

DELEGATED LISTED BUILDING DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL

Select Option

- | | |
|--|--------------------------|
| 1. No valid planning application objection in the form of a petition of 20 or more signatures, has been received | <input type="checkbox"/> |
| 2. Application complies with all relevant planning policies and is acceptable on planning grounds | <input type="checkbox"/> |
| 3. There is no Committee resolution for the enforcement action | <input type="checkbox"/> |
| 4. There is no effect on listed buildings or their settings | <input type="checkbox"/> |
| 5. The site is not in the Green Belt (but see 11 below) | <input type="checkbox"/> |

REFUSAL RECOMMENDED: GENERAL

- | | |
|--|--------------------------|
| 6. Application is contrary to relevant planning policies/standards | <input type="checkbox"/> |
| 7. No petition of 20 or more signatures has been received | <input type="checkbox"/> |
| 8. Application has not been supported independently by a person/s | <input type="checkbox"/> |
| 9. The site is not in Green Belt (but see 11 below) | <input type="checkbox"/> |

RESIDENTIAL DEVELOPMENT

- | | |
|--|--------------------------|
| 10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha | <input type="checkbox"/> |
| 11. Householder application in the Green Belt | <input type="checkbox"/> |

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

- | | |
|--|--------------------------|
| 12. Change of use of retail units on site less than 1 ha or with less than 1000 sq m other than a change involving a loss of A1 uses | <input type="checkbox"/> |
| 13. Refusal of change of use from retail class A1 to any other use | <input type="checkbox"/> |
| 14. Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use. | <input type="checkbox"/> |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 15. Certificate of Lawfulness (for proposed use or Development) | <input type="checkbox"/> |
| 16. Certificate of Lawfulness (for existing use or Development) | <input type="checkbox"/> |
| 17. Certificate of Appropriate Alternative Development | <input type="checkbox"/> |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 18. ADVERTISEMENT CONSENT (excluding Hoardings) | <input type="checkbox"/> |
| 19. PRIOR APPROVAL APPLICATION | <input type="checkbox"/> |
| 20. OUT-OF-BOROUGH OBSERVATIONS | <input type="checkbox"/> |
| 21. CIRCULAR 18/84 APPLICATION | <input type="checkbox"/> |
| 22. CORPSEWOOD COVENANT APPLICATION | <input type="checkbox"/> |
| 23. APPROVAL OF DETAILS | <input type="checkbox"/> |
| 24. ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where Heads of Terms have already received Committee approval | <input type="checkbox"/> |
| 25. WORKS TO TREES | <input type="checkbox"/> |
| 26. OTHER (please specify) | <input type="checkbox"/> |

The delegation powers schedule has been checked. Director of Planning, Environment and Community Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Item No.	Report of the Head of Planning & Enforcement Services		
Address	RAF NORTHOLT, SIR KEITH PARK BUILDING (BUILDING 27) WEST END ROAD RUISLIP		
Development:	Alterations to existing elevations (Application for Listed Building Consent.)		
LBH Ref Nos:	189/APP/2010/2882		
Drawing Nos:	MS 1129 Design and Access Statement Window Details and Specifications from West End Glass Homelight Windows Drawing B1 Homelight Windows Drawing Eb 010 Sheet No. 17 Homelight Windows Drawing Hw 6 Homelight Windows Drawing B13 Homelight Windows Drawing Eb 010 Sheet No. 22		
Date Plans Received:	14/12/2010	Date(s) of Amendment(s):	15/12/2010
Date Application Valid:	24/01/2011		24/02/2011

1. CONSIDERATIONS

1.1 Site and Locality

The application site, known as RAF Northolt, is the only operational military airfield in the London area. The site is some 193ha (470 acres) in extent and is divided into three separate areas by function: to the south, a triangular parcel of land alongside the A40 provides space for aircraft stands, an aircraft operations building and VIP terminal, car parking, and numerous small hangars and storage buildings. The central and largest part of the site (the airfield) is given over to the main runway and associated taxiways. To the north, a 25ha (62 acre) site is the principal location of the main operational and residential buildings of the base and includes aircraft hangers, military accommodation and operations buildings, including building 27 the subject of this application, workshops, a passenger terminal, and substantial areas of hard standing. These buildings include two large hangars used for aircraft maintenance. The site contains a range of sport, recreation and community facilities to support those living and working on the base. These include two sports pitches at the far western end of the site and a medical centre.

