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# Fuller Long

Heritage Statement

33a The Green  
West Drayton  
UB7 7PN

Date: 19.06.2024

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## 1.0

## INTRODUCTION

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- 1.1 This Heritage Statement has been prepared in support of a retrospective Listed Building Consent application in relation to no.33 The Green, West Drayton, UB7 7PN.
- 1.2 No.33 The Green is a two storey, semi-detached cottage with its origins in the 16th century. It is Grade II listed and located in the West Drayton Green Conservation Area.
- 1.3 Planning permission was granted for a single storey, full width, part glazed rear extension to the house on 18 October 1999. The Council has confirmed that Listed Building Consent was not granted at the time for the extension. Therefore, the purpose of this application is to regularise the situation with regard to Listed Building Consent. It has been submitted on behalf of the applicant's elderly mother who is now no longer resident in the property.
- 1.4 This Statement should be read in conjunction with the drawings produced by Greenink Studio. These include only a set of 'as built' plans and elevations of the building. The 1999 planning records do not include a set of pre-existing plans and elevations and it is not known what existed at ground floor level to the rear of the building prior to the construction of the current extension. The description of development for the 1999 planning permission does refer to the 'demolition of an existing conservatory' however the position and extent of this is not know.
- 1.5 In line with paragraphs 200 and 201 of the National Planning Policy Framework 2023, the purpose of this Statement is to define the significance of the host building and its contribution to the character and appearance of the surrounding West Drayton Green Conservation Area.

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**1.0****INTRODUCTION**

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**1.6**

The Statement will describe the works which have taken place and assess their impact on the significance of the host building, the setting of any surrounding designated or non-designated heritage assets and the character and appearance of the West Drayton Green Conservation Area. It will go on to consider the proposals in relation to the relevant statutory, national, regional and local heritage policy framework.

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## 2.0

### SITE AND SURROUNDINGS

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#### 2.1

The Green forms part of the historic core of West Drayton and is a grassed, open space with pedestrian paths and clumps of mature trees. It is rectangular in shape, widening to the SW. The Green is surrounded by historic buildings dating from the 16th century through to the mid 20th century. These are mostly residential in character, with some retail premises and a church at its NE end.



Figure 1 An aerial view of the site and its surrounding context. The site is marked with a red dot.

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## 2.0

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### SITE AND SURROUNDINGS

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#### 2.2

No.33a is a semi-detached, two storey cottage, with 16th century origins. Its front elevation is of brickwork, now painted white, and thought to have been added in the 18<sup>th</sup> century. The roof is pitched, with a gable end, and clad in slate, a remodelling from the 19<sup>th</sup> century. The front façade is a simple composition of two widely spaced window bays. The windows are set beneath arched heads and have flush sash boxes. The sliding sashes themselves are replacements, in a 6 over 6 configuration with sash horns. The main entrance is set in the southern bay and consists of a part glazed timber door, set beneath a pediment supported on curved brackets.



Figure 2 The front façade of no.33 and 33a – the application building is on the right.

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## 2.0

## SITE AND SURROUNDINGS

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### 2.3

The rear of the house reads as 1.5 storeys in height due to the long sweep of roof over the rear rooms at 1st floor level. Here there are two dormers which rise through the eaves line, with modern painted timber casements. The rear façade of the cottage is also of painted brickwork. There are two retained window openings with curved brick arches and timber casements, and a single leaf door opening in the centre of the elevation.

### 2.4

The ground floor extension, which was constructed in 1999, is full width and a single storey in height. It has two distinct sections, each of which is approximately half the width of the house. To north it is constructed in yellow brickwork with a shallow pitched glazed roof. The southern section consists of a painted timber framed conservatory with a pitched roof. There is a small private courtyard garden to the rear of the property, enclosed by a tall brick boundary wall and vegetation. This backs onto the parking area for Britannia Court, a modern office development to the east.

### 2.5

A further assessment of the significance of the listed building is contained at section 3 of this Statement.

