

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	A C S INTERNATIONAL SCHOOL, HILLINGDON COURT 108 VINE LANE HILLINGDON		
Development:	Alterations to entrance consisting of demolition of existing wall, construction of new wall, railings and gates, widening of vehicular crossover, erection of new flagpole and associated landscaping (Listed Building Consent)		
LBH Ref Nos:	2393/APP/2011/681		
Drawing Nos:	Tree Survey ACS/H/E.10/01 Rev E Design & Access Statement 0702/ACS/H/Gen/S01 Rev B		
Date Plans Received:	18/03/2011	Date(s) of Amendment(s):	18/03/2011
Date Application Valid:	12/04/2011		31/03/2011 21/06/2011

1. CONSIDERATIONS

1.1 Site and Locality

ACS International School is located on the eastern side of Vine Lane between the junctions with Court Drive and Sylvania Close. The site comprises extensive grounds which previously formed part of a large parkland for a residence, 'Hillingdon Court', which is Grade II* listed. The original lodge is adjacent and Grade II listed.

The application site is within designated Green Belt.

The area is characterised by residential dwellings in established landscaped gardens which forms part of the Hillingdon Court Park Site of Special Local Character.

1.2 Proposed Scheme

This Listed Building Consent Application proposes new entrance gates and a flagpole.

This involves widening the existing entrance, erection of new painted railing and gate of equivalent height to the existing entrance wall which is being retained. A flag pole (8m high) would be erected behind the security hut.

1.3 Relevant Planning History

2393/ADV/2004/88 American Community School Vine Lane Hillingdon
REPLACEMENT CAST IRON SCHOOL PREMISES SIGNS ON BRICK ENTRANCE WALLS
AT MAIN ENTRANCE ON VINE LANE

Decision Date: 18-01-2005 Approved

2393/APP/1999/2204 American Community School Vine Lane Hillingdon
INSTALLATION OF NEW STEPS AND PLINTH AT MAIN ENTRANCE (RETROSPECTIVE
APPLICATION) AND DETAILS OF LANDSCAPING IN COMPLIANCE WITH CONDITIONS 4,
5, 8 AND 11 OF PLANNING PERMISSION REF.2393BH/87/ 2005 DATED 12/05/94 AND

CONDITIONS 4, 5, 6 AND 7 OF PLANNING PERMISSION REF.2393BR/ 89/2016 DATED 12/05/94; ADDITIONAL CLASSROOMS

Decision Date: 13-06-2000 Approved

2393/APP/2001/584 American Community School Vine Lane Hillingdon

RENEWAL OF PLANNING PERMISSION REF. 2393CG/96/436 DATED 09/08/96; ERECTION OF A ROOF TERRACE AND DINING HALL TO NEW WING

Decision Date: 06-11-2002 Approved

2393/APP/2001/923 American Community School Vine Lane Hillingdon

ERECTION OF A ROOF EXTENSION ABOVE THE NEWLY CONSTRUCTED WEST WING INCLUDING A NEW LIFT SHAFT AND STAIRCASE ENCLOSURE

Decision Date: 06-11-2002 Approved

2393/APP/2004/2506 American Community School Vine Lane Hillingdon

ATTACHMENT OF REPLACEMENT CAST-IRON SCHOOL PREMISES SIGNS ON BRICK ENTRANCE WALLS AT MAIN ENTRANCE OF VINE LANE (APPLICATION FOR LISTED BUILDING CONSENT)

Decision Date: 07-01-2005 WD

2393/APP/2008/695 Acs International School, Hillingdon Court Vine Lane Hillingdon

ALTERATIONS TO AND WIDENING OF EXISTING ENTRANCE AND CARRIAGEWAY AND FORMATION OF A SEPARATE PEDESTRIAN ACCESS (INVOLVING REMOVAL OF WALL ON NORTHERN SIDE OF ENTRANCE AND EXISTING SHRUB BED) AND ERECTION OF A NEW LOW LEVEL RETAINING WALL

Decision Date: 20-10-2008 Approved

2393/AR/84/0961 American Community School Vine Lane Hillingdon

Retention of planning permission ref.02393/75/1339

Decision Date: 07-02-1985 ALT

2393/AX/84/1494 American Community School Vine Lane Hillingdon

Educational development - 2,500 sq.m

Decision Date: 15-02-1985 Approved

2393/AY/84/1440 American Community School Vine Lane Hillingdon

Listed building consent to develop/alter

Decision Date: 15-02-1985 Approved

2393/BT/90/1646 American Community School Vine Lane Hillingdon

To fell 1 Holly (A4) and tree surgery to various hedgerow trees along main driveway (A4), one Swamp Cypress (A4), one Ash in lower car park (A4) and one Cedar (T95); cable brace one Cedar (T94) on TPO 7

