

**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

**Item No.** Report of the Head of Development Management and Building Control

**Address:** CANNONS BRIDGE FARM BURY STREET RUISLIP

**Development:** Replacement of existing single glazed windows of the listed dwelling with a mixture of timber/metal framed double glazed replacements.

**LBH Ref Nos:** 35387/APP/2023/3371

**Drawing Nos:** Location Plan  
VSA23 09 - 001 Existing & Proposed Site Plans  
VSA23 09 - 002 Existing Ground Floor, First Floor And Roof Plans  
VSA23 09 - 003 Existing and Proposed Street Elevations  
VSA23 09 - 004 Existing Elevations  
VSA23 09 - 005 Proposed Windows Elevations  
VSA23 09 - 006 Proposed Windows Elevations  
VSA23 09 - 007 Existing and Proposed Window Elevations & Sections  
VSA23 09 - 008 Proposed Elevations  
Heritage Impact Assessment - Window Replacement November 2023  
Heritage Impact Assessment - Window Schedule November 2023

**Date Plans received:** **Date(s) of Amendments(s):**

**Date Application valid**

## 1. CONSIDERATIONS

### 1.1 Site and Locality

The application site comprises a two-storey detached Grade II Listed timber frame building located on the east side of Bury Street, Ruislip. The existing property is thought to originally date back to the early 16th century as a 2-bay structure. It was restored and extended in the mid-20th century and then further extended at ground floor in the latter part of the 20th century.

It comprises of three distinctive built masses, a northern 16th century range, a mid-20th century south-eastern range and a late 20th century single storey addition to the south-west. It is duly recognised that the building has benefitted from a number of alterations over time however its significance as a building of special architectural and historic interest remains intact.

The application site lies within the Green Belt, with Ruislip Woods nature reserve located to the east. The site also lies within the Ruislip Motte and Bailey Archaeological Priority Area (APA). Hillingdon Athletics Club (206 Bury Street) is located along the southern site boundary.

The site is within a Critical Drainage Area, as identified in the Surface Water Management Plan (SWMP) for Hillingdon, and it is noted that a small part of the site (northern side) is located within Floodzone 2.

## 1.2 Proposed Scheme

Listed Building Consent is sought for the replacement of the existing 20th Century steel mullioned Crittal windows with modern double glazed replacements

## 1.3 Relevant Planning History

35387/APP/2023/2598

Details pursuant to the discharge of Conditions 3 (materials) and part discharge of Condition 6 (windows and doors) of Listed Building Consent ref. 35387/APP/2021/3389, dated 30-09-2022 (Single storey side and rear extension (following demolition of existing addition)).

**Decision:** 14-11-2023      Approved

35387/APP/2023/2143

Details pursuant to the discharge of Condition 4 (materials and finishes), part discharge of Condition 9 (windows and doors) and discharge of Condition 10 (connection between the new structure and existing building) of planning permission ref: 35387/APP/2021/3390, dated 30-09-2022 (Single storey side and rear extension (following demolition of existing addition))

**Decision:** 14-11-2023      Approved

35387/APP/2021/3389

Single storey side and rear extension (following demolition of existing addition).

**Decision:** 30-09-2022      Approved

35387/APP/2021/3390

Single storey side and rear extension (following demolition of existing addition).

**Decision:** 30-09-2022      Approved

35387/APP/2020/2398

Demolition of a late C20th single story extension and erection of a replacement 2 storey extension

**Decision:** 29-09-2020      Refused

35387/APP/2020/2400

Demolition of a late C20th single story extension and erection of a replacement 2 storey extension (Listed Building Consent)

**Decision:** 29-09-2020      Refused

35387/PRC/2019/204

Extension to the grade 11 listed house

**Decision:**

35387/PRC/2019/187

Extend Cannons Bridge Farm see covering letter

Two-storey side extension (involving demolition of existing single-storey side extension)

**Decision:** 08-09-2020      No Further  
Action(P)

35387/APP/2018/2802

New fence to front boundary (retrospective)

**Decision:**

ENF/301/18

(OCPEENFO) PEO - Unaut Alt to Listed Build/Conserv Area

**Decision:**                      No Further  
Action(P)

35387/APP/2016/302

Erection of two storey front and rear extensions (involving demolition of ground floor family room)

**Decision:** 11-05-2016      Approved

35387/APP/2016/303

Erection of two storey front and rear extensions (involving demolition of ground floor family room)

**Decision:** 11-05-2016      Approved

35387/APP/2012/2899

Erection of two storey front and rear extensions (involving demolition of ground floor family room):  
Extension of planning permission ref: 35387/APP/2009/2127 dated 26/11/2009

**Decision:** 08-02-2013      Approved

35387/APP/2012/2900

Erection of two storey front and rear extensions (involving demolition of ground floor family room):  
Extension of Listed Building Consent ref: 35387/APP/2009/2128 dated 26/11/2009

**Decision:** 08-02-2013      Approved

35387/APP/2009/2127

Erection of two storey front and rear extensions (involving demolition of ground floor family room):  
Extension of planning permission ref.35387/APP/ 2005/2469 dated 04/10/2006.