#### **Heritage Assets**

#### **Statutorily Listed Buildings**

### 2.6

No.33 and 33a The Green were Grade II listed on 5 September 1974. The listing description reads as follows:

*1 . 5018 THE GREEN (East Side) WEST DRAYTON Nos 33 and 33A TQ 0579 29/132 II GV 2. C16 cottage with alterations, now as 2 dwellings. 2 storeys, 4 windows. Roof renewed in early C19, slated and of fairly low pitch. C18 brick front colourwashed. Sash windows under segmental brick arches, 2 original, others replaced. Half glazed doors, that of No 33A in early C19 moulded architrave with pediment and cornice on brackets. No 33 has copied this doorcase. A little exposed timber inside. Lean-to at back probably late C17.*

*Nos 25, 27 with industrial buildings behind, 29, 31, its forecourt walls and wall to the north, and Nos 33 and 33A form a group.*

## 2.0

## SITE AND SURROUNDINGS



Figures 3 & 4 The rear façade of the house and the extension constructed in 1999 (top left) and a view into the rear courtyard garden with Britannia Court in the background (bottom right).

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## 2.0

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## SITE AND SURROUNDINGS

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### 2.7

There are several other statutorily listed buildings within the wider setting to the house, primarily to the north and along the western side of The Green. The listing description for nos.33 and 33a The Green notes that the pair of cottages form a group with several of the other listed buildings along the eastern side of The Green.

- No.25 The Green – Grade II
- No.27 The Green – Grade II
- No.29 The Green – Grade II
- No.31 The Green – Grade II
- Wall to the north of no.31 – Grade II
- Forecourt walls to no.31 – Grade II
- Roman Catholic Church of St Catherine – Grade II
- No.24 The Green – Grade II
- Front wall and gate to no.24 – Grade II
- Hope Cottage, no.26 The Green – Grade II

#### **Locally listed Buildings**

### 2.8

There are locally listed buildings at nos.10-14 and 16 The Green, as well as no.71 The Green.

### 2.9

These buildings are all situated some distance from the application site and do not form part of the setting to the rear of no.33a The Green. Consequently, it is considered that the works which have taken place have had no demonstrable impact upon the setting or significance of these locally listed buildings.

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## 2.0

## SITE AND SURROUNDINGS

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### 2.10

#### **The West Drayton Green Conservation Area**

The application site is located within the West Drayton Green Conservation Area, which was first designated on 10 November 1969. The conservation area is relatively large and is a mixture of built form and open spaces, including The Green, The Closes Recreation Ground and St George's Meadow. The Council do not have an adopted appraisal for the West Drayton Green Conservation Area.

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## 3.0

## HISTORICAL DEVELOPMENT AND SIGNIFICANCE OF THE BUILDING

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- 3.1 By the 16th century the village of West Drayton was a distinct rural settlement, focused around the area where The Green now stands and along Mill Lane (now Money Lane). Several surviving buildings on and around The Green have their origins in this period. As late as the early 19th century the parish was still lightly populated and engaged in agriculture, with a compact village centre surrounded by isolated farmsteads and hamlets.
- 3.2 Significant transport developments during the 19th century radically altered the character of the area and precipitated development and industry. These included the cutting through of the Grand Junction Canal in 1798 and the opening of the Great Western Railway and West Drayton Station to the north of the historic village centre.
- 3.3 The 1861-62 Ordnance Survey map still shows West Drayton as a village settlement, surrounded by open fields. Development was clustered around The Green and along Church Road, with fields of orchards interspersed amongst the buildings. The railway lines can be seen cutting a swathe across open ground to the north.
- 3.4 Brick manufacturing became a staple of the local economy during the 19th century and transformed the area, encouraging an influx of workers and labourers. The rural character of the village began to change significantly during the last years of the 19th century and in the first decades of the 20th century when suburban development gathered pace. This had the effect of subsuming the old village centre into a new outer suburb, focused upon Station Road and the High Street to the north. By the mid 20th century the area was almost fully built over, although The Green retained its distinctive historic character, surrounded by buildings from an earlier phase in the area's development.

## 3.0

## HISTORICAL DEVELOPMENT AND SIGNIFICANCE OF THE BUILDING

## 3.5

The listing description for nos.33 and 33a indicate that the cottages have 16th century origins with alterations in the 18th and 19th centuries. The large scale 1894 Ordnance Survey map shows that by the late 19th century the cottages had a simple rectangular footprint. By 1913 there was a large, detached outbuilding situated against the southern boundary of no.33a, which was still in place in 1935. During this period, the garden to the rear of the cottages stretched east and was as deep as the gardens of the Victorian terrace to the south. This would eventually be truncated by the late 20th century Britannia Court office development which wraps around the rear of nos.31, 33 and 33a The Green.

