

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 | ☐ |
| 2. Application complies with all relevant planning policies and is acceptable on planning grounds | ☐ |
| 3. There is no Committee resolution for the enforcement action | ☐ |
| 4. There is no effect on listed buildings or their settings | ☐ |
| 5. The site is not in the Green Belt (but see 11 below) | ☐ |

REFUSAL RECOMMENDED: GENERAL

- | | |
|--|--------------------------|
| 6. Application is contrary to relevant planning policies/standards | ☐ |
| 7. No petition of 20 or more signatures has been received | ☐ |
| 8. Application has not been supported independently by a person/s | ☐ |
| 9. The site is not in Green Belt (but see 11 below) | ☐ |

RESIDENTIAL DEVELOPMENT

- | | |
|--|--------------------------|
| 10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha | ☐ |
| 11. Householder application in the Green Belt | ☐ |

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 | ☐ |
| 13. Refusal of change of use from retail class A1 to any other use | ☐ |
| 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. | ☐ |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 15. Certificate of Lawfulness (for proposed use or Development) | ☐ |
| 16. Certificate of Lawfulness (for existing use or Development) | ☐ |
| 17. Certificate of Appropriate Alternative Development | ☐ |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 18. ADVERTISEMENT CONSENT (excluding Hoardings) | ☐ |
| 19. PRIOR APPROVAL APPLICATION | ☐ |
| 20. OUT-OF-BOROUGH OBSERVATIONS | ☐ |
| 21. CIRCULAR 18/84 APPLICATION | ☐ |
| 22. CORPSEWOOD COVENANT APPLICATION | ☐ |
| 23. APPROVAL OF DETAILS | ☐ |
| 24. ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where Heads of Terms have already received Committee approval | ☐ |
| 25. WORKS TO TREES | ☐ |
| 26. OTHER (please specify) | ☐ |

The delegation powers schedule has been checked. Director of Residents 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, Transportation and Regeneration**

Address CARPENTERS COTTAGE, FORMER RAF UXBRIDGE, ST ANDREWS PARK HILLINGDON ROAD UXBRIDGE

Development: Demolition and replacement of roof, refurbishment and restoration of building including replacement windows and doors, to aid conversion of building to residential dwelling (Listed Building Consent)

LBH Ref Nos: **585/APP/2020/2131**

Drawing Nos: 201
 202
 203
 204
 208
 209
 Construction Methodology Statement dated June 2020
 Design and Access Statement
 0101
 0102
 Covering Letter dated March 2020
 Structural Repairs Report (Ref: S82605/UXB/ANB/008)
 Site Location Plan
 03
 04
 05
 06
 07
 P966/03 Rev. B
 09
 207A
 210
 211
 St Andrews Park Window Survey
 Lime Wash Paint Details
 206B
 212
 205B

Date Plans Received:	13/07/2020	Date(s) of Amendment(s):	30/09/2020
Date Application Valid:	13/07/2020		04/09/2020
			03/09/2020

1. CONSIDERATIONS

1.1 Site and Locality

The application site is know an Carpenters Cottage which is situated within the curtilage of Hillingdon House, a Grade II Listed Building.

Hillingdon House and its walled curtilage area are located on the eastern side of the

former RAF Uxbridge site - now known as St Andrews Park. The site is accessed via Vine Lane to the East and is identified as Phase 1A on the approved phasing plan for the overall St Andrews Development.

Hillingdon House and its curtilage lie to the east of what is to be the large open space District Park which is being created to serve the St Andrews Park development and local area.

1.2 Proposed Scheme

Listed building consent is sought for the demolition and replacement of roof, refurbishment and restoration of building including replacement windows and doors, to aid conversion of the Carpenters Cottage to a residential dwelling.

1.3 Relevant Planning History

585/APP/2009/2752 R A F Uxbridge Hillingdon Road Uxbridge

1. Outline application (all matters reserved, except for access) including demolition of some existing buildings and:

- a) Creation of up to 1,296 residential dwellings (Class C3) of between 2 to 6 residential storeys;
- b) Creation of up to 77 one-bedroom assisted living retirement accommodation of between 3 to 4 storeys;
- c) Creation of a three-form entry primary school of 2 storeys;
- d) Creation of a hotel (Class C1) of 5 storeys of up to 90 beds;
- e) Creation of a 1,200 seat theatre with ancillary cafe (Sui Generis); office (Class B1a) of up to 13,860sq.m; energy centre (Sui Generis) of up to 1,200sq.m; and retail (Class A1, A2, A3, A4, A5) of up to 2,850sq m; in buildings of between 4 to 6 storeys as well as a tower element associated with the theatre of up to 30m;
- f) Creation of a local centre to provide up to 150sq.m of retail (Class A1 and A2) and 225sq.m GP surgery (Class D1); Means of access and improvements to pedestrian linkages to the Uxbridge Town centre; car parking; provision of public open space including a district park; landscaping; sustainable infrastructure and servicing.

