

**The Harefield, 41 High Street, Harefield, Uxbridge,  
UB9 6BY**

**784-B078712**



(Source: Google Maps, April 2026)

## **Planning and Heritage Statement**



**Admiral Taverns**

**April 2026**

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## Document control

<b>Document:</b>	Planning and Heritage Statement
<b>Project:</b>	Planning Application for the siting of a Pergola to the rear outdoor area
<b>Client:</b>	Admiral Taverns
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## 1.0 Introduction

### General Introduction

- 1.1 Tetra Tech have been instructed to prepare a Planning and Heritage Statement in support of a full application for the siting of a timber pergola to the rear of the Harefield Public House, 41 High Street, UB9 6BY.
- 1.2 This statement should be read in conjunction with the supporting application drawings which accompany the application.
- 1.3 The existing use of the building as a public house will not be affected by the proposal.
- 1.4 The Harefield Public House is Locally Listed and located within the designated Harefield Village Conservation Area. The premises are also located within North Harefield Archaeological Priority Area and the Harefield Local Centre.
- 1.5 The Harefield Public House has had several name changes in the past including Mad O'Rourke's Pie Shop, Disraeli/Disraeli Arms and the Pickle Jar, before the current name of The Harefield.
- 1.6 The proposal seeks:
- 'Full planning consent for the siting of a 5sqm timber framed pergola with polycarbonate roof, partially enclosed by 1.8m high trellis infill panel, picket fencing and new replacement 1.8 m high close board fencing'*
- 1.7 The premises are a long standing and established Public House.
- 1.8 The site is located sustainably within a local centre location.
- 1.9 No issues of residential amenity will be raised by the proposal above or beyond the existing situation as the proposal will replace an existing temporary gazebo type structure.
- 1.10 Two parking spaces are located to the front of the premises which will remain. Parking is not undertaken to the rear of the premises in the location of the proposal, therefore no parking/highway safety issues will be raised by the proposal above or beyond the existing situation.
- 1.11 This Planning and Heritage statement seeks to provide details of how the proposal will adhere with adopted Local and National Planning Policy.

### Planning History of the Premises

- 1.12 The London Borough of Hillingdon Council's planning history search facility has identified the following planning history of the site:

<b>The Harefield</b>		
21954/ADV/2025/43	Installation of 1 no. externally illuminated fascia letter sign, 1no. externally illuminated hanging sign, 2no. non-illuminated high level letter signs, 2 no. non-illuminated hoarding signs, 6no. LED floodlights, and 2no. lantern lights.	Approved 16/12/25

17709/APP/2024/1800	Details pursuant to the discharge of Conditions 10 (Ancillary Building Details), 11 (Materials), 12 (Details of Roof Parapet, Doors and Windows) and 13 (Dead-End Corridors and Inner Room Details) of planning permission ref. 17709/APP/2023/2673 dated 08-02-2024 (Demolition of former residential school and erection of academic building (Use Class F1) and ancillary structures including heat pump and substation enclosures, construction of a multi-use games area, revised vehicular access, landscaping, car and cycle parking and associated works)	Approved 30/08/24
21954/APP/2021/4065	Erection of Smoking Shelter	Approved 22/07/22
<b>The Pickle Jar</b>		
21954/ADV/2006/96	Installation of an externally illuminated fascia sign and 2 externally illuminated projecting signs	Approved 29/01/07
21954/APP/2006/3112	Patio with roofed pergola to side elevation and new entrance lobby to front elevation	Approved 29/01/07
21954/APP/2006/3113	Covered patio with decking and slabs, new signage and internal alterations (Application for Listed Building Consent)	Withdrawn 28/01/09
<b>Disraeli/Disraele Arms</b>		
21954/B/85/1880	Extension to toilets and change of use of ground floor to licensed accommodation.	NFA 15/11/06
21954/C/85/1879	Listed building consent to dev/alter	Approved 17/01/86
21954/D/87/2348	Demolition of s/s building & extension of pub into next door shop & provision of 2 flats & parking	Approved 20/01/86
21954/E/87/2445	Demolition of outbuilding's & extension of P.H. into adjacent shop/yard area. Alterations to provide 2x2-bed flats (App Conservation Area Consent)	Refused 03/06/88
21954/E/87/2445	Retention of two storey rear extension to comprise kitchen and toilets on ground floor and three bed- rooms on 1st floor. Erection of storage building	Approved 03/06/88

