

Heritage Statement

48 Church Road, West Drayton, UB7 7PX

Planning Application 20802/APP/2025/1986

Erection of a single storey side extension and part extension and garage conversion

August 2025

1. Introduction

1.1. This Heritage Statement is submitted in support of a planning application that has been submitted to the London Borough of Hillingdon for the erection of a single storey side extension and part rear extension and garage conversion.

1.2. This document provides the background and rationale to the proposal and incorporates a consideration of heritage matters relevant to the property.

2. The Site and Context

2.1. The application property comprises a 1930's, two storey, semi-detached dwellinghouse sited on the northern side of Church Road, between The Green and Pippins Close. It forms the eastern-most of the semi-detached pair.



*Figure 1 – Aerial view of the site in the context
(courtesy Google Maps)*

2.2. The building is of brick construction with a pitched, profile tiled roof and multi-paned metal casement windows. It is characterised by a central projecting gable with a ground floor bay window. The entrance is recessed under an open porch, and the main hipped roof extends down to the front creating a cat-slide roof over the entrance. The property has a small dormer at first floor level above the porch.

2.3. The rear elevation is simple in form and appearance and has been added to with a glazed metal framed conservatory/greenhouse.



Figure 2 – The front and rear elevations

2.4. Land levels in the area are relatively flat and even. The front garden is mainly laid to tarmac behind the front boundary wall, with a pedestrian and vehicular access at its eastern end with a gravel drive leading to the front door and the side of the house. A 1.8m high close boarded fence adjacent to the front elevation provides security to the space to the side of the house.

2.5. There is a detached garage slightly behind the rear elevation of the house, and a patio and detached garage to the rear elevation. The rear garden is otherwise mainly laid to lawn with shrubs around its edges and conifers to the rear.

2.6. The property is within the West Drayton Green Conservation Area and the boundary wall to the front of No.48 through to No.50 is a Grade II Listed Structure. The property also falls within the West Drayton Archaeological Priority Area (APA) and Colne Valley Archaeological Priority Zone (APZ).

2.7. The property was built on land that had originally formed part of a former Manor House belonging to the Paget family, with the front boundary wall originally defining the former Paget estate. The wall dates from the 16th century and is constructed of a soft red brick. The formation of the houses within the estate required gaps in the wall to be created to form driveways and access to the houses.

2.8. The adjoining property, No.50, would have originally mirrored the application property, but alterations including replacement fenestration and the enclosure of the porch have diminished the original uniformity between the two houses.

2.9. Church Road is a two-way road with pavements on both sides of the road. On-street parking is limited by virtue of the relative narrowness of the road. The property is not within a Controlled Parking Zone (CPZ) and the majority of the properties in the area have dropped kerbs to their frontages and car parking in front gardens or to the sides of the houses.

2.10. The area is primarily residential in character, with houses of varying styles from the 1930's, although many have been extended, altered and personalised over the years.

3. Planning History

3.1. 20802/APP/2015/3656 – 01.10.15 - Widening of existing driveway involving the partial demolition and making good of a Grade II listed front boundary wall (Part Retrospective) – Approval.

3.2. 20802/APP/2015/3657 – 01.10.15 - Widening of existing driveway, involving the partial demolition and making good of a Grade II listed front boundary wall (Part Retrospective) (Listed Building Consent) – Approval.

3.3. 20802/APP/2000/464 - 24-02-00 - DEMOLITION OF PART OF BOUNDARY WALL (APPLICATION FOR LISTED BUILDING CONSENT) – Approval.

3.4. 20802/APP/1999/2596 - 13-12-99- ERECTION OF A SINGLE STOREY REAR EXTENSION – Approval

4. The Proposal

4.1. The proposal seeks planning permission for the erection of a single storey side extension and a part rear extension and garage conversion into an habitable room.

4.2. The single storey part of the rear extension will be 4.0m deep across the width of the house with a flat roof, joining the converted garage into a habitable room.

4.3. The existing garage consists of pre-fabricated concrete wall with an asbestos roof. This garage will be demolished and replaced with a cavity wall with the external façade to match as close as possible, with the existing main dwelling. This will also have a continued flat roof.

4.4. A flat roof is proposed to minimise its impact on the street scene and ensure that it remains subordinate. The flat roof will consist of a parapet wall, commonly found in conservation area extension design.

4.5. It should also be noted that permitted development rights allow for single storey rear extensions to residential properties in Conservation Areas, up to 3m in depth for semidetached properties such as this, with flat roofs up to 3m in height. This is by virtue of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015).

5.9. The property is at the northern confines of the Conservation Area, and the properties beyond the rear garden are outside of the defined boundary.

