

PLANNING APPLICATION & LISTED BUILDING CONSENT – D&A / SUPPORTING PLANNING STATEMENT

LOCAL PLANNING AUTHORITY: THE LONDON BOROUGH OF HILLINGDON COUNCIL

PROPOSAL: INSTALLATION OF A SUNKEN PAVING AREA WITH PERGOLA & PAVING TO EXTERNAL PERGOLA SITTING AREA (FOR A TEMPORARY PERIOD OF 3 YEARS)

PROPERTY ADDRESS: THE TUDOR LODGE HOTEL, 50 FIELD END ROAD, EASTCOTE, PINNER, HA5 2QN

APPELLANT: MR G SETHI – LUXURY HOSPITALITY LTD

THE PROPOSAL

The existing property is a long established hotel and restaurant premises set in approximately 1.04 acres / 0.42 HA and the proposal comprises of the following;

- Sunken paving area with pergola
- Paving to external pergola sitting area

The materials are detailed on the architects planning drawings which accompany the application.

PLANNING HISTORY

According to the LPA website, there are 49 online planning history entries for this property.

The most recent applications which were approved are as follows;

4726/APP/2023/1694 – Alterations to existing Tudor Lodge Hotel building including the extension of existing dormer window on front elevation, replacement of existing French door with windows to match existing and the replacement of existing roof tiles with new tiles to match existing.

Approved – 12th June 2023.

4726/APP/2023/1695 – (Application for Listed Building Consent with the same description as above).

Approved – 12th June 2023.

The above approvals are considered to be of the most relevance to the current planning application / listed building consent applications. However, it is also notable that the property and curtilage have been subject of substantial alterations and changes over many years.

Two further planning applications reference numbers; 4726/APP/2023/2216 and 4726/APP/2023/2218 for alteration to existing car parking layout, resurfacing and expansion of hardstanding, installation of a sunken paving area with pergola and a standalone outbuilding for WC and store, installation of a staff cycle shelter, erection of a boundary fence and planting against Field End Road with various landscape planting and paving to external sitting area were undetermined by the LPA and are the subject of appeals against non-determination with the Planning Inspectorate.

THE DEVELOPMENT PLAN

The current development plan is the Hillingdon Local Plan;

Part 1 Strategic Policies Adopted November 2012

Part 2 Development Management Policies Adopted January 2020

Part 2 Site Allocations & Designations Adopted January 2020

CONSERVATION AREA

The building is not situated within a Conservation Area - (but there is a Conservation Area opposite).

LISTED BUILDING

The subject property is a Statutory Grade II Listed Building.

TREE PRESERVATION ORDERS

The site is covered by a Tree Preservation Order Reference TPO801.

EVALUATION

The current applications have been lodged with the Local Planning Authority and a formal decision by the LPA is expected within the statutory 8 weeks to allow time for the applicant to order, arrange building contractors and to install the pergola and associated hardstanding areas and to benefit from the important summer trading period which is vital to the success of the existing hotel and restaurant and to allow for future investment and maintenance of the listed building and the ongoing employment of valued staff and to provide local people with an important leisure facility.

THE CURRENT PROPOSAL

The current proposal was prepared by a team of experts acting on behalf of the applicant as follows;

Mr. Jordan Wang – RIBA/ARB Architect (J79 Studio)

Ms. Kelly Shurety – (Border Archaeology)

Mr. Raymond Ashall – BA Hons DIP EP MRTPI (Ashall Town Planning)

THE SUBMITTED ARCHITECTURAL DRAWINGS & DOCUMENTS

The submitted architectural drawings and documents are considered to show an acceptable form of development in terms of design, layout, materials, principle of development and scale.

A complete list of submitted architectural drawings and documents is as follows;

Site location plan

Existing block plan

Proposed block plan

Existing elevation plan

Proposed elevation plan

Perspective drawing

Planning application & listed building consent – D&A / supporting planning statement

Heritage Statement

PRINCIPLE OF DEVELOPMENT

It is considered the principle of development is acceptable within the grounds of a listed building.

However, it is considered that a temporary planning permission for a period of 3 years in this case would allow the applicant to install the pergola quickly to benefit from the important summer trading period and to demonstrate to the LPA and locals the quality of the proposed installation.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The external alterations shown on the submitted planning drawings are considered to generally conform to the latest guidance issued by Central Government contained in the National Planning Policy Framework (2023) Chapter 16 - Conserving and enhancing the historic environment which contains the latest advice to developers in regard to 'Heritage Assets' which in this case includes the existing listed building and the adjoining Conservation Area.