**Decision:** 26-11-2009      Approved

35387/APP/2009/2128

Erection of two storey front and rear extensions (involving demolition of ground floor family room):  
Extension of Listed Building Consent ref.35387/ APP/2005/2470 dated 04/10/2006.

**Decision:** 26-11-2009      Approved

35387/APP/2005/2469

ERECTION OF TWO STOREY FRONT AND REAR EXTENSIONS (INVOLVING DEMOLITION  
OF GROUND FLOOR FAMILY ROOM)

**Decision:** 04-10-2006      Approved

35387/APP/2005/2470

ERECTION OF TWO STOREY FRONT AND REAR EXTENSIONS (INVOLVING DEMOLITION  
OF GROUND-FLOOR FAMILY ROOM) (APPLICATION FOR LISTED BUILDING CONSENT)

**Decision:** 04-10-2006      Approved

35387/APP/2004/910

ERECTION OF A SINGLE-STOREY FLAT ROOFED FRONT EXTENSION (APPEAL AGAINST  
ENFORCEMENT NOTICE; APPLICATION DEEMED TO HAVE BEEN MADE PURSUANT TO  
SECTION 174 OF THE TOWN AND COUNTRY PLANNING ACT 1990)

**Decision:** 11-11-2004      No Further  
Action(P)

35387/APP/2001/2026

ERECTION OF A SINGLE STOREY FRONT EXTENSION (RETROSPECTIVE APPLICATION)  
(APPLICATION FOR FOR LISTED BUILDING CONSENT)

**Decision:** 21-02-2002      Refused

35387/APP/2001/2028

ERECTION OF A SINGLE STOREY FRONT EXTENSION (RETROSPECTIVE APPLICATION)

**Decision:** 21-02-2002      Refused

35387/D

**Decision:**

35387/D/0456/97

Enforcement (12 foot high chain link fencing to rear boundary)

**Decision:**

35387/B/96/0843

Erection of brick boundary wall and entrance gates

**Decision:** 22-12-1998      No Further  
Action(P)

35387/C/96/0844

Erection of brick boundary wall and entrance gates (Application for Listed Building Consent)

**Decision:** 22-12-1998      No Further  
Action(P)

35387

**Decision:**

35387/A

**Decision:**

**Comment on Planning History**

**2. Advertisement and Site Notice**

**2.1 Advertisement Expiry Date:** Not applicable

**2.2 Site Notice Expiry Date:** 15th January 2024

**2.2 Site Notice Expiry Date:** Not applicable

**3. Comments on Public Consultations**

**EXTERNAL**

Consultation letters were sent to 1 local owner/occupier and the Ruislip Residents Association. No responses were received.

**INTERNAL**

Conservation Officer - Listed Buildings: Raised objections to the overall design of the replacement windows which would harm the historic fabric of the building.

#### 4. Local Plan Designation and London Plan

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

Part 1 Policies:

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMHB 1 Heritage Assets

DMHB 2 Listed Buildings

LPP D4 (2021) Delivering good design

LPP HC1 (2021) Heritage conservation and growth

NPPF16 -24 NPPF16 2024 - Conserving and enhancing the historic environment

#### 5. MAIN PLANNING ISSUES

The main planning issues relate to the impact the proposed replacement of the existing windows would have on the character, appearance and setting of the Grade II Listed Building (Cannons Bridge Farm) and on the character and appearance of the surrounding area.

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.

Policy HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 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 (January 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 (Listed Buildings, Conservation Areas and Scheduled Ancient Monuments).

Policy DMHB 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 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 to terms of scale, proportion, detailed design, materials and workmanship. Planning permission will not be granted for proposals that are considered detrimental to the setting of a Listed Building.

Policy HC1 of the London Plan (March 2021) seeks to conserve and enhance the historic environment and heritage assets and requires development proposals to conserve the significance of heritage assets and their settings.

Chapter 16 of the National Planning Policy Framework (December 2024) places great importance on the protection of heritage assets. Of particular relevance to this proposal are the following two paragraphs:

'212. 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.'

'215. Where a proposed 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.'