## Flood Risk

1.13 The site is located within Flood Zone 1:



## **Structure of the Planning and Heritage Statement**

1.14 The Planning, Design and Heritage Statement is structured as follows:

- Section 1; Provides an Introduction.
- Section 2: Provides a Description of the Application Site and the Surrounding Area.
- Section 3: Provides details of the Historic Designation and Context of the Site.
- Section 4 Provides details of Application Proposals.
- Section 5: Provides details of Planning Policy and Legislation.
- Section 6: Provides an Assessment and Conclusion.

## 2.0 Application Site and Surroundings

### Site Location

- 2.1 The Harefield Public House is located within the administrative boundary of the London Borough of Hillingdon.
- 2.2 The Harefield has had several name changes in the past including Mad O'Rourke's Pie Shop, Disraeli/Disraeli Arms and the Pickle Jar, before the current name of The Harefield.
- 2.3 The site is located on the southeastern side of High Street, Harefield. The site comprises a locally listed public house (Serial No. 035) and is located within the North Harefield Archaeological Priority Area, Harefield Village Conservation Area and the Harefield Local Centre.
- 2.4 The Site comprises 41 to 43 High Street. Architecturally, the Site is early to mid-19th century in appearance, being two storeys in height with cream rendering to the external elevations. The surrounding area appears built-up with a mix of uses in close proximity including residential properties and commercial uses.



(Source: Google Maps, April 2026)

## 3.0 Historic Designation and Context

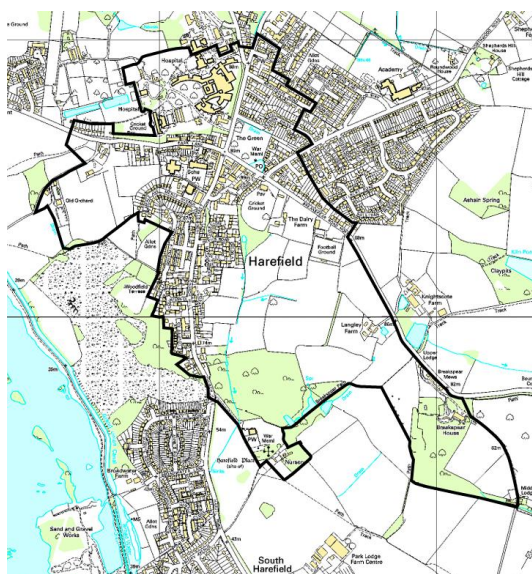
- 3.1 The Harefield Public House is a Locally Listed Building, located within the confines of the Harefield Village Conservation Area.

### Local Listing

- 3.2 The Harefield Public House, 41-43 High Street, UB9 6BY is Locally Listed. The premises is therefore a non-designated heritage asset of local architectural and historic importance, which significantly contributes to the unique character of the borough of Hillingdon.
- 3.3 Whilst the property is not statutorily listed, the building is considered to be of good quality design and/or is considered to be of historical significance and therefore important to the local community.
- 3.4 The inclusion of the Harefield Public House on the local list means that the London Borough of Hillingdon council will consider the building's special local architectural or historic interest when considering planning applications for alterations and extensions.
- 3.5 The statement of significance and reason for the designation as a Locally Listed building is due to the following factors:
- 3.3 Architecturally, the building is early to mid-19th century in appearance. Both properties are now combined to form one unit. Two storeys, main front of three bays width. Two large, divided windows to the ground floor, with half glazed and panel door to centre. Stuccoed with incised horizontal lines. No 43 appears irregular in footprint. Recessed sash windows with glazing bars. One replaced.
- 3.4 In terms of the buildings contribution to townscape, the building has a group value with no 45-49 High Street, which contributes to local character.