2. In addition to the above, full planning permission for:

- a) Creation of 28 residential dwellings (Class C3) to the north of Hillingdon House of between 2 to 3 storeys as well as associated amenity space and car parking;
- b) Change of use of Lawrence House (Building No. 109) to provide 4 dwellings (Class C3), associated amenity space and car parking including a separate freestanding garage;
- c) Change of use and alterations to the Carpenters building to provide 1 residential dwelling (Class C3);
- d) Change of use and alterations to the Sick Quarters (Building No. 91) to provide 4 dwellings (Class C3) as well as associated amenity space and car parking;
- e) Change of use of Mons barrack block (Building No. 146A) to provide 7 dwellings (Class C3) as well as associated amenity space and car parking.
- f) Change of use of the Grade II listed former cinema building to provide 600sq.m Class D1/2 use (no building works proposed);
- g) Change of use and alterations to the Grade II listed Hillingdon House to provide 600sq.m for a restaurant (Class A3) on the ground floor and 1,500sq.m of office (Class B1) on the ground, first and second floors;

Decision Date: 18-01-2012 Approved

585/APP/2012/1976 Former Raf Uxbridge Hillingdon Road Uxbridge

Reserved matters (appearance, landscaping, layout and scale) in compliance with conditions 2 and 3 for Infrastructure Phase, comprising detailed design of new vehicular and pedestrian access configuration to the southern entrance of the former RAF Uxbridge Site, at the junction with Hillingdon Road and The Greenway of planning permission ref: 585/APP/2009/2752 dated 18/01/2012: Outline development (all matters reserved, except for access) for a mixed-use development.

Decision Date: 16-01-2013 Approved

585/APP/2014/4430 St Andrews Park Hillingdon Road Uxbridge

Demolition and replacement of roof, refurbishment and restoration of building including replacement windows and doors, to aid conversion of building to residential dwelling (application for Listed Building Consent).

Decision Date: 20-04-2015 Approved

Comment on Planning History

Listed Building Consent was granted under ref: 585/APP/2014/4430 (20-04-15), the proposal formed part of the Outline Consent for the wider St Andrews Park site. The listed building consent has since expired and this application seeks permission to replicate the proposal granted under ref: 585/APP/2014/4430 (20-04-15).

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- 3rd September 2020

3. Comments on Public Consultations

The application was consulted on between 31-07-20 and 21-08-20. 2 objections were received from neighbouring residents which are summarised as follows:

- Concerns about the increase in height of the roof above the listed wall height.
- A 2-storey building would impact neighbouring views.

Officer comment: This application does not seek to increase the height of the existing building, this application seeks listed building consent for demolition and replacement roof and the refurbishment of the existing building including the replacement of windows and doors.

INTERNAL CONSULTEE COMMENTS

Conservation Officer

It is recognised that the structural condition of the existing roof form is in need of major restoration; therefore the demolition of the roof structure is justified. However it is not clear how the existing chimney stack and louvred dovecote structure will be safeguarded and protected during works. Furthermore it is important the eaves detail is appropriately replicated in order to match the existing appearance of the building therefore this would need to be submitted prior to construction. This has been covered by way of a condition.

The proposed Ashdown, Ashurt Marley, plain clay tile would be likely to be considered admissible however where possible the existing tiles would need to be salvaged and re-laid onto the new roof structure, with new tiles intermixed across the roof.

Taking into account the condition of the existing roof and ridge tiles they would need to be carefully removed by hand and reused. The proposed Ashdowne, Ashurt Marley, plain clay tile and comb crested clay, decorative ridge tile would be deemed admissible for any tiles that need to be replaced.

The existing decorative ridge tiles would need to be reused where possible and any new ridge tiles to replace broken ones shall match the existing in materiality, design and colour.

The proposed insulation is unlikely to be supported; a hygroscopic alternative would need to be considered such as a natural fibre product. The plasterboard would also need to maintain some scope of breathability.