OVERALL ASSESSMENT ON CURRENT APPLICATION

It is therefore considered that given the physical constraints of the site and challenges of the existing listed building being used for a successful commercial hotel & restaurant use, all reasonable efforts have been made to reduce the potential impacts of the proposal on the listed building, its immediate setting and the established character and appearance of the adjoining Conservation Area to overcome issues concerning heritage assets.

In my professional opinion, the development is considered to be acceptable from a heritage perspective and results in no material harm being caused to any heritage asset including the listed building and adjoining conservation area to warrant the refusal of planning permission or LBC.

Indeed, the use of a temporary permission for a 3 year period in this instance allows a trial run for all parties to monitor the development to ascertain whether it is acceptable on a number of grounds including those of appearance, customer experience and perception, design, functionality, operational success and the quality of the proposed installation.

This also provides the LPA with an assurance that if expectations are not met, they have the opportunity of refusing a future planning application if they are unhappy with the proposal once installed but provides the applicant with a reasonable period in which to demonstrate its suitability.

OTHER MATERIAL ISSUES

The desire to undertake external changes follows the appellant's recent purchase of the property and the desire to make this a more attractive restaurant / hotel for the local community and leisure and business travellers to the area alike, as the new custodian of the existing heritage asset.

The applicant and development team is generally of the considered view that the changes proposed are acceptable given the existing buildings condition, design, footprint, layout and location and the seeming lack of maintenance and investment over many years before the applicants purchase.

This is also compounded by the fact that the existing building has had so many different changes and extensions over the years making it more challenging from an operator's perspective.

Therefore, the only viable commercial option at this stage would be for the development as submitted which now forms the subject of this planning / listed building consent application.

Given the largely temporary nature of the external works, which do not affect the Listed Building in any physical way, it is considered that the balance is in favour of the submitted scheme allowing the appellant to make further substantial investments and to capitalise on important summer trading.

This has the advantage of providing income to make investment in the overall site, improvement and expansion of the facilities which also results in staff retention and improved job offerings locally.

None of the external works proposed are 'irreversible' or result in direct 'harm to the listed building'.

PLANNING CONDITIONS

The appellant is willing to work with the LPA in a proactive manner and prepared to accept the imposition of planning conditions set out by central government which meet the six tests as follows;

- Necessary
- Relevant to planning
- Relevant to the development to be permitted
- Enforceable
- Precise
- Reasonable in all other respects

We therefore again confirm that the applicant is prepared to accept planning conditions which conform with the latest government guidance in the form of the NPPF paragraphs 55 and 56.

In this instance, a temporary planning permission for a period of 3 years is sought by the applicant.

CONCLUSIONS

It is considered that the development proposed is acceptable and will allow for outdoor dining and drinking at the site which can be installed immediately following the most recent LPA approvals.

It is hoped that the LPA can issue a decision notice quickly given the time already spent by the applicant and their appointed consultants trying to make headway with the Local Planning Authority, which has not been timely and hampered by changes in personnel and late requests for changes etc.

We therefore urge the LPA to make a formal decision within the statutory 8 week determination period and we thus hope this new application will be dealt with by the LPA expeditiously.

It is considered that the scheme proposed is the only viable commercial option at this stage given the poor state of the property and the desire to improve the existing hotel / restaurant offering and to benefit from the important summer trading period.

Time is therefore of the essence and we urge the LPA to work with us in a business-like manner.

Outside eating and drinking is highly sought after by hotel guests and local customers alike and the proposal will provide a new improved offering which benefits the business and the listed building indirectly through improved income streams to allow for long-term maintenance and improvement.

Concluding, it is considered that the external alterations proposed accord with the NPPF and the development plan and creates no material harm to any interests of acknowledged importance.

The granting of consent for a temporary period of 3 years is considered reasonable in this case.

We therefore respectfully request that this planning application be approved with any reasonable and appropriate planning conditions deemed necessary in the circumstances of this particular case.

Mr. Raymond Henry Ashall BA Hons DIP EP MRTPI - Principal

Ashall Town Planning - April 2024