exterior works would revitalise and enhance the setting of the building, resulting in a proposal that would remain in keeping with the characteristics of the surrounding local area of Ruislip.

6.34 It is considered that the proposed development, overall, would improve the appearance of the public house. The scheme proposes additions to modernise where necessary, though seeks to retain the art deco nature of the building whilst retaining all significant design features associated with the site. Most notably this includes the new veranda, external seating huts and festoon lighting, which are all considered to provide significant betterment from a customer experience and safety perspective. They have been amended as part of the application to reflect comments received. The implementation of attractive alterations and additions would be of an appropriate scale of development that provides a high-quality design that sensitively responds to the surrounding area in compliance with the adopted Development Plan.

Access

6.35 Vehicular access to the property will remain as existing although the installation new timber fencing to the rear shall enhance the general arrangements from a servicing perspective. As mentioned above to the front of the property the scope of works includes reconfiguring the pedestrian access to the existing outdoor seating area. Although the layout of which has been informed by the desire to ensure priority is given to pedestrians and thus promoting customer to use more active forms of travel along the edge of the Ruislip Lido.

Density, Scale and Massing

6.36 There would be no alterations to the existing amount of development in terms of density, scale or massing.

Materials

6.37 The proposed materials seek to match the existing where possible and thus complement the character of the pub and that of the wider surrounding area. This shall ensure the scheme is of high quality whilst ensuring an appropriate level of detailing is achieved that will positively contribute to the appearance local area.

Impact on Residential Amenity

6.38 The proposed scope of works shall not have any adverse impact on the residential amenity of any neighbouring residents. This is derived on the basis there is no change or intensification of the current use which shall continue to operate as a pub and the fact the proposal does not include any features which could be considered to be a source of potential disturbance.

6.39 No changes are proposed to the opening hours of the pub or garden area. Where the current use of land is outdoor garden, the minor external alterations are not considered to increase levels of harm to neighbour's amenity by way of noise pollution and disturbance.

- 6.40 There will be no impact with regard to odour as no cooking or food preparation will take place in the chalets; the situation will remain as existing.
- 6.41 The proposed external works are not considered to cause harm to the amenity of local residents or neighbour's living conditions. The proposal will make a positive contribution to the operation of the public house by improving customer comfort, therefore ensuring the success of the proposed development.
- 6.42 Overall, it is considered that the proposal will accord with the site's surroundings and will not affect the amenity of neighbouring residents.

Summary

- 6.43 The proposed development seeks to improve the quality of facilities available on site in order to enhance the overall customer experience and in doing so support the existing pub's long term financial vitality and viability. This has been achieved by adopting a suitable architectural approach to ensure visual permeability is maintained throughout the existing external areas associated with the public house. Collectively these principles shall ensure the proposed scheme does not have any determinant impact on the openness of the Green Belt in this particular part of the borough and remains in keeping with the character of the surrounding area.
- 6.44 As per paragraph 85 of the NPPF significant weight should be placed on the need to support economic growth and productivity, considering both local business needs and wider opportunities for development. Moreover, section 8 of the NPPF supports planning decisions that encourage the use of community facilities, including public houses, to enhance the sustainability of communities and residential environments.
- 6.45 The design is reflective of the high-quality standards Mitchells and Butlers implement in maintaining their estate, and the proposals will form an attractive, bespoke, and inviting environment. The scheme will therefore reflect the existing design of the site, ensuring there is a sympathetic approach to both preserve and enhance the character and appearance of the host building and wider surrounding area.

7. HERITAGE STATEMENT

7.1 This section of the report considers the proposal from a heritage perspective. It examines the impact that the proposal will have on the listed building, and any heritage features that surround the public house. The rationale for the proposed works is then set out. The section concludes with an assessment of the likely impacts of the proposed works on the heritage designations.

Heritage Significance

7.2 The Lido Buildings is a Locally Listed under serial reference 200 and was listed in May 2010 for its special architectural and historical nature. The details of listing reference 200 for the Lido Buildings read as:

"Architectural: Originally 1930s. Group of Art-Deco buildings overlooking the former canal feeder reservoir. Rebuilt in 1994-96. Single storey, white rendered with two storey flat roofed circular end towers, and green pantile roofs.