### Harefield Village Conservation Area

- 3.5 The Harefield Village Conservation Area was originally designated on 20<sup>th</sup> January 1970 and subsequently extended on 26<sup>th</sup> July 1990.



- 3.6 The Harefield Village Conservation Area as depicted above covers an area of 115.77 hectares. The Conservation Area is one of 31 designated conservation areas within the London Borough of Hillingdon. This designation reflects the area's special architectural and historic interest.
- 3.7 In accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, special attention has been paid to the desirability of preserving or enhancing the character and appearance of the conservation area.
- 3.8 The Harefield Village Conservation Area is characterised by its rural setting, historic village core, and gradual transition to open countryside. Its significance derives from the variety of building ages, vernacular materials, and preserved village character. The application site contributes positively to this character through its architectural significance and its grouping with No. 45 to 49 High Street.
- 3.9 The proposal has been designed to ensure that no impact will occur to the visual amenity of the Conservation Area's setting or streetscape. The siting of the pergola to the rear of the premises, out of sight of the public domain ensured screening from the street scene, thereby preserving the conservation area's character and appearance.
- 3.10 Within proximity of the premises lies several Statutory Listed Buildings:
- Grade II Listed 14 High Street (1080192)
  - Grade II Listed Harefield House (1358404)
  - Grade II Listed Harefield War Memorial (1427608)
  - Grade II Listed Stable Building (1358365)
  - Grade II Listed Kings Arms Public House (1080191)
  - Grade II Listed 65 and 67 High Street (1080190)
  - Grade II Listed 130-136 High Street (1080193)
  - Grade II Listed 140 High Street (1080194)
  - Grade II Listed Manor Court (1080113)
  - Grade II Listed White Horse Public House (1192852)
  - Grade II\* Listed Almshouses (135864)

## 4.0 Application Proposal

- 4.1 This application is submitted to the London Borough of Hillingdon Council for the following form of development:

*'Full planning consent for the siting of a 5sqm timber framed pergola with polycarbonate roof, partially enclosed by 1.8m high trellis infill panel, picket fencing and new replacement 1.8 m high close board fencing'*

- 4.2 The area to which the proposal will be located is to the rear of the premises within the existing hard standing area. Within this area already is sited an aesthetically detrimental canopy under which lies tables and chairs which customers use. The only curtilage boundary to border the proposed site area is to the eastern edge where a painted wall of approximately 2 metres in height is located, beyond which lies a large area of foliage and large trees, the proposal will not impact any of the other boundaries to the north, west or south. Consequently, the proposed pergola is considered as small-scale and will be located out of the views of the public realm, as depicted on supporting plan reference PR 002 below:



- 4.3 The proposal comprises the siting of a predominantly open sided new 5m x 5m stained timber pergola with polycarbonate roof, a 1.8 m high trellis infill panel will be located to the northern front edge along with stained timber picket fencing and gate, which will also form a boundary across the retained hard standing area, as depicted on the supporting existing and proposed site plan and elevations reference PR003/Rev A



## 5.0 Planning Policy and Legislation

- 5.1 The premises are located within the administrative boundary of the London Borough of Hillingdon Council, where the statutory development plan is the Local Plan: Part 1 Strategic Policies (2012) and the Local Plan: Part 2 Development Management Policies (2020). Other material considerations are also relevant to these proposals, namely, The London Plan (2021), National Planning Policy Framework, the provisions of the Planning (Listed Buildings and Conservation Areas) act 1990 and National Planning Policy Guidance.