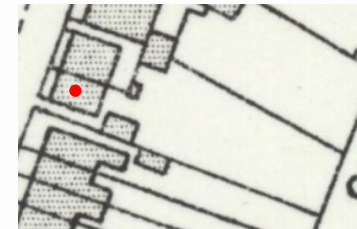
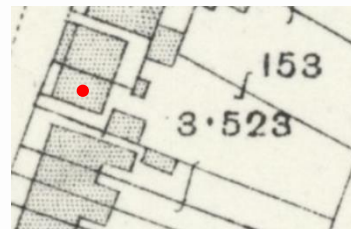


Figure 5 The 1861-62 Ordnance Survey map showing West Drayton in its rural context. The application site is ringed in red (top). Figures 6-8, bottom left to right – details of the 1894, 1913 and 1935 Ordnance Survey maps depicting the site.

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**3.0**

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**HISTORICAL DEVELOPMENT AND SIGNIFICANCE OF THE BUILDING**

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**Significance of no.33a The Green**

3.6 The National Planning Policy Framework Annex 2 defines significance as *“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”*

3.7 Historic England’s document ‘Conservation Principles – Policies and Guidance for the sustainable management of the historic environment’ (2008) identifies a series of values that can be attributed to a heritage asset, and which help to appraise and define its significance. These include evidential, historic, aesthetic and communal value.

**Evidential Value**

3.8 This value is derived from the potential of a place to yield evidence about past human activity (para 35) and is generally closely associated with archaeological sites and remains, with age being a strong indicator of evidential value.

In this case the building contributes to an understanding of rural village life from the 16th century onwards, and the scale and character of housing available at the time. The re-fronting of the building in brickwork, with sash windows and a slate roof have subsumed its original character to a degree but reflect the adaptation of earlier buildings to suit changing fashions, living standards and access to materials.

**Historical value**

Paragraph 39 of the Conservation Principles document outlines that *“Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.”*

The building has formed part of the historic local scene in West Drayton for around 350 years and consequently has significant and demonstrable age value. The building provides evidence of the slow evolution of the settlement over time. It forms a key element in the series of historic buildings clustered around The Green which illustrate the earliest phase of development in the area, a period when West Drayton was a traditional, nuclear settlement.

## 3.0

## HISTORICAL DEVELOPMENT AND SIGNIFICANCE OF THE BUILDING

## 3.8 cont'd

**Aesthetic value**

Aesthetic value is defined as “...the ways in which people draw sensory and intellectual stimulation from a place.”

No.33a The Green is a charming and attractive building. However, its earliest form and character have been subsumed within a later re-fronting (probably 18th century) and a later re-roofing (19th century), hiding and replacing earlier features. The flush sash boxes likely date from the 18th century re-fronting of the building, although the sliding sashes themselves are later replacements.

Together with no.33 the pair of cottages have a balanced and coherent frontage, with similarly widely spaced windows at 1st floor level. The ground floor frontage differs but the matching porches create a sense of architectural harmony.

Internally the building is 18th/19th century in character, with areas of simple square section panelling around the staircase, a four panelled door at the base of the flight and a Victorian fire surround to one of the bedrooms.



Figures 9-11 Internal features of the building.

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## 3.0

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# HISTORICAL DEVELOPMENT AND SIGNIFICANCE OF THE BUILDING

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### 3.8 cont'd

#### **Communal value**

This value is derived from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience of memory. In this case, any communal value would be 'social', defined at paragraph 56 as *".....places that people perceive as a source of identity, distinctiveness, social interaction and coherence."*

The building has communal value in so far as it has been a familiar landmark in West Drayton for many centuries and has featured in the day to day lives of those who live, work or pass through the area. This value, however, is local in its focus.

### 3.9

#### **Summary**

The key significance of the building derives from its age value and this contribution to the historic development of West Drayton. It forms part of the high-quality group of historic buildings which surround The Green, and which are a key element in the character of the area and the established local scene. The original vernacular and humble origins of the building have been overlaid with a brick frontage and sash windows, likely during the 18<sup>th</sup> century and a pitched, slate clad roof during the 19<sup>th</sup>. However, the building still has intrinsic architectural and aesthetic interest, mostly concentrated on its front façade. The rear is characterful and more informal, due to the long sweeping roof slope and eaves dormers. It has a private and enclosed character as a result of the small courtyard garden and its high surrounding walls.