Safeguarding of external walls, chimney and timber louvred structure

The proposed method of support for the external walls, chimney and timber louvred structure during demolition works to the roof would be deemed admissible however any direct fixings to the wall would need to be positioned within mortar joints, and NOT drilled into the brickwork. This shall be covered by way of a condition.

External windows and doors

The submitted information would not be considered adequate justification. The simple statement that no attempt should be made to repair the timber windows is not a reason for loss. No description of each window has been provided and images only show the external condition of each window. The windows are characteristic features of the building and its former uses showing historic development overtime.

From reviewing the photographs of the windows and the existing plans do not appear to accurately depict the appearance of the existing windows. Furthermore the window numbers to the proposed plans would do not relate to the condition schedule in terms of those proposed to be replaced and those to be removed permanently. The submitted information for existing and proposed windows and doors is confused and would not be considered adequate in order to make an informed decision.

Each existing window and door would need to be numbered and clearly scheduled within the condition survey. This should then correlate with the proposed drawings.

The submitted detailed plans only provide drawings of two window types however the proposed plans include around 7 different window types. Detailed drawings of each window type would be required.

The detailed drawings of the proposed windows are still unacceptable. New windows would need to be flush fitting casements and this is not the case from looking at the submitted jamb details for two window types. Please see an example of a flush jamb detail below (please note the drawing is not to scale).

The vertical window bar detail which does not appear to be accurate. The double glazed units (DGUs) differ in depth on each window detail (vertical window bar, window section and jamb). As per previous comments should be no more than 12mm in depth. A horizontal section of the proposed windows would also be required.

No written justification has been stated in relation to the proposed replacement of the doors. It is accepted that some doors should be replaced however not all. The condition schedule does not number each door therefore it is difficult to reference each one within these comments. In any instance I have noted the following recommendation below:

- Timber door to side/ rear (4-panel door with the No3 door number affixed to the front) - repaired, restored and re-used. The deep recess would need to be retained.

- Timber door to front/ side (panelled door with glazed upper panel) - replace, further details of proposed replacement required
- Timber door and side light to front/ side (2 panel door with upper section glazed, 4-panes separated by glazing bars) - repaired, restored and re-used on site
- Timber door opposite front door (only frame left) - replace, further details of proposed replacement required
- Main entrance door (timber) - retained, repaired and restored, and re-used on site

External finish - elevations

The use of Little Greene Lime Wash product would be deemed admissible however a sample test patch in a discreet location to the building would be required in order to determine whether the proposed colour would be deemed appropriate. Therefore details relating to the colour shall be covered by way of a condition.

Internal floor slab

Dwg. No 210 confirms that the replacement floor slab shall be constructed of Limecrete. Details of the floor slab construction would need to be submitted including a section and the Limecrete product to be used. This shall be covered by way of a condition.

Schedule and methodology of repairs (entire building) - No further information submitted previous comments still stand

A full schedule of repairs for the building including a methodology statement for the relevant works would be required. This shall be covered by way of a condition in this instance.

Building recording - No further information submitted previous comments still stand

Dwg No 209 aims to address the requirement for a Level 1 Record of the existing roof structure. However the information submitted would be considered inadequate and would fail to meet the requirements of a Level 1 record in line with Historic England's Understanding Historic Buildings: A Guide to Good Recording Practice Document (May 2016). It would need to be a consolidated document, showing a visual record of all aspects of the roof (photographs) including the chimney stack and louvred structure alongside basic information relating to the building's location, age, type and association to Hillingdon House.

Site levels

Dwg. No 211 indicates that the raised site level to the east of the building shall be lowered in line with the main building in full. However conflicting site plans have been submitted, Dwg. Nos. 205B and 212 indicate only a small section is to be lowered with the rest of the garden sloping upwards. Whereas Dwg No. 205A depicts the ground level to be lowered in full in accordance with the submitted section (Dwg. No. 211). Further clear confirmation regarding this is required alongside accurate site sections.

Extract flues and vents & RWGs

The details submitted on Dwg. No 210, for the proposed gutters and downpipes would be considered admissible. However there are concerns regarding the stainless steel extract vent. The extract vents would ideally need to have a black external finish. This detail would need to be confirmed.

Other matters

The proposed site plan (dwg No 05) does not accurately depict the existing situation. The previous building have already been demolished and replaced by new properties to the west of the application site, creating what is now known as Newall Close.