The site is bounded to the south by the A40, to the south east by a mix of predominantly single and two storey semi-detached and terraced residential houses in Wingfield Way and Glebe Avenue. The site is bounded to the northeast by West End Road, with service personnel housing beyond. It is also bound to the north by Yeading Brook, beyond which are 2 storey terraced and semi-detached houses in Lea Crescent and Clyfford Road, South Ruislip. Green Belt land lies to the north west, west and south (beyond the A40) of the site.

Building 27 is centrally located within the site and comprises a single storey building used for RAF operations.

1.2 Proposed Scheme

Listed building consent is sought for the replacement of the existing uPVC windows with Crittall windows and varying sizes to existing window opening sizes prevalent in the

elevations of the building. Some windows would be openable.

1.3 Relevant Planning History

Comment on Planning History

There is an extensive planning history relating to this site, none of which are relevant.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

A site notice was displayed on site and the application has been advertised as a development that affects the setting of a listed building. No comments have been received.

English Heritage: Do not consider it necessary for this application to be notified to English Heritage.

Conservation & Design:

RAF Northolt is a MoD operational site. Building 21 is grade II listed and is the former Squadron Watch office, and former 'Z' sector Operations Block. The Watch office, which also served as the Aircraft Readiness room during the Second World War, had an undisputed role in the Battle of Britain and was the building from which RAF Northolt's pilots were scrambled. The Operations Block was the prototype of the 'Dowding System,' a method of communication allowing the command chain to intercept enemy aircraft, the first such system in the world.

The proposals have been subject to some negotiation with the Conservation Team, and there is support for the scheme, however the details submitted are insufficient at present to take the matter forward. The following will be required:

- Marked up elevational drawings, or if these cannot be provided, photographs, which show the existing windows and which also indicate the type of replacement window for each location- these must concur with the numbers for each type included in the Crittal window schedule
- A detailed window construction drawing to scale, this may be generic in this instance, given the sketch drawings already provided by Crittal.
- Details of the proposed secondary glazing

Whilst there is no objection in principle to these works, the drawings are insufficient to take this matter forward at present; revisions and further information are required at this stage.

Further comments on amended plans:

The proposals and together with the photos and marked up floor plan are acceptable. One or two of the window photos are missing, but it is clear what is being proposed for these from the floor plan and cross reference with the window manufacturers schedule.

4. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

Part 2 Policies:

BE8 Planning applications for alteration or extension of listed buildings

BE10 Proposals detrimental to the setting of a listed building

5. MAIN PLANNING ISSUES

The main issue for consideration relate to the effect of the proposal on the special architectural or historic interest and setting of the listed building.

The original building was constructed with crittall windows, however these were replaced prior to the listed of the building. The proposed windows would therefore harmonise with the historic character of the building.

As such, it is considered that the proposal would not have a detrimental impact of the appearance of the building and would not harm the special architectural of historic interest and setting of this Grade II listed building. The proposal would therefore comply with policies BE8 and BE10 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 CAC4 Making good of any damage

Any damage caused to the building in execution of the works shall be made good to the satisfaction of the Local Planning Authority within 1 month of the works being completed.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 CAC14 Further Details (Listed Buildings)

Detailed drawings and materials, in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:

- (a) Design details and materials of the new door
- (b) Design details and materials of the secondary glazing units
- (c) RAL colour for the window frames

REASON

To safeguard the special architectural and/or historic interest of the building in

accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1 The decision to GRANT 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 (February 2008) and national guidance.

BE8 Planning applications for alteration or extension of listed buildings

BE10 Proposals detrimental to the setting of a listed building

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

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

5 Written notification of the intended start of works shall be sent to Planning & Community Services, London Borough of Hillingdon, Civic Centre, High Street, Uxbridge, UB8 1UW at least seven days before the works hereby approved are commenced.

Contact Officer: Sonia Bowen

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