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## 4.0

## RELEVANT HISTORIC ENVIRONMENT POLICY

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

#### 4.1

Section 16 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.*

#### 4.2

Section 72 relates to conservation areas:

*“In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

### **The National Planning Policy Framework 2023**

#### 4.3

The revised National Planning Policy Framework 2023 (NPPF) sets out the Government’s planning policies and how these are expected to be applied. There is a general presumption in favour of sustainable development within national planning policy guidance.

#### Paragraph 200

*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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.*

## 4.0

**RELEVANT HISTORIC ENVIRONMENT POLICY**

## 4.3 cont'd

Paragraph 201

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 203

In determining applications, local planning authorities should take account of:

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

Paragraph 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.

**The London Plan 2021**

## 4.4

The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. Policy HC1 Heritage conservation and growth part C is relevant.

*C 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.*

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## 4.0

### RELEVANT HISTORIC ENVIRONMENT POLICY

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#### 4.5

##### **London Borough of Hillingdon Local Plan 2012 and 2020**

The Local Plan: Part 1 Strategic Policies were adopted in November 2012. Part 2, the Development Management Policies were adopted on 16 January 2020. The relevant sections have been cited below.

##### **Strategic Policies**

##### **Policy HE1: Heritage**

*The Council will:*

- 1. Conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape, which includes:*
  - Historic village cores, Metro-land suburbs, planned residential estates and 19th and 20th century industrial areas, including the Grand Union Canal and its features;*
  - Designated heritage assets such as statutorily Listed Buildings, Conservation Areas and Scheduled Ancient Monuments;*
  - Locally recognised historic features, such as Areas of Special Local Character and Locally Listed Buildings;*

##### **Policy BE1: Built Environment**

*The Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents.*

*All new developments should:*

- 1. Achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place;*
- 2. Be designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties;*

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## 4.0

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## RELEVANT HISTORIC ENVIRONMENT POLICY

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### 4.5 cont'd

#### **Development Management Policies**

##### **Policy DMHB 1: Heritage Assets**

*A) The Council will expect development proposals to avoid harm to the historic environment. Development that has an effect on heritage assets will only be supported where:*

- i) it sustains and enhances the significance of the heritage asset and puts them into viable uses consistent with their conservation;*
- ii) it will not lead to a loss of significance or harm to an asset, unless it can be demonstrated that it will provide public benefit that would outweigh the harm or loss, in accordance with the NPPF;*
- iii) it makes a positive contribution to the local character and distinctiveness of the area;*
- iv) any extensions or alterations are designed in sympathy, without detracting from or competing with the heritage asset;*
- v) the proposal would relate appropriately in terms of siting, style, scale, massing, height, design and materials;*
- vi) buildings and structures within the curtilage of a heritage asset, or in close proximity to it, do not compromise its setting; and*
- vii) opportunities are taken to conserve or enhance the setting, so that the significance of the asset can be appreciated more readily.*

##### **Policy DMHB 2: Listed Buildings**

*A) Applications for Listed Building Consent and planning permission to alter, extend, or change the use of a statutorily Listed Building will only be permitted if they are considered to retain its significance and value and are appropriate in terms of the fabric, historic integrity, spatial quality and layout of the building. Any additions or alterations to a Listed Building should be sympathetic in terms of scale, proportion, detailed design, materials and workmanship.*

*B) Applications should include a Heritage Statement that demonstrates a clear understanding of the importance of the building and the impact of the proposals on its significance.*

*D) Planning permission will not be granted for proposals which are considered detrimental to the setting of a Listed Building.*

##### **Policy DMHB 4: Conservation Areas**

*New development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness. In order to achieve this, the Council will:*

*A) Require proposals for new development, including any signage or advertisement, to be of a high quality contextual design. Proposals should exploit opportunities to restore any lost features and/or introduce new ones that would enhance the character and appearance of the Conservation Area.*

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## 4.0

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## RELEVANT HISTORIC ENVIRONMENT POLICY

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### 4.5 cont'd

#### **Policy DMHB 11: Design of New Development**

*A) All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including:*

*i) harmonising with the local context by taking into account the surrounding:*

- scale of development, considering the height, mass and bulk of adjacent structures;*
- building plot sizes and widths, plot coverage and established street patterns;*
- building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure;*
- architectural composition and quality of detailing;*
- local topography, views both from and to the site; and*
- impact on neighbouring open spaces and their environment.*