### **Local Plan: Part 1 Strategic Policies (2012)**

- 5.2 **Policy HE1 (Heritage)** states that the Council will conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape, which includes the designated heritage assets such as statutorily Listed Buildings, Conservation Areas and Scheduled Ancient Monuments.
- 5.3 **Policy BE1 (Built Environment)** requires all new development to maintain the quality of the built environment by providing high quality urban design.

### **Local Plan: Part 2 Development Management Policies (2020)**

- 5.4 **Policy DMHB 1 (Heritage Assets)** advises that the Council will expect development proposals to avoid harm to the historic environment. Proposals that have an effect on heritage assets will only be supported where it sustains and enhances the significance of the asset, will not lead to significant harm to the asset, makes a positive contribution to local character and distinctiveness, designed sympathetically, and relates appropriately to its setting.
- 5.5 **Policy DHMB 3 (Locally Listed Buildings)** confirms that there is a general presumption in favour of the retention of buildings, structures and features included in the Local List. The Council will take into account the effect of a proposal on the building's significance and the scale of any harm of loss when considering planning applications. Proposals will be permitted where they retain the significance, appearance, character or setting of a Locally Listed Building.
- 5.6 **Policy DMHB 4 (Conservation Areas)** advises that new development within or on the fringes of conservation areas will be expected to preserve or enhance the character and appearance of the area. It should sustain and enhance its significance and make a positive contribution to the local character and distinctiveness.
- 5.7 **Policy DMHB 7 (Archaeological Priority Areas and Archaeological Priority Zones)** states that the Council will ensure that sites of archaeological interest within or, where appropriate, outside, designated areas are not disturbed.
- 5.8 **Policy DMHB 11 (Design of New Development)** advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should also not have an adverse impact on the amenity, daylight and sunlight of adjacent properties and open space.
- 5.9 **Policy DMHB 12 (Streets and Public Realm)** confirms that development should be well integrated within the surrounding area and accessible, it should, inter alia, improve legibility; ensure public realm

design takes account of the established townscape character and quality of the surrounding area; and, include landscaping treatment that is suitable for the location.

5.10 **Policy DMHB 14 (Trees and Landscaping)** establishes that all developments will be expected to retain or enhance existing landscape, trees, biodiversity or other natural features of merit.

5.11 **Policy DMT 2 (Highway Impacts)** seeks to ensure no detrimental impact will occur to the vehicular access, noise or local amenity, congestion and traffic impacts.

### **London Plan (2021)**

5.12 **Policy D3 (Optimising Site Capacity through the Design-led Approach)** confirms that all developments must make the best use of land by following a design-led approach that optimises the capacity of sites. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site's context. In terms of form and layout, this means the enhancement of local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape. Development must further achieve safe, secure and inclusive environments. Development must respond to existing character, including heritage assets and be of high quality and sustainable.

5.13 **Policy HC1 (Heritage Conservation and Growth)** states that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings.

### **Neighbourhood Plans**

5.14 The London Borough of Hillingdon has not adopted and Neighbourhood Plans currently.

### **National Planning Policy Framework (December 2024) (NPPF)**

5.15 The NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.

5.16 **Paragraph 2** requires that applications for planning permission be determined in accordance with the development plan and material considerations.

5.17 **Paragraph 11** advocates that plans and decisions should apply a presumption in favour of sustainable development. For decision makers this means approving proposals which accord with an up-to-date plan without delay.

5.18 **Paragraph 39** states that LPAs should approach decisions on proposed development in a positive and creative way.

5.19 **Paragraphs 44** states that the right information is crucial to good decision-making.