Decision Date: 31-10-1990 Approved

2393/CF/95/0694 American Community School Vine Lane Hillingdon

Erection of new security hut

Decision Date: 22-08-1995 Approved

2393/CH/96/0437 American Community School Vine Lane Hillingdon

Creation of a roof terrace and dining hall to new wing (Application for Listed Building Consent)

Decision Date: 12-01-1999 Approved

2393/CJ/96/1018 Hillingdon Court School Vine Lane Hillingdon

Removal of walls on the lower ground floor to provide a library centre and lowering the floor level of the reception/hall to correspond to adjacent corridor and circulation levels (Application for Listed Building Consent)

Decision Date: 09-08-1996 Approved

2393/CS/99/0288 American Community School Vine Lane Hillingdon

Erection of a new security hut, amendment to road layout and works to entrance area (involving demolition of existing security hut)

Decision Date: 25-08-1999 Approved

2393/CX/99/1791 American Community School Vine Lane Hillingdon

Erection of a 0.9 metre high boundary wall with raised return sections and piers at entrance (part retrospective application)

Decision Date: 08-12-1999 Approved

2393/PRE/2007/18 A C S International Schools Hillingdon Campus Vine Lane Hillin
T P PRE- CORRES: DEVELOPMENT OF SITE

Decision Date:

2393/Q/78/1133 American Community School Vine Lane Hillingdon

Extension/Alterations to Educational premises of 87 sq.m

Decision Date: 20-09-1978 ALT

2393/S/78/1281 American Community School Vine Lane Hillingdon

Alterations to elevations

Decision Date: 29-11-1978 Approved

2393/TRE/2007/154 American Community School Vine Lane Hillingdon

TO CARRY OUT TREE SURGERY TO ONE OAK (T92) AND ONE CEDAR OF LEBANON (T1209) ON TPO 7

Decision Date: 24-01-2008 Approved

2393/TRE/2009/117 A C S Hillingdon International School, Hillingdon Court Vine La

TO FELL ONE CEDAR (T95) AND TO CARRY OUT TREE SURGERY TO SIX CEDARS (T91, T98, T107, T108, T109 AND T111) ON TPO 7

Decision Date: 12-05-2010 Approved

Comment on Planning History

A separate pedestrian entrance is opened up in the camber of the existing brick wall as approved in LBC and Planning applications Ref. Nos. 2393/APP/2008/694 and 695 respectively.

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

DESIGN AND CONSERVATION

No objection to the flagpole and revised gate design in drawing Revision E. Subject to conditions no objection.

ENGLISH HERITAGE

No formal comment to make. English Heritage delegate the necessary authorisation to the Council to determine the application.

MOD SAFEGUARDING

No safeguarding objection to the proposal

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

- | | |
|--------|---|
| PT1.1 | To maintain the Green Belt for uses which preserve or enhance the open nature of the area. |
| PT1.10 | To seek to ensure that development does not adversely affect the amenity and the character of the area. |
| PT1.9 | To seek to preserve statutory Listed Buildings and buildings on the Local List. |

Part 2 Policies:

- | | |
|------|--|
| BE19 | New development must improve or complement the character of the area. |
| BE8 | Planning applications for alteration or extension of listed buildings |
| BE9 | Listed building consent applications for alterations or extensions |
| OL1 | Green Belt - acceptable open land uses and restrictions on new development |
| OL2 | Green Belt -landscaping improvements |
| OL5 | Development proposals adjacent to the Green Belt |
| BE15 | Alterations and extensions to existing buildings |
| BE13 | New development must harmonise with the existing street scene. |

5. MAIN PLANNING ISSUES

The design and detailing of the gates and railings is appropriate and acceptable by the Council's Conservation Officer. The design reflects a traditional gate design and in doing so, positively preserves and enhances the wider setting of the Grade II 'Hillingdon Court' (the school) and grade II listed lodge. In this regard, there is also no objection to the flagpole.

Subject to conditions no objection is raised to the scheme.

6. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 M1 Details/Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority. The details shall be not limited to and necessarily include the following:

- Brick sample to be agreed
- Sample and details of the design of coping stone for piers and wall (including cross section)
- Details of the design and construction of the box ironwork supports for the gate, details of the hinges, vertical closing rail, lock/handle (if required), railing heads and finials, method of fixing of the railings (to piers and coping)
- samples of the new finish to the road surface

In addition a sample brick panel shall be constructed on site to illustrate mortar mix (colour and texture) and pointing style - this should be made available for viewing by London Borough of Hillingdon officers prior to commencement for agreement and thereafter retained on site during the works.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 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.

- BE19 New development must improve or complement the character of the area.
- BE8 Planning applications for alteration or extension of listed buildings
- BE9 Listed building consent applications for alterations or extensions
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- OL5 Development proposals adjacent to the Green Belt
- BE15 Alterations and extensions to existing buildings
- BE13 New development must harmonise with the existing street scene.

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