*ii) ensuring the use of high quality building materials and finishes;*

*iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings;*

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## 5.0

### CONSIDERATION OF THE ISSUES

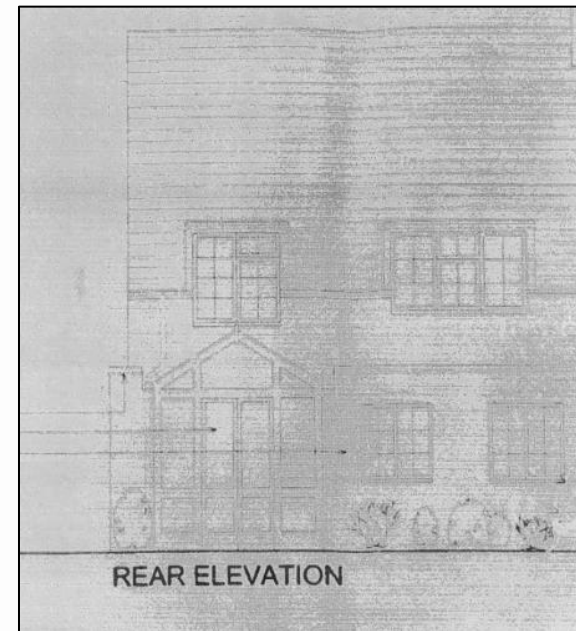
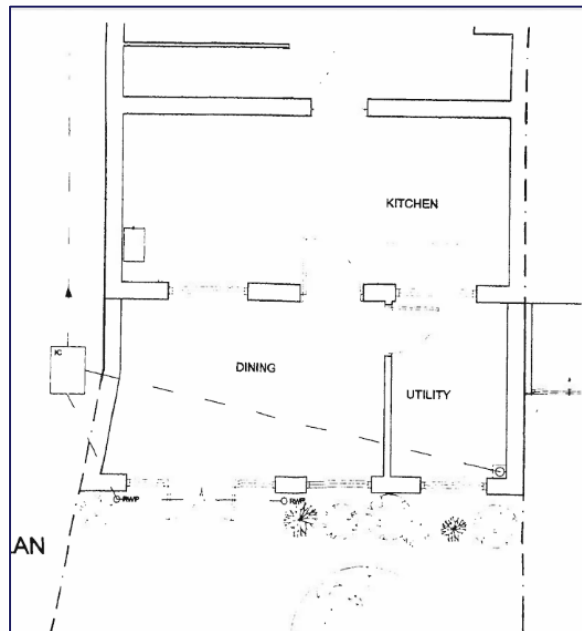
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#### 5.1

This section will assess the impact of the works which have taken place to the property, in terms of the special architectural and historic interest of the listed building and the character and appearance of the surrounding West Drayton Green Conservation Area. It will go on to consider the works in relation to the relevant statutory, national and local heritage policy framework.

#### 5.2

Planning permission (54086/99/1226) was granted on 18 October 1999 for a single storey extension to the rear of the building. This was built in accordance with the approved plans (Figures 12 & 13).



Figures 12 & 13 The approved 1999 planning drawings.

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## 5.0

### CONSIDERATION OF THE ISSUES

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- 5.3 The extension spans the width of the property at ground floor level. At the northern end is a WC/utility area. This is constructed in good quality yellow brickwork with a parapet wall topped with brick on edge detailing. This conceals a shallow pitched glazed roof behind. There are two window openings in the rear facade, each with a pair of painted timber casements which are subdivided into 6 panes. The remainder of the extension consists of a conservatory with a painted timber frame. This has double glazed sealed units set within the frame and a traditional, pitched roof. French doors open onto the private rear courtyard garden.
- 5.4 The approved 1999 plan shows three openings in the rear wall of the main house. Two of these were to retain their windows and the central opening had a single leaf door. The 1999 planning permission has been implemented in accordance with this drawing.
- 5.5 The proposed extension is considered sympathetic to the listed building. It is a single storey in height and tucked well below eaves level. This ensures that it is visually subordinate to the main house and allows the sweeping, slate clad rear roof slope to remain visible.
- 5.6 Where the extension is solid it utilises traditional yellow stock brickwork, with brick headers to the window apertures and traditional painted timber casement subdivided windows which reflect the existing units on the rear façade of the house. This component has a traditional parapet which conceals the shallow pitched glazed roof behind. The conservatory element reduces the perceived bulk and massing of the extension, creating a more lightweight effect. Its glazed design allows for views through to the retained brickwork rear façade of the listed building and for its historic form to remain legible and appreciable.
- 5.7 Clearly the extension was sensitively designed in 1999 so that no additional openings were created through the historic rear wall of the cottage, with the casement windows retained in their arched openings. This avoids any harm to the plan form or spatial quality of the listed building. It maintains a clear distinction between the original cottage and the new extension, with only a single 'pinch point' of connectivity through the single leaf door opening.

