

**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 an 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.	ADVERTISMENT 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 the 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 changed. Interim Director of Planning, Regeneration & Public Realm can determine this application**

Case Officer:

Signature:

Date:

**A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informative's 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 DETAILS SHOULD BE USED IN THE PS2 RETURNS ODPM



## 1.2 Proposed Scheme

The application seeks Listed Building Consent for the installation of One Person Operations (OPO) cameras and brackets for a Platform-Train Interface System and associated works.

The proposals form part of the Piccadilly Line Upgrade (PLU) programme, a significant investment programme to help the line run more reliably, safely, inclusively and sustainably. As part of this programme, Transport for London requires improvements to the CCTV system and associated infrastructure to improve safety for passengers and train operators.

## 1.3 Relevant Planning History

22319/APP/2015/3067

Conversion of ticket office to station control point incorporating the bricking up of two ticket office windows and alterations to create a viewing window (Listed Building Consent)

**Decision:** 09-10-2015      Approved

22319/APP/2014/632

Installation of wireless access points (colour matched) in ticket hall and platform areas and installation of conduit (colour matched) from existing network sources to access points (Application for Listed Building Consent).

**Decision:** 22-04-2014      Approved

22319/APP/2012/2714

The installation of CCTV cameras, support posts and cabling as part of the introduction of new S-Stock trains on the Metropolitan line (application for listed building consent).

**Decision:** 21-12-2012      Approved

22319/APP/2011/1826

Removal of installed train stop marker at western end of Platform 1 and its relocation to the underside of the canopy to Platform 1 (retrospective) and related making good repairs following the removal of wall brackets (proposed).

**Decision:** 19-09-2011      Approved

22319/APP/2008/3074

Installation of electronic update board in ticket hall (Application for Listed Building Consent).

**Decision:** 05-03-2009      Refused

22319/APP/2005/922

STATION REFURBISHMENT, INCLUDING: NEW CABLE MANAGEMENT SYSTEM, GENERAL

AND INDUSTRIAL CLEANING, INSTALLING NEW POSTS, NEW CAMERAS AND COMMUNICATIONS EQUIPMENT, INSTALLATION OF NEW PASSENGER HELP POINTS AND REPLACEMENT OF DOOR TO BIN STORE (APPLICATION FOR LISTED BUILDING CONSENT)

**Decision:** 03-05-2005      Approved

22319/APP/2005/923

STATION REFURBISHMENT, INCLUDING: NEW CABLE MANAGEMENT SYSTEM, GENERAL AND INDUSTRIAL CLEANING, INSTALLATION OF NEW POSTS, NEW CAMERAS AND COMMUNICATIONS EQUIPMENT, INSTALLATION OF NEW PASSENGER HELP POINTS, AND REPLACEMENT OF DOOR TO BIN STORE

**Decision:** 03-05-2005      Approved

22319/APP/2005/58

INSTALLATION OF CHIP AND PIN CARD READERS TO TICKET OFFICE COUNTERS (APPLICATION FOR LISTED BUILDING CONSENT)

**Decision:** 24-02-2005      Approved

22319/APP/2004/3325

DETAILS OF COLOUR OF FM ANTENNA SHROUD AND JUNCTION BOX IN COMPLIANCE WITH CONDITION 1 OF LISTED BUILDING CONSENT REF.22319/APP/2003/777 DATED 14/09/2004: INSTALLATION OF AN FM RADIO ANTENNA TO FRONT OF TICKET OFFICE

**Decision:** 30-06-2005      Approved

22319/APP/2003/777

INSTALLATION OF AN FM RADIO ANTENNA TO FRONT OF TICKET OFFICE (RETROSPECTIVE APPLICATION FOR LISTED BUILDING CONSENT)

**Decision:** 14-09-2004      Approved

22319/APP/2001/2632

INSTALLATION OF TICKET VALIDATION DEVICE IN TICKET HALL (APPLICATION FOR LISTED BUILDING CONSENT)

**Decision:** 07-02-2002      Approved

22319/APP/1999/2599

REPLACEMENT OF EXISTING SEATS ON EASTBOUND AND WEST-BOUND PLATFORMS (APPLICATION FOR LISTED BUILDING CONSENT)

**Decision:** 15-03-2000      Approved

### **Comment on Planning History**

All relevant planning history listed above.

## 2. Advertisement and Site Notice

2.1 Advertisement Expiry Date: Not applicable

2.2 Site Notice Expiry Date: 1st May 2025

2.2 Site Notice Expiry Date: Not applicable

## 3. Comments on Public Consultations

### EXTERNAL CONSULTEES:

54 neighbouring properties were consulted by letter dated 27-03-2025. The consultation period expired on 17-04-2025 and no neighbouring representations were received during the consultation period.

A site notice was displayed and a press notice also published.

### INTERNAL CONSULTEES:

Highways Officer Comments:

No objections.

Conservation and Listed Building Officer Comments:

This application proposes the installation of a camera and bracket system, along with cabling, as part of the Piccadilly Line Upgrade at Eastcote Railway Station, a Grade II listed building.

Designed in 1936 by Charles Holden, the London Underground station features reinforced concrete post and lintel construction, exposed at platform level, with red and grey brick diaper infill. The station is well-preserved and is considered a significant part of London Underground history and Hillingdon Borough.

The submitted plan details the locations of the new cameras and includes photomontages showing how the system will affect the platform's appearance. Importantly, none of the proposed systems will be attached to the listed building, ensuring no significant harm to the asset. While there will be some visual impact, especially when the new system coexists with the old one, this impact will be reduced once the original system is removed.

Given that the proposed works are confined to the platform levels and do not directly impact the building itself and considering the significant benefits these works will bring to the public, it is concluded that the proposal will cause less than substantial harm to the significance of the designated heritage assets.