Drawing No 03 appears to differ in terms of layout to drawing Nos 07 and 201, in terms of the location of the en-suite to the master bedroom (southern end of the building) bedroom 3 and the main bathroom and the inclusion of a hall. Clarification on what is being proposed in terms of ground floor plan would be required.

Conclusions: Less than substantial harm.

Unless the relevant information can be provided upfront, in addition to the standard conditions.

Trees and Landscaping Officer

This site is occupied by a low single-storey building within the walled curtilage of Hillingdon House, located on the eastern side of the former RAF Uxbridge site - now known as St Andrews Park. The site is identified as Phase 1 A on the approved phasing plan for the overall St Andrews Development. The site lies within the area covered by TPO 730, however, the only protected trees in this area are situated on the open space to the east of this plot. A hybrid part Outline part full planning consent was granted for the redevelopment of the whole of the RAF Uxbridge site under reference 585/APP/2009/2752 dated 18/012012. Alongside outline consent for the rest of the site - full planning permission was granted for the redevelopment of the curtilage area of Hillingdon House for housing, together with the refurbishment and conversion of the Carpenter's Cottage for a three bed dwelling.

COMMENT Drawing No. 205 provides a site plan with indicative landscape, including a rear garden with reduced levels, planting and the provision of bin and bike stores. The levels will need to be explained in terms of their relationship to the adjacent open space. Other external hard and soft landscape details should be conditioned to ensure that they complement and enhance the setting of the listed building. Bin and bike stores should be securely and discretely located - preferably in the back garden. RE

Revised Comments

The amended plans are clearer and an improvement to the originally submitted scheme. There is no further comment on the application.

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:

DMHB 1 Heritage Assets

DMHB 2 Listed Buildings

DMHB 14 Trees and Landscaping

LPP 7.8 (2016) Heritage assets and archaeology

NPPF- 16 NPPF-16 2018 - Conserving & enhancing the historic environment

5. MAIN PLANNING ISSUES

The main issues for consideration with this application are whether the proposed alterations are appropriate to the special historic character and appearance of the building.

Legal and policy considerations Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act') require the Local Planning Authority (LPA) to pay special regard to the desirability of preserving listed buildings, their setting and any architectural features that they possess. In this context, the objective of preservation is to cause no harm, and is a matter of paramount concern in the planning process.

The NPPF (2019) seeks to ensure that the significance of heritage assets is considered within applications and that development minimises harm to heritage assets. Policies HE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012) will not permit applications to alter or extend Listed Buildings where damage may be caused to the historic structure or be detrimental to the setting of the listed building.

Policy DMHB 1 of the Local Plan: Part Two (2020) notes 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 it sustains and enhances the significance of the heritage asset and puts them into viable uses consistent with their conservation and will not lead to a loss of significance or harm to an asset amongst other criteria.

Policy DMHB 2 of the Local Plan: Part Two (2020) requires applications for Listed Building Consent to 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.

Carpenter's Cottage is an early 20th century building and the only remaining service buildings associated to Hillingdon House. It originally formed part of a complex of historic outbuildings forming part of one of 2 service courtyards to the north of the main house. The existing building is characterised by its simplicity as a single storey structure, London stock brick exterior, pitched, plain tiled roof form with a deep eaves detail. There is a notable chimney stack at the northern end of the building alongside a timber louvered structure (dovecote) which projects above the roofline to the south of the chimney stack.

The principle of converting the building into a single residential has been established under the original outline consent and the extent of work to this building has been established under the listed building consent previously granted. It is recognised that previously unsympathetic works were carried out to the building and therefore its restoration is justified.

The structural condition of the existing roof form is poor and it requires major restoration; therefore the Conservation Officer has raised no objection to the demolition of the roof structure. Further details are required as to how existing chimney stacks and the louvered dovecote structure would be safeguarded and protected during works. Further details are also required of the eaves details to ensure it is appropriately replicated to match the appearance of the existing building.

The Conservation Officer notes that the proposal would seek to refurbish existing windows and doors, where these are proposed to be replaced, the applicant is expected to provide details of their condition and details of replacement doors and windows prior to any works to doors and windows. The existing external doors are set within deep reveals and are

considered to be a notable characteristic of the building, it is expected that this would be retained.

Within the boundary of the site, there are protected trees which are important to the setting of the listed building. The Trees and Landscaping Officer is satisfied with the submitted landscaping details provided.