## 5.0

## CONSIDERATION OF THE ISSUES



Figures 14 & 15 The rear façade of the house from the courtyard garden (top left) and the interior of the conservatory element looking towards the retained windows and door openings (bottom right).



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**5.0****CONSIDERATION OF THE ISSUES**

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- 5.8 It is not clear why Listed Building Consent was not granted in 1999 at the same time as the planning permission. Presumably this should have been identified by the Council as a requirement, given that the building was statutorily listed in September 1974. However, the proposals for the rear extension were assessed by officers at the time and considered appropriate for the scale, character and architectural style of the host building.
- 5.9 A subsequent application for planning permission and listed building consent was submitted to the Council in October 2007 for a small extension to the brickwork element of the rear addition. This was refused on 19 December 2007. In assessing the proposals and preparing the delegated report and decision notice the Council did not raise any issues regarding the absence of Listed Building Consent for the 1999 extension.
- 5.10 The Council were approached in May 2024 regarding the absence of Listed Building Consent for the rear extension and a reply was received from the Heritage Team dated 29 May 2024. This confirmed that there was no record of Listed Building Consent on their system. With regard to a retrospective application the email noted that *“I can’t imagine that we would refuse an application to regularise given that planning permission was granted previously, no concerns were raised as you note in 2007 and it has been in place for some time. I’d therefore recommend that you put in the LBC and hopefully this can be approved quickly.”*
- 5.11 Nearly 25 years have elapsed since planning permission was granted for the rear extension and this element of the building is now a well-established feature on the site and as part of the surrounding townscape. It is of a sympathetic scale, with materials and detailing which complement the character of the listed building. It is discreetly positioned at the rear of the house and set within a private rear courtyard where there are few sightlines from the gardens of surrounding properties. As a result, the extension is not considered to cause any harm to the special architectural or historic interest of the listed building.

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## 5.0

### CONSIDERATION OF THE ISSUES

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- 5.12 The impact of the extension upon the character and appearance of the West Drayton Conservation Area, which was designated in 1969, was presumably assessed as part of the 1999 planning application. Due to its neutral impact upon the special interest of the listed building and its discreet position to the rear of the house, the extension is not considered to cause any harm to the character or appearance of the West Drayton Conservation Area. The rear courtyard garden backs onto the car parking area of the modern office development to the west and therefore has no impact upon areas of the conservation area which are of demonstrable significance. The extension is tucked close into the listed building and projects no deeper than the rear building line of no.31 The Green or the closet wing of the Victorian terrace to the south.
- Impact upon the setting of surrounding statutorily listed buildings**
- 5.13 No.33a forms a semi-detached pair with no.33 The Green. The buildings are of the same general form and scale although their front elevations have slightly differing arrangements of windows and front door. Due to the shallow depth of the rear gardens at nos.33 and 33a it is difficult to appreciate the rear facades of both houses together. No.33 has a half width glazed extension to the rear, but a much smaller courtyard garden than no.33a. The 'as built' extension to no.33a is not considered to cause any harm to the architectural coherence of the pair of houses, which already have differences in their front facades and setting to the rear, as well as a vernacular and informal architectural quality which is capable of absorbing this variety of form.
- 5.14 No.31 The Green is situated just to the north of no.33. This is a substantial early 19th century house, built to a much larger scale than the earlier cottages to the south. The extension to no.33a has been in place now for nearly 25 years and is fully subordinate in scale to the surrounding townscape, projecting no deeper than the main, rear building line of no.31. Thus, it is not considered to cause any harm to the setting of the listed building at no.31 The Green.
- 5.15 The other listed buildings noted at paragraph 2.6 of this Statement either do not form part of the setting to the rear of the listed building (those on the western side of The Green) or are situated too far to the north for there to be any demonstrable impact from the extension upon their settings.