## 4. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment  
PT1.HE1 (2012) Heritage

Part 2 Policies:

NPPF12 -23 NPPF12 23 - Achieving well-designed and beautiful places  
NPPF16 -23 NPPF16 23 - Conserving and enhancing the historic environment  
NPPF9 -23 NPPF9 23 - Promoting sustainable transport  
LPP D4 (2021) Delivering good design  
LPP HC1 (2021) Heritage conservation and growth  
DMHB 1 Heritage Assets  
DMHB 2 Listed Buildings  
DMHB 4 Conservation Areas  
DMHB 11 Design of New Development

## 5. MAIN PLANNING ISSUES

The primary consideration is the proposal's impact on the significance of the Grade II-Listed Building, including its fabric and setting.

POLICY CONTEXT:

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires 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.'

Chapter 16 of the National Planning Policy Framework (NPPF) (2023) places great importance on protecting heritage assets. Of particular relevance to this proposal are the following two paragraphs:

'205. 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.'

'208. 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.'

Policy HC1 of the London Plan (2021) 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. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.'

Policy HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) states that the Council will conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape (including locally and statutorily Listed Buildings, Conservation Areas, Areas of Special Local Character and Archaeological Priority Zones and Areas), and encourage the reuse, modification and regeneration of historic assets.

Policy DMHB 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that the Council will expect development proposals to avoid harm to the historic environment and to prevent the loss of significance or harm to the character, appearance and setting of heritage assets.

Policy DMHB 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) will only permit developments that retain the significance and value of Listed Buildings whilst being appropriate in terms of the fabric, historic integrity, spatial quality and layout of the building. In addition, any alterations or additions to a Listed Building should be sympathetic regarding scale, proportion, detailed design, materials and workmanship.

Policy DMHB 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that the Council expects development within a Conservation Area to preserve or enhance the character or appearance of the area. Development should sustain and enhance its significance and positively contribute to local character and distinctiveness.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that new development should be designed to the highest standards and incorporate principles of good design.

The application seeks Listed Building Consent for the installation of new One Person Operations (OPO) cameras, brackets etc for a new Platform-Train Interface System with retention and eventually removal of existing OPO cameras, brackets etc to enable the introduction of new rolling stock to the Piccadilly Line as part of the Piccadilly Line Upgrade Project and associated works.

#### ASSESSMENT:

The proposal will involve the installation of new cables (using the existing cable management system where possible), new cameras and the removal of the redundant equipment at the end of the migration programme. On the platforms there will be new brackets to support the cameras. As there will be a crossover period where the new trains will be phased in alongside the existing trains, the equipment for both needs to remain during this migration phase and that is planned to last until the end of 2027. The proposal will also include the installation of new switch boxes, readjustment of the location of the train platform and barriers and some new signage.

It is noted that the proposed works would be mainly located on the platforms and none of them would be attached to the listed building and therefore there would be limited impact on the station building and impact on its character and appearance. The Council's Conservation and Listed Building Officer has also been consulted on the proposed works and has raised no objection to the works, stating that given the works would not be attached to the Listed Building, this would ensure no significant harm to the asset. Whilst the proposal does result in some visual impact, especially

when the new system coexists with the old one, this impact will be reduced once the original system is removed.

The Conservation and Listed Building Officer concludes that given that the proposed works are confined to the platform levels and do not directly impact the building itself and considering the significant benefits these works will bring to the public, it is concluded that the less than substantial harm to the significance of the designated heritage assets would be outweighed by the public benefits resulting from the works and therefore the proposal would be considered acceptable.

#### CONCLUSION:

The proposal complies with the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF (2023), Policy HC1 of the London Plan (2021), Policy HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), and Policies DMHB 1, 2, 4 and DMHB 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

## 6. RECOMMENDATION

### APPROVAL subject to the following:

1. LB1 Time Limit (3 years) - Listed Building 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, to prevent the accumulation of unimplemented listed building consents and to enable the Local Planning Authority to review the situation at the end of this period if the development has not begun.

2. RES4 Accordance with Approved Plans

The works hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:

Eastcote Underground Station Location Plan - May 2024

Eastcote Underground Station Block Plan May 2024

UIP3231-PMEU-COM-P105-DRG-RS-00001 P01

UIP3231-PMEU-COM-P105-DRG-RS-00004 P01

Heritage Statement -Eastcote Station - Piccadilly Line Upgrade OPO Project March 2025

Design and Access Statement - Listed Buildings Consent Eastcote Dated 21-01-2025

REASON: To ensure the works comply with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2021).

3. LB2 Making good of any damage

During works the existing building including fixtures, fittings, and features would need to be appropriately safeguarded. Any damage or disturbance caused to the building in execution of the

works shall be made good to the satisfaction of the Local Planning Authority within six months of the works being completed.

REASON: To safeguard the special architectural and/or historic interest of the building in accordance with Policies DMHB 1 and DMHB 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

## INFORMATIVES

### 1. I52 Compulsory Informative (1)

The decision to GRANT Listed Building Consent 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. I99 Non Standard Informative

The applicant is advised that the consent hereby approved is for Listed Building Consent only. Any works requiring planning consent shall be submitted to the Council as part of a separate planning application.

### I53 Compulsory Informative (2)

The decision to GRANT Listed Building Consent has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan (2021) and national guidance.

NPPF12 NPPF12 23 - Achieving well-designed and beautiful places  
-23

NPPF16 NPPF16 23 - Conserving and enhancing the historic environment  
-23

NPPF9 - NPPF9 23 - Promoting sustainable transport  
23

LPP D4 (2021) Delivering good design

LPP HC1 (2021) Heritage conservation and growth

DMHB 1 Heritage Assets

DMHB 2 Listed Buildings

DMHB 4 Conservation Areas

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