- 5.20 **Paragraph 57** advises that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.
- 5.21 **Paragraph 85** confirms that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, considering both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.
- 5.22 **Paragraph 96** promotes social interaction as part of healthy, inclusive and safe places.
- 5.23 **Paragraph 98** seeks to ensure that established facilities and services are able to develop and modernise and are retained for the benefit of the community.
- 5.24 **Paragraph 135** confirms that planning policies and decisions should ensure, amongst others, that development should function well and add to the overall quality of the area, be visually attractive, and be sympathetic to local character and the surrounding built environment.
- 5.25 **Paragraph 139** advises that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.
- 5.26 **Paragraph 140** provides advice on clear and accurate plans.
- 5.27 **Paragraph 198** states that planning policies and decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development, including noise pollution.
- 5.28 **Paragraph 202** confirms that heritage 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.
- 5.29 **Paragraph 203** advises that plans should set out a positive strategy for the conservation and enjoyment of the historic environment, and should take account of, amongst others, the desirability of sustaining and enhancing the significance of heritage assets.
- 5.30 **Paragraph 207** states that 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.
- 5.31 **Paragraph 212** advises that 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.

5.32 **Paragraph 210** advocates that in determining applications, local planning authorities should take account of, inter alia:

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.

c) the desirability of new development making a positive contribution to local character and distinctiveness.

5.33 **Paragraph 215** confirms that 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.

### **Planning (Listed Buildings and Conservation Areas) Act 1990**

5.34 The Act is legislative basis for decision making on applications that relate to the historic environment.

5.35 Sections 16, 66 and 72(l) of the Act impose a statutory duty upon local planning authorities to consider the impact of proposals upon listed buildings and conservation areas.

5.36 Section 16 of the Act states that:

*'in considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.*

5.37 Section 72(l) of the Act states that:

*'with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area'.*

### **National Planning Practice Guidance (NPPG)**

5.38 The NPPG was published on 23 July 2019 to support the NPPF and the planning system. It includes particular guidance on matters relating to protecting the historic environment in the section: Conserving and Enhancing the Historic Environment.

5.39 The relevant guidance to the application is as follows:

5.40 **Paragraph 002 (18a002-20190723)** asks the question as to what is meant by the conservation and enhancement of the historic environment. The response describes this as:

*'Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in everyday use and as yet undiscovered, undesignated buried remains of archaeological interest.*

*'In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such*

*heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary, though on-going management remains important’.*

*‘Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. Heritage assets are either designated heritage assets or non- designated heritage assets.’*

*‘Part of the public value of heritage assets is the contribution that they can make to understanding and interpreting our past. So, where the complete or partial loss of a heritage asset is justified (noting that the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted), the aim then is to:*

- *Capture and record the evidence of the asset’s significance which is to be lost*
- *Interpret its contribution to the understanding of our past; and*
- *Make that publicly available (National Planning Policy Framework paragraph 218).*

5.41 **Paragraph 6 (18a-006-20190723)** asks the question as to what ‘significance’ is:

*‘Significance’ in terms of heritage-related planning policy is defined in the Glossary of the National Planning Policy Framework as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset’s physical presence, but also from its setting.*

5.42 **Paragraph 7 (18a-007-20190723)** asks the question why is ‘significance’ important in decision-taking?

*‘Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals’.*

5.43 **Paragraph 13 (18a-013-20190723)** asks what is the setting of a heritage asset and how should it be taken into account?

*‘All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset’s curtilage may not have the same extent’.*

*‘The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places’.*

5.44 **Paragraph 18 (18a-018-20190723)** how can the possibility of harm to a heritage asset be assessed?

*'What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the NPPF makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting'.*

*'Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 212-215) apply'.*

## 6.0 Assessment and Conclusion

### Introduction

- 6.1 This section of the Planning and Heritage Statement provides an assessment of the proposed development against relevant legislation, the Statutory Development Plan and other material considerations, including the NPPF.

### Legislation

- 6.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 6.3 The Site falls within the administrative boundary of the London Borough of Hillingdon Council, where the statutory development plan is the Local Plan: Part 1 Strategic Policies (2012) and the Local Plan: Part 2 Development Management Policies (2020). The London Plan (2021) is a further consideration.
- 6.4 The National Planning Policy Framework, National Planning Policy Guidance and the Planning (Listed Buildings and Conservation Areas) Act 1990 are material consideration in the determining of individual planning applications.

### Sustainable Development

- 6.5 The NPPF states that sustainable development has three overarching objectives, those being an economic objective to help build a strong, responsive and competitive economy, a social objective to support strong, vibrant and healthy communities, and an environmental objective to contribute to protecting and enhancing our natural, built and historic environment.
- 6.6 The proposal seeks consent for the siting of a pergola and external improvements to the rear of the premises. It is considered that the proposal will adhere to the three objectives of sustainable development, in that the proposal will improve the visual aesthetics of the rear area of the premises replacing a visually tired canopy and will have no adverse effect upon the Conservation Area to which it is located. The proposal will also assist in the vitality and viability of the public house business through the creation of a more useable outdoor area, which will improve the offering of this community facility for both regular customers and visitors to the area, bringing economic, social and environmental benefits.
- 6.7 The site is located sustainably within an urban context within the Harefield Local Centre where good transport infrastructure is located. It is also considered that no concerning issues are apparent in terms of any loss of residential amenity or parking/highway safety issues as a result of the proposal. Therefore, the proposal adheres to policies DMHB 11, DMHB 12 and DMT 2 of the Local Plan: Part 2, DM3 of the London Plan the NPPF and NPPG.

## **Principle of Development**

- 6.8 The principle of the development is considered to be consistent and supported by the development plan and national policy. Of particular relevance is paragraph 85 of the NPPF which confirms that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, considering both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. The use of the premises is an established community facility which promotes social interaction in adherence to paragraph 96 of the NPPF. The proposal will help to ensure that the business is able to develop and modernise, which will be a community benefit in adherence with paragraph 98 of the NPPF.
- 6.9 In terms of local planning policy, the proposal will adhere to policies DHMB7 in that no impact will occur to Archaeological interests, DMHB11 and 12 in that the proposal is what would be expected be found in such a location and is designed and integrates appropriately and will have no significant adverse effect on amenity, DMHB14 in that no tree will be removed or negatively affected and DMT2 in that the proposal will not lead to adverse highway impacts. In addition, the proposal will be an appropriate use of the land in adherence to policy D3 of the London Plan.
- 6.10 Consequently, it is considered that the principle of the proposal is deemed as acceptable, in accordance with the policies of the Local Plan and the NPPF.

## **Conservation Area Considerations**

- 6.10 The premises are a long standing and established community facility in the form of a Public House; this proposal will not result in any alteration to the established use.
- 6.11 The proposal will not result in any adverse effects upon the buildings significance as a Locally Listed Building or the setting and contribution it makes to the Conservation Area, due to the proposals location to the rear of the premises, out of view of the public realm. The proposal is considered as small scale and will not result in any detrimental harm to the significance of the areas historic environment, character or visual appearance. Consequently, it is considered that the proposal for the siting of a pergola to the rear of the premises adheres to policies HE1 and HE2 of the Local Plan Part 1, and Local Plan Part 2 policies DHMB 1, DHMB 3, DHMB 4 and London Plan policy HC1. Furthermore, the proposal adheres to NPPF paragraphs 202, 203, 207, 212, 210 and 215 along with advice given within the Planning (Listed Buildings and Conservation Areas) Act 1990 and NPPG.

## **Conclusion**

- 6.15 The proposed scheme in terms of planning is of relatively minor scale. However, due to the building's location within the Harefield Village Conservation Area, the proposal must be assessed in regard to any impacts upon the significance and setting of the conservation area.
- 6.16 The proposed scheme is considered entirely appropriate and what would be expected within such a use as a Public House and is considered acceptable in terms of appearance for its location to the rear and

out of the view of the public domain. Therefore, no impact is anticipated to the setting or significance of the Locally Listed Building or Conservation Area.

- 6.18 Consequently, it is considered that the proposal will help with the vitality and viability of this well-established community facility, causing no impact to the visual aesthetics of the locally listed building premises or the Harefield Village Conservation Area, in adherence to both local and national policy.