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**5.0**

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**CONSIDERATION OF THE ISSUES**

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**Assessment of the proposals in relation to the statutory framework and national and local heritage policies****The Planning (Listed Buildings and Conservation Areas) Act 1990**

5.16

The extension 'as built' is in accordance with the proposals which were granted planning permission in 1999. It is of a sympathetic and subordinate scale in relation to the listed building, is appropriately detailed and utilises traditional yellow stock brick and white painted timber casements. It simply abuts the rear wall of the listed building and has had no impact upon its plan form, circulation pattern or spatial quality. As such it is considered to preserve its special architectural and historic interest in line with the s.16 statutory duty.

5.17

Due to its discreet position at the rear of the property and within a private courtyard garden, the extension causes no harm to the character or appearance of the West Drayton Green Conservation Area, in line with the s.72 statutory duty.

**The National Planning Policy Framework 2023**

5.18

The proposals are considered to comply with the requirements of the NPPF. This Heritage Statement has defined the significance of the host building and its contribution to its wider setting and taken this into account when assessing the impact of the works that have taken place (paragraph 200 and 201). The extension is appropriate for the scale, character and style of the building, replicating features such as its subdivided casement windows and using brickwork to complement the brickwork finishes of the main house. Thus, the extension will reinforce local distinctiveness in line with paragraph 203. Overall, affected designated heritage assets, including the listed building itself, surrounding listed buildings and the West Drayton Green Conservation will be conserved, in compliance with paragraph 205.

**The London Plan 2021**

5.19

The proposals are also considered to comply with the adopted London Plan (2021). The thrust of Policy HC1 - Heritage conservation and growth is that heritage assets should be conserved, and their settings managed. Here the extension has preserved the character of the building and is now a well-established feature on the site and within its surrounding context.

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**5.0****CONSIDERATION OF THE ISSUES**

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**London Borough of Hillingdon Local Plan****Strategic Policies (2012) and Development Management Policies (2020)**

5.20

The extension is considered to comply with the relevant policies of the London Borough of Hillingdon Local Plan.

5.21

With regard to the Strategic Policies, the extension conserves the significance and setting of the listed building and surrounding designated heritage assets (HE1). It is of a good quality design which has added attractive living space to the rear of the building, whilst ensuring that the scale, character, form and external appearance of the listed building are preserved (BE1).

5.22

With regard to the Development Management Policies, no harm has been caused to the historic environment and the significance and setting affected heritage assets have been conserved. The careful and sympathetic scale and design of the extension ensure that it is visually and physically subordinate to the listed building, with appropriate use of materials and detailing (DMHB1). This Heritage Statement has assessed the significance of the listed building and its contribution to the surrounding area in a manner which is proportionate to the works which have taken place. It has demonstrated that the significance and value of the listed building will be retained. The extension is appropriate and sympathetic in terms of its scale, design and materials and the fabric, historic integrity, spatial quality and layout of the listed building have been preserved (DMHB2). The extension is of a high standard of design and build quality and harmonises with its local context, taking account of the scale of the host building and the form, massing and building lines of the surrounding townscape (DMHB11). Thus, the character and appearance of the West Drayton Green Conservation Area has also been preserved (DMHB4)

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**6.0****CONCLUSION**

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**6.1**

This application seeks retrospective listed building consent for a single storey, part glazed extension to the rear of the Grade II listed building at no.33a The Green, West Drayton.

**6.2**

Planning permission was granted for the extension nearly 25 years ago and it was built in accordance with the approved drawings. For reasons which are not clear, there is no record of Listed Building Consent being granted at the time.

**6.3**

Given the length of the time that the extension has been in place, combined with its sympathetic design and materials, as well as its discreet position at the rear of the building, the Council are urged to grant retrospective Listed Building Consent so that the planning history of the property can now be regularised.

**6.4**

The 'as built' extension is considered to fully satisfy the s.16 and s.72 statutory duties within the Planning (Listed Buildings and Conservation Areas) Act 1990. It is also in accordance with the provisions of the National Planning Policy Framework 2023, the London Plan 2021 and the policies of the London Borough of Hillingdon Local Plan Strategic Policies (2012) and Development Management Policies (2020).

Thank you for Viewing our Heritage Statement

If you have any queries or would like to discuss anything further with us, please don't hesitate to get in contact [hello@fullerlong.com](mailto:hello@fullerlong.com)