5.10. The Council does not appear to have produced a conservation area appraisal or management plan relating to this area. The designation appears to arise from West Drayton Green being an old village centre, with a large open area of grass with trees generally around the perimeter. It is surrounded by a number of fine houses, particularly at the south end, which include the early C18th The Old House and early C19th Beechwood. To the north is a row of cottages that was once the parish workhouse.

5.11. The application property within the context of the Conservation Area is distinctly modern being from the 1930's as a result of the continued growth outwards from the village centre. The group of properties that the application site forms part of have been altered from their original form with modern roof coverings, upvc windows, infilling of porches, the use of cladding and render to external elevations and hard surfaces to front gardens. The terrace of properties opposite the site have equally been altered over the years and are not of any particular note within the context of the Conservation Area.



Figure 4 – Streetscene photographs demonstrating the variety in building forms and use of different materials

Assessment of Significance

5.12. English Heritage's 2008 "Conservation Principles" confirm that there are four main categories of significance of heritage assets:

- Exceptional – an asset important at the highest national or international levels, including scheduled ancient monuments, Grade I and II* Listed buildings and World Heritage Sites.
- High – a designated asset important at a national level, including Grade II listed buildings and locally designated conservation areas. The NPPF advises that substantial harm should be exceptional.
- Medium – an undesignated asset important at local to regional level, including buildings on a Local List (non-statutory) or those that make a positive contribution to a conservation area. This may also include less significant parts of listed buildings.
- Low – structures or features of very limited heritage value and not defined as a heritage asset. Includes buildings that do not contribute positively to a conservation area and also later additions to listed buildings of much less value.

5.13. On this basis, the heritage asset relating to the application can be considered to be of medium to low significance. The significance is derived from the building that is of limited heritage value in its contribution to the Conservation Area, and separately, the value of the Grade II Listed Wall to the front of the property

a) The impact on the Conservation Area

5.14. The house can be considered to be of low significance in heritage terms, although consideration has to be given as to the impact of the proposed development on this significance and its impact on the wider Conservation Area.

5.15. The amended proposals reduce the extent and form of the proposed extensions to the house, and hence their impact, to ensure that they remain subordinate to the original form of the house in accordance with the Council's planning policies and guidance.

5.16. The rear extensions will not be visible from the public domain within the Conservation Area and they will not therefore cause any harm. The side extension will be visible but it replaces in part the existing close boarded fence, and it will match the existing single storey side extensions on the neighbouring property (see Figure 4 above). The flat roof is deliberate to minimise its impact and visibility from the street.

5.17. Given the extensions and alterations to other properties in the road, and having considered the historical context of the site, the proposed development is appropriate to the Conservation Area. It is part of the evolving nature of the properties in the area to adapt to provide minimum living standards and quality of life in the modern world and the extensions will not have any adverse impact on the heritage significance of the Conservation Area as a heritage asset. At most there may be “less than significant harm”, but that harm is outweighed by the improvements to the existing building in providing family accommodation suitable for modern living, and in improving the sustainability and thermal efficiencies of the building through the refurbishment and extension.

5.18. Given the extensions and alterations to other properties in the road, and having considered the historical context of the site, the proposed development is appropriate to the Conservation Area. It is part of the evolving nature of the properties in the area to adapt to provide minimum living standards and quality of life in the modern world and the extensions will not have any adverse impact on the heritage significance of the Conservation Area as a heritage asset. At most there may be “less than significant harm”, but that harm is outweighed by the improvements to the existing building in providing family accommodation suitable for modern living, and in improving the sustainability and thermal efficiencies of the building through the refurbishment and extension.

b) The Impact on the Listed Wall

5.19. The proposed works will have no impact on the significance of the Listed Wall to the front of the property. Indeed the wall has the benefit of enclosing and securing the front garden and assists in obscuring the visibility of the house from the public domain. It follows that any development of the house will equally not be visible or noticeable from the street.

c) The Impact on Archaeology

5.20. The proposal does not require any significant excavation beyond the extents of the existing building or made land. As such there will be no impact on archaeological matters and no harm will result to the significance of archaeology as a designated heritage asset. If considered necessary a condition can be imposed to ensure that a “watching brief” is maintained through the course of the construction.

6. Conclusion

6.1. This Statement has been prepared in accordance with the historic environment policies as contained within the NPPF, the London Plan and the Hillingdon Local Plan.

6.2. Planning permission should normally be granted for alterations and extensions of unlisted buildings in Conservation Areas particularly where the existing building makes an insignificant contribution to the character or appearance of the area, and if the design quality of the proposed development is acceptable. That is what this proposal secures. It will not result in any harm in the context of the significance of the building, the Conservation Area, or the Listed wall.

6.3. There are therefore no heritage reasons why planning permission cannot be granted for this amended scheme.