Historic: Canal feeder reservoir constructed in 1811 to feed Grand Union Canal. The Lido became a leisure area famous for water skiing in 1930s. The original buildings have been associated with the Lido since then. "

Rationale for Proposed Works

7.3 Local Development Plan Policy HE1 Heritage, DMHB 1 Heritage Assets and DMHB 2 Listed Building relating the heritage and conservation states that:

7.4 "1. *Conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape, which includes:*

Historic village cores, Metro-land suburbs, planned residential estates and 19th and 20th century industrial areas, including the Grand Union Canal and its features;

Designated heritage assets such as statutorily Listed Buildings, Conservation Areas and Scheduled Ancient Monuments;

Registered Parks and Gardens and historic landscapes, both natural and designed;

Locally recognised historic features, such as Areas of Special Local Character and Locally Listed Buildings; and Archaeologically significant areas, including Archaeological Priority Zones and Areas.

Actively encourage the regeneration of heritage assets, particularly those which have been included in English Heritage's 'Heritage at Risk' register or are currently vacant.

3. *Promote increased public awareness, understanding of and access to the borough's heritage assets and wider historic environment, through Section 106 agreements and via community engagement and outreach activities.*

4. Encourage the reuse and modification of heritage assets, where appropriate, when considering proposals to mitigate or adapt to the effects of climate change. Where negative impact on a heritage asset is identified, seek alternative approaches to achieve similar climate change mitigation outcomes without damage to the asset.

7.5 Chapter 16 of the NPPF (2023) relates to conserving and enhancing the historic environment. Paragraph 200 states that Local Planning Authorities should require applicants to describe the significance of any heritage asset affected by an application proposal, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. This Statement duly meets the requirements of the NPPF in this respect. The LPA should identify and assess the particular significance of any heritage asset when assessing the proposal, in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal (Paragraph 201).

7.6 Paragraph 203 states that in determining planning applications, LPAs should take account of:

- "a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness."

7.7 Paragraph 208 provides necessary guidance for development proposals that cause less than substantial harm to the significance of a designated heritage asset:

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposals, including securing its optimum viable use."

7.8 Therefore, the rationale for development is to upgrade the building to meet present day needs and commercial expectations, allowing the continued success and viable operation of the pub and heritage asset. Ongoing investment and maintenance are essential for the long-term protection and use of the building. The proposed works are sensitive to the host building and are considered to have a less than substantial harm impact on the wider surrounding area, thus conserving the character of the Listed Building and its setting.

Assessment of the likely impact of the proposal

7.9 The proposal would not remove traditional local features of the host property nor materially alter the prevailing character and architectural interest of the Listed Building in accordance with Paragraph 200 of the NPPF. The proposals will not result in the loss or negatively impact upon the functioning of property, rather it will provide a needed refresh of the interior and exterior of the building. The proposal seeks permission to provide high quality, sensitive alterations, that retain and enhance the property's historic fabric and character.

- 7.10 The proposal would not undermine the buildings identity as a Locally Listed Building, and the proposed alterations will clearly retain the character and features of the property, as there is no change in use or development that would detract from this. The scale and design of the development would be suitable to the host building and would not have a negative impact on its' setting.
- 7.11 No substantial harm or loss would result from the proposed external and internal works to the Locally Listed Building. The proposed works would revitalise and refresh the listed building for the benefit of members of the public and residents of the local area, as well as patrons of the pub.
- 7.12 The internal proposed works associated with the development are mainly cosmetic and involve the redecoration of the property.
- 7.13 The works associated with the on the ground floor all relate to modern additions and no original features would be impacted. The works simply seek to replace and refresh the areas and assist in improving both the customer and staff experience. These works have no significant harm upon the listing.
- 7.14 The proposed works do not and will not impact upon these original features.
- 7.15 The exterior works have been designed to bring the building to a state of good repair and provide upgrades where necessary. The Locally listed status of the structure is considered by not changing the structural integrity of the building but renewing where required and improving the general works on site for continued use as a restaurant. The work is largely cosmetic and should therefore not impact on the historic significance of the building.
- 7.16 The external works proposed within the grounds do not detract from the property and are stand alone features.
- 7.17 The proposed works are considered to provide a positive contribution to the character and appearance of local area and enhance the building's historic and architectural interest within the surrounding area.

Summary

- 7.18 The proposed scheme would preserve, sustain and enhance the special character, significance, appearance and historic interest of the site where possible. The scale, form, proportion, design and materials proposed would ensure the retention of heritage features in accordance with Section 16 of the NPPF and Local polices: Policy HE1 Heritage, DMHB 1 Heritage Assets and DMHB 2 Listed
- 7.19 The scheme seeks to minimise its impact with sensitive materials that complement the local context. Therefore, the works would seek to preserve the setting of the asset, ensure the character and appearance of the Listed Building is respected, and any harmful impacts are avoided and would have a less than significant harm on the listed building. As such, the proposed development is considered to respect and maintain its positive contribution to the local area as well as its heritage asset status.

8. CONCLUSION

- 8.1 This Planning Statement has been prepared by Boyer, on behalf of Mitchells and Butlers, in support of an application for full planning permission for external works associated with an existing public house known as The Water's Edge on Reservoir Road, Ruislip HA4 7TY.
- 8.2 This report sets out the justification in planning terms for the proposed development, which is summarised as follows:

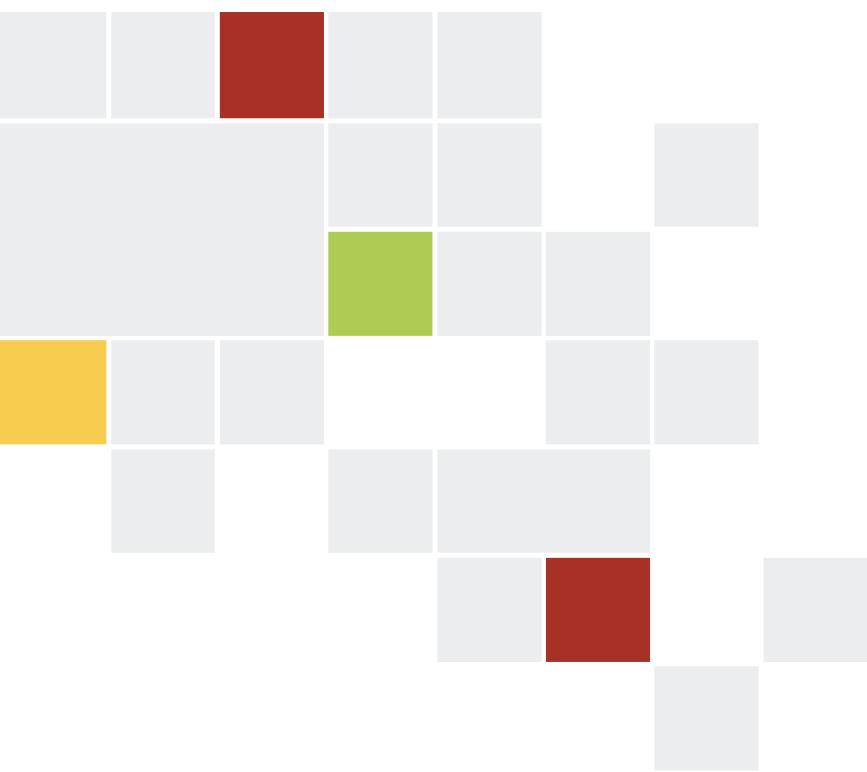
The proposals will enable the public house and associated grounds to be updated, sympathetically modernised and maintained, and thus contribute to its long-term financial vitality and viability;

Whilst the site is technically identified within the Green Belt, the scope of works are minimal and given the existing use there is a significant level of development already present on site in connection with the public house. Moreover the scheme has been designed to prioritise areas which has previously contain some for of development and thus shall not have any detrimental impact on the openness of the Green Belt in this part of the Borough;

Enabling significant investment into the continued use of the facility as a pub, ensuring its retention and enhancement as a local community facility and its sustainability to provide a much-needed public service; and

The proposed external works respect the existing art deco features and will not compromise the aesthetic appearance of the public house and will maintain the operation and trade through the provision of a high-quality scheme that is sensitive to its surrounding context.

- 8.3 Therefore, planning permission consent should be granted subject to any necessary conditions.



Choose office address.

Boyer