The existing building is in a poor state of repair and the works proposed would safeguard the building. Whilst the Conservation Officer considers the proposal would result in less than substantial harm. Given the state of the existing building and in the interest in safeguarding and restoring the building, the proposal is on balance considered acceptable subject to condition.

6. RECOMMENDATION

APPROVAL subject to the following:

1 G14 Time Limit (3 years) - Listed Building Consent

The works hereby permitted shall begin before the expiration of three years from the date of this consent.

REASON

To comply with the provisions of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended, 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 OM1 Dev in Accordance with Approved Plans and Supporting Docs

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans numbers: 03, 04, 05, 06, 07, 09, 201, 202, 203, 204, 205B, 206B, 207A, 208, 209, 210, 211, 0101, 0102, P966/03 Rev. B, Construction Methodology Statement dated June 2020, Design and Access Statement, Covering Letter dated March 2020, Structural Repairs - Ref: S82605/UXB/ANB/008, St Andrews Park Window Survey and Lime Wash Paint Details and shall thereafter be retained and maintained for as long as the development remains in existence, unless otherwise agreed by the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with policies DMHB 1 and DMHB 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

3 NONSC Recording

Prior to commencement of works, the roof shall be recorded up to a Level 1 recording as defined by Historic England's Understanding Historic Buildings: A Guide to Good Recording Practice Document (May 2016). The record shall be submitted to and approved in writing by the Local Planning Authority. Following approval copies of the document shall be deposited to the Local History Archive (Uxbridge Library) and the Greater London Historic Environment Record (GLHER).

REASON

To safeguard the special interest of the building and its setting in accordance with Policy HE1 of the Local Plan: Part One (2012), Policies DMHB 1 and 2 of the Local Plan: Part

Two (2020) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

4 NONSC Chimney stack and timber louvred structure supports

Prior to commencement of works to demolish the existing roof structure, details in relation to the repair of the existing chimney stack and timber louvred structure shall be submitted to and approved in writing by the Local Planning Authority. Details shall include a full schedule of works and a methodology statement to repair the structures. Works shall be carried out in accordance to approved details.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with DMHB 1 and DMHB 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

5 NONSC Schedule and methodology of repairs

Prior to commencement of works a full schedule of repairs to the existing building including a methodology statement in relation to proposed works, shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance to approved details.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with DMHB 1 and DMHB 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

6 NONSC Windows

Prior to commencement of relevant works, details of all new external windows shall be submitted to and approved in writing by the Local Planning Authority. Details shall include scaled drawings including joinery detail ideally at 1:1 or 1:5 in scale and where relevant manufacturer information, product type, code and colour. Works shall be carried out in accordance to approved details.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with DMHB 1 and DMHB 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

7 NONSC Extract flues and vents

Prior to installation, details of the external extract flues and vents shall be submitted to and approved in writing by the Local Planning Authority. Details shall include manufacturer information, the product type, code, material and colour. Works shall be carried out in accordance to approved details.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with DMHB 1 and DMHB 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

8 NONSC Cast iron Guttering and down pipes

As approved, the rain water goods to be installed shall comprise of Cast iron beaded half round gutters (115mm) and cast iron round downpipe eared access pipes (75mm) supplied by gutter supplies and thereafter retained and maintained in situ unless

otherwise agreed with the Local Planning Authority.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with DMHB 1 and DMHB 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

9 NONSC Limecrete Floor Slab

Prior to installation a detailed scaled section of the Limecrete floor slab including product information shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To safeguard the special interest of the building in accordance to Local Plan policies, HE1 (Part 1), DMHB 1 and 2 (Part 2) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

10 NONSC External Paint Finish

Prior to relevant works commencing, a sample panel in a discreet location of the paint finish shall be carried out on site for inspection by the Local Planning Authority. Request for inspection shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance to the approved detail and thereafter retained and maintained in situ.

REASON

To safeguard the special interest of the building and its setting in accordance to Local Plan policies, HE1 (Part 1), DMHB 1 and 2 (Part 2) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

11 NONSC Hidden Historic Features

During works, if hidden historic features are revealed they would need to be retained in-situ. Works shall be halted to the relevant area of the site and/ or building and the Local Planning Authority shall be notified immediately. Failure to do so may result in unauthorised works being carried out and an offence being committed.

REASON

To safeguard the special interest of the building and its setting in accordance with Policy HE1 of the Local Plan: Part One (2012), Policies DMHB 1 and 2 of the Local Plan: Part Two (2020) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

12 NONSC External Wall Supports

All relevