

47 Sweetcroft Lane Uxbridge UB10 9LE

Heritage Statement

Ref: 1158/06/2023

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Note: Site outlines may appear differently on some figures owing to distortions in historic maps. North may not be up the page and is generally approximate on early maps.

Unless otherwise noted, figures are not shown to scale.

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Executive summary

We are instructed by Clients to prepare a Heritage Statement in relation to a development at 47 Sweetcroft Lane Uxbridge UB10 9LE.

The proposal constitutes demolition of existing house and erection of a three storey, new build house consisting of 6 bedrooms.

This desk-based study assesses the possible impacts of the proposed development on built and other heritage assets in the area.

Designated built heritage assets which may be affected comprise:

- *The site is not a listed building.*
- *The site is not in a Conservation Area.*

The site is within an Area of Special Local Character. (ASLC)

There are individual designated and non-designated assets in the area; these will not be affected and have been scoped out of consideration.

Conclusions

- *The building is not a designated heritage asset.*
- *The site is not in a Conservation Area (CA).*
- *The proposal will have no physical impact on the significance of any designated asset and cause no harm.*
- *The proposal will have no impact on the significance of any individual NDA and cause no harm.*
- *The development will have no material impact on the significance of the Area of Special Local Character.*
- *There will be no harm to the character and/or appearance of the – i.e. it will be preserved.*
- *It is considered that the development will not impact on the contribution that setting makes to the significance of nearby assets and there will be no harm.*
- *By virtue of intervening urban and suburban forms, relative disposition, lack of inter-visibility and absence of causal links, it is considered that the setting of other designated and non-designated assets will be materially unaffected by the main scheme. There will be no harm to significance.*

Recommendation

No further Built Heritage assessment is required.

Mark Strawbridge MRTPI IHBC FRSA
FPHS

1 Introduction

1.1 Origin and scope of the report

- 1.1.1 We are instructed by Clients to prepare a Heritage Statement in relation to a development at 47 Sweetcroft Lane, Uxbridge, UB10 9LE. (LB Hillingdon).
- 1.1.2 The proposal constitutes demolition of existing house and erection of a three storey, new build house consisting of 6 bedrooms.
- 1.1.3 This desk-based study assesses the impact of the scheme on built heritage assets (standing buildings). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as the 'site') and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact upon any known or potential heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest.
- 1.1.4 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (DCLG 2021) and to standards specified by the Institute for Archaeologists (ClfA Oct 2012/Nov 2012), English Heritage (2008, 2011), Historic England (2015) and the Institute of Historic Building Conservation (IHBC 2009). The LPA has referred the applicant to the HER database.
- 1.1.5 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author, correct at the time of writing.

1.2 Designated Heritage Assets

- 1.2.1 The site is not a designated heritage asset.

1.3 Conservation Area

- 1.3.1 The site is not within a Conservation Area (CA)

1.4 Nearby Designated Assets

- 1.4.1 Other assets have been scoped out of consideration.

1.5 Individual Non-designated assets (NDA)

- 1.5.1 The LPA maintains a list of NDAs. The building is not on it.

1.6 Area of Special Local Character (ASLC - NDA)

- 1.6.1 The site is shown on the LPA's website as being within an Area of Special Local Character. This is a local policy. The LPA consider it to be a NDA.

1.7 Setting

- 1.7.1 Setting in this case comprises the enclosed nature of the urban form and street-scene; there is nothing to suggest that change will be harmful, as a principle.

1.8 Aims and objectives

- Identify the presence of any built heritage assets that may be affected by the proposals;
- describe the significance of such assets, as required by national planning policy;
- assess the likely impacts upon the significance of the assets arising from the proposals; and
- provide recommendations for further assessment where necessary of the historic assets affected, and/or mitigation aimed at reducing or removing completely any adverse impacts upon heritage assets and/or their setting.



Fig 1 Site (GAA 2023)

2 Site and Environs

2.1 Site

- 2.1.1 Situated on the south side of the road, down an elongated private driveway between Nos 45A and 53 Sweetcroft Lane, the existing house is partially attached to No 43.
- 2.1.2 The architectural style Edwardian; it has Arts and Crafts influences, including a hipped roof and a tall chimney off the ridge. Materials are pebble dash and small tile.
- 2.1.3 The site and environs have been subject to change through time.

2.2 Designated Heritage Assets

- 2.2.1 The site is not a designated heritage asset.

2.3 Conservation Area

- 2.3.1 The site is not within a CA. Fig 2 shows the site in relation to the local character area boundary and Fig 3 shows the relative disposition of LBs to the site.



Fig 2 Area of Special Local Character (LBH sourced 2023)



Fig 3 Nearby Assets
LBs shown in BLUE

- 2.3.2 By virtue of intervening suburban forms, lack of inter-visibility and relative disposition, it is considered that other assets will be materially unaffected and consequently there will be no harm to significance.

2.4 Area of Special Local Character

- 2.4.1 The Area of Special Local Character for Hillingdon Court (includes the site) has a map but no explanatory script or date of designation.
- 2.4.2 As a consequence, there is no baseline with which to assess the impact of the proposed development.
- 2.4.3 The LPA publish advice '*Proposed Eligibility Criteria for designation of Conservation Areas and Areas of Special Local Character*' which constitutes a checklist, in abstract, and gives no clue as to the determining factors in this specific case.
- 2.4.4 See link: <https://www.hillingdon.gov.uk/article/5982/Areas-of-special-local-character#:~:text=There%20are%2015%20designated%20areas,wishes%20to%20preserve%20or%20enhance>
- 2.4.5 Reference in another case states that the area has examples of '*Arts and Crafts style property*' and '*...the continuation of the established development pattern within the street-scene*' as being important factors.

2.5 Non-designated assets

- 2.5.1 Individual NDAs in the vicinity have been scoped out of consideration and there will be no potential for impact on the setting of any other asset.

2.6 Setting

- 2.6.1 Setting is generally taken to mean the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. (NPPF 2021 Glossary).
- 2.6.2 A setting is not an asset in its own right, nor does it have significance unless part of another heritage designation.
- 2.6.3 The contribution of setting is generally considered with reference to the Historic England document Good Practice Advice in *Planning Note 3 The setting of heritage assets* (3rd edition 2020) (GPA3).
- 2.6.4 In this case setting is contiguous with the local character area. As the proposal is minor works of replacement in a like manner it is suggested there will be no impact on either the setting or the character of the area and it is therefore scoped out of consideration.
- 2.6.5 Wider views are precluded by the urban form; Proximate views within and the prospect from the asset and the area will remain materially unaltered.

3 Significance

3.1 Planning History

- 3.1.1 A review of the LPA website reveals no relevant application history.
- 3.1.2 Inspection of the LPA website also reveals several applications that represent change in the near vicinity and the wider area.
- 3.1.3 Coupled with incremental change at the host building and many properties in the area, these developments and approvals indicate that appropriate change is acceptable; indeed, organic change may be considered an element of the character of the area.

3.2 Statement of significance

- 3.2.1 The determination of the significance of historic assets is based on statutory designation and/or professional judgement against 4 'values' (English Heritage/Historic England - 2008/2015) restated in the advice document *GPA 2 - Managing Significance in Decisions*
- 3.2.2 The 4 values are:
 - Evidential value
 - Aesthetic value
 - Historical value
 - Communal value

(This is refined by National Planning Policy Guidance (PPG), last updated in July 2021).

- 3.2.3 The site is not a designated heritage asset.
- 3.2.4 The site is not in a Conservation Area.
- 3.2.5 The building is not a non-designated asset.
- 3.2.6 The setting of an asset is not a heritage asset itself and hence is of no significance.
- 3.2.7 The site is within an Area of Special Local Character; this is a local policy of limited status and is considered to be of **low heritage significance** as a baseline.
- 3.2.8 LB Hillingdon website states that '*There are 15 designated areas of special local character (ASLC) in Hillingdon. They are non-designated local heritage assets, which have a character and identity local residents value and the council wishes to preserve or enhance.*'
- 3.2.9 AsSLC are designated based on their local architectural, townscape or historic merits.
- 3.2.10 There is no script to substantiate the special local character in this case. It is concluded that the ASLC is of **LOW** significance.

4 Impact of Development

4.1 Site in general

- 4.1.1 The development is as described in the drawing pack submitted with the application.
- 4.1.2 The development is in keeping with the area in term of character, appearance, functionality and proportionality.
- 4.1.3 There will be no material change to the character of the area.

4.2 Proposal

- 4.2.1 The proposal constitutes demolition of existing house and erection of a three storey, new build house consisting of 6 bedrooms. The proposed style is described by the architects as Modern Classical.
- 4.2.2 The design is of high quality, proportionate, compatible with the area and appropriate in scale, form and materiality.
- 4.2.3 The existing building is not a heritage asset in its own right.

4.3 Designated assets

- 4.3.1 It is considered that the proposed development will have no material impact on the significance of any designated historic asset.
- 4.3.2 Other assets in the vicinity have been scoped out of consideration. There will be no harm to any nearby designated heritage asset nor its setting attendant on the development proposed.

4.4 Conservation Area

- 4.4.1 The site is not within a Conservation Area.

4.5 Hillingdon Court Park Area of Special Local Character

- 4.5.1 The LPA consider the ASLC to be a NDA. It is considered that the development will have no material impact on significance and there will be no harm.

4.6 Individual Non-designated assets

- 4.6.1 The building is not an NDA. Nearby NDAs/locally listed buildings are scoped out. There will be no harm to significance of any asset.

4.7 Setting

- 4.7.1 As discussed above, setting is not separate from the ASLC and currently makes no more contribution to the significance of assets and as such is neutral. The site is surrounded by buildings and forms of different dates and forms. The scheme does not impact at all.
- 4.7.2 By virtue of lack of intervisibility, relative disposition and intervening urban and suburban forms, the development will not be within and therefore have no material impact on the setting of the other LBs or NDAs in the vicinity and no harm will be caused to significance.

4.8 Commentary

- 4.8.1 The development by virtue of sustaining a beneficial use is the optimum viable solution and therefore represents an enhancement.

- 4.8.2 There has been change over time in the area and on the site - clearly the significance of the NDA remains unharmed; there is nothing to suggest that a watershed has been reached. The development subject to this application does not take on-going change beyond the tipping point.
- 4.8.3 Change is part of the character of most long-standing residential areas, as is the case here.

4.9 Harm

- 4.9.1 The NPPF, at paras 201 & 202, refers to harm to the significance of designated heritage assets. At para 203 it refers to NDAs, thus: '*The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset*'.
- 4.9.2 The building itself is not a NDA; it has negligible/no heritage significance as such.
- 4.9.3 In this case it is considered that the proposal will cause no harm to significance of any asset; there will be change, but overall that change will be in the positive and better reveal the significance of the assets and improve sustainability. As there is no harm there is no duty to prove public benefit, etc.

4.10 The Duty to Preserve or Enhance

- 4.10.1 The site is not in a CA; the duty to preserve or enhance does not apply.

5 Photos

5.1 Photos

5.1.1 The client has provided the following photographs which illustrate the existing building and site.



From north



From south

Fig 4 Photos (Client 2023)

6 Conclusions and Recommendations

6.1 Conclusions

- 6.1.1 The building is not a designated heritage asset.
- 6.1.2 The site is not in a Conservation Area (CA).
- 6.1.3 The proposal will have no physical impact on the significance of any designated asset and cause no harm.
- 6.1.4 The proposal will have no impact on the significance of any individual NDA and cause no harm.
- 6.1.5 The development will have no material impact on the significance of the Area of Special Local Character.
- 6.1.6 There will be no harm to the character and/or appearance of the area – i.e. character of the area will be preserved and appearance enhanced.
- 6.1.7 It is considered that the development will not impact on the contribution that setting makes to the significance of nearby assets and there will be no harm.
- 6.1.8 By virtue of intervening urban and suburban forms, relative disposition, lack of inter-visibility and absence of causal links, it is considered that the setting of other designated and non-designated assets will be materially unaffected by the scheme. There will be no harm to significance.
- 6.1.9 The proposal is considered to accord in full with legislation, national and local heritage policy and advice.

6.2 Recommendation

- 6.2.1 No further Built Heritage assessment or reporting is required.

Mark Strawbridge MRTPI IHBC FRSA
FPHS

7 Planning Framework

7.1 Statutory protection

Listed Buildings and Conservation Areas

7.1.1 The *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the legal requirements for the control of development and alterations which affect buildings, including those which are listed or in conservation areas. Buildings which are listed or which lie within a conservation area are protected by law. Grade I are buildings of exceptional interest. Grade II* are particularly significant buildings of more than special interest. Grade II are buildings of special interest, which warrant every effort being made to preserve them.

7.2 National Planning Policy Framework

7.2.1 The Government issued the National Planning Policy Framework (NPPF) in March 2012 (DCLG 2012) and supporting Planning Practice Guidance in 2014 (DCLG 2014). This advice was updated in 2021.

7.2.2 One of the 12 core principles that underpin both plan-making and decision-taking within the framework is to '*conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.*' It recognises that heritage assets are an irreplaceable resource and requires the significance of heritage assets to be considered in the planning process, whether designated or not. The contribution of setting to asset significance needs to be taken into account.

7.2.3 Section 16: *Conserving and enhancing the historic environment*, is key. The policies set out in this section relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the *Planning (Listed Buildings and Conservation Areas) Act 1990*, as well as to plan-making and decision-making. (See also Planning Practice Guidance – Conserving and enhancing the historic environment section).

7.2.4 Paras 189 – 208 inclusive refer:

189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

(Some World Heritage Sites are inscribed by UNESCO to be of natural significance rather than cultural significance; and in some cases they are inscribed for both their natural and cultural significance).

190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.

191. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

192. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

193. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

7.2.5 Proposals affecting heritage assets are considered under para 194 on:

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

196. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

197. In determining applications, local planning authorities 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.

198. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

7.2.6 Potential impacts are considered in para 199 on:

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional⁶⁸.

(Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.)

201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

202. 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 proposal including, where appropriate, securing its optimum viable use.

203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

204. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

(Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository).

206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

207. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

208. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

7.3 Local Policy

- 7.3.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the Development Plan unless material considerations indicated otherwise.
- 7.3.2 Accordingly, the proposals are assessed against Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (November 2012) and Policies DMHB 11, DMHB 14, DMHB 18, DMHD1, DMT2 and DMT6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and Policies 3.5 and 3.8 of the London Plan (July 2016 and later).

Determining significance

7.3.3 'Significance' lies in the value of a heritage asset to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic. Archaeological interest includes an interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity and may apply to standing buildings or structures as well as buried remains. Known and potential heritage assets within the site and its vicinity have been identified from national and local designations, HER data and expert opinion. The determination of the significance of these assets is based on statutory designation and/or professional judgement against four values (EH 2008):

- *Evidential value*: the potential of the physical remains to yield evidence of past human activity. This might take into account date; rarity; state of preservation; diversity/complexity; contribution to published priorities; supporting documentation; collective value and comparative potential.
- *Aesthetic value*: this derives from the ways in which people draw sensory and intellectual stimulation from the heritage asset, taking into account what other people have said or written;
- *Historical value*: the ways in which past people, events and aspects of life can be connected through heritage asset to the present, such a connection often being illustrative or associative;
- *Communal value*: this derives from the meanings of a heritage asset for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with historical, particularly associative, and aesthetic values, along with and educational, social or economic values.

7.3.4 Table 1 gives examples of the significance of designated and non-designated heritage assets.

Table 1: Significance of heritage assets

| Heritage asset description | Significance |
|---|--|
| World heritage sites Scheduled monuments Grade I and II* listed buildings English Heritage Grade I and II* registered parks and gardens Protected Wrecks Heritage assets of national importance | Very high (International/ national) |
| English Heritage Grade II registered parks and gardens Conservation areas Designated historic battlefields Grade II listed buildings Burial grounds Protected heritage landscapes (e.g., ancient woodland or historic hedgerows) Heritage assets of regional or county importance | High (national/ regional/ county) |
| Heritage assets with a district value or interest for education or cultural appreciation Locally listed buildings | Medium (District) |
| Heritage assets with a local (i.e., parish) value or interest for education or cultural appreciation | Low (Local) |
| Historic environment resource with no significant value or interest | Negligible |
| Heritage assets that have a clear potential, but for which current knowledge is insufficient to allow significance to be determined | Uncertain |