### Listed Building Context

Canon's Bridge Farmhouse is grade II listed and appears to have originated in the 16th century but is now much altered and extended. The early timber framed range is on an east/west axis with its gable end to the road. In the early 20th century the building was remodelled in an Arts & Crafts style and extended on its south side. There is a further extension dating from the 1980s/90s, recently permission has been granted for a replacement kitchen extension for this building phase.

The farmhouse is situated on the east side of Bury Street some way from the historic village centre. Although once a farmhouse it now has a domestic garden setting with a woodland back drop to the east. There is a surviving range of outbuildings to the north.

### Assessment

The existing windows are steel mullioned Crittal windows dating from the early 20th century refurbishment. These contribute to the Arts and Crafts character of the listed building which forms part of its architectural interest. Nevertheless, it is acknowledged that the most significant aspect of the building is its early timber framed range and it is for this reason that the building is listed rather than any Arts and Crafts remodelling. The list description is clear that the windows are described as modern. Many are in a poor state of repair and the surrounding timber frames constructed of softwood, are in many cases rotten.

On balance the principle of replacement of the wooden liners, Crittal frames and glazing is acceptable. However, there are concerns with the proposed replacements.

The drawings are confusing as 005 & 006 are described as proposed and show leaded lights. While the Heritage Statement, supported by drawing 008, states that the proposed windows will be the same windows as those approved by condition for the new extension, Alitherm, aluminium 24mm double glazed windows (which are single pane).

The Alitherm windows would not be supported as they would not preserve the Arts & Crafts or historic character of the listed building and 24mm double glazed units are considered unsuitable for the historic building.

What is needed to ensure that the Arts & Crafts character is preserved are metal frame, slimline double glazing (less than 12mm in depth) with leaded lights. It is recognised that the leaded lights would not be integrated with the units but on balance it would better preserve the architectural interest of the building.

While the windows can be replaced on the 16th century range they will need to be single glazed and leaded. There are some single pane options on the market which provide thermal improvement otherwise secondary glazing could be reconsidered for these windows.

In addition a method statement on the removal of the softwood surrounds and replacement, including type of wood and means of fixing is needed in order to protect the building, in particular the most significant 16th century range.

The above concerns raised by the Conservation Officer were discussed with the applicant. It was suggested that amendments would be required to overcome the concerns raised. A number of emails were sent to the planning agent with suggestions on potential window frames that could be explored. No response was received and given the detail of the windows has not altered from the original submission, it would fail to address the Conservation Officer concerns.

Whilst the thermal efficiency and performance of the windows would represent a private as well as small public benefit (potential reduction of carbon emissions), the overall weight to this would be limited in the context of the harm to the heritage asset.

## Conclusion

The applicant has not provided a clear and convincing justification for the design of the replacing windows or demonstrated how the public benefits would outweigh the harm to the significance of a designated heritage asset, as required by the National Planning Policy Framework. The submitted drawings and documents do not demonstrate that the replacement windows would respect and appropriately match the original windows in terms of their proportions and detailing. On this basis it would fail to protect the historic fabric of the Grade II Listed Building and would therefore be contrary to Policy 16 of the National Planning Policy Framework (2024), Policies HC1, D3, and D6 of The London Plan (2021), Policies BE1 and HE1 of Hillingdon Council's Local Plan Part 1 Strategic Policies (2012), and Policies DMHB 1, DMHB 4, DMHB 11, DMHB 12, and DMHD 1 of the London Borough of Hillingdon Local Plan Part 2 Development Management Policies (2020).

## 6. RECOMMENDATION

**REFUSAL** for the following reasons:

### 1. NON2 Non Standard reason for refusal

The proposed window replacements by virtue of their harm to the retained fabric and unsympathetic design (including proportions and detailing) would adversely affect the character and special architectural and historic interest of the listed building and would cause harm to the significance of the heritage asset, with no public benefit to outweigh this harm. The proposal is therefore contrary to Policy 16 of the National Planning Policy Framework (2024), Policies HC1, D3, and D6 of The London Plan (2021), Policies BE1 and HE1 of Hillingdon Council's Local Plan Part 1 Strategic Policies (2012), and Policies DMHB 1, DMHB 4, DMHB 11, DMHB 12, and DMHD

## INFORMATIVES

### 1. I52 Compulsory Informative (1)

The decision to REFUSE 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).

### I53 Compulsory Informative (2)

The decision to REFUSE planning permission 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.

DMHB 1 Heritage Assets

DMHB 2 Listed Buildings

LPP D4 (2021) Delivering good design

LPP HC1 (2021) Heritage conservation and growth

NPPF16 NPPF16 2024 - Conserving and enhancing the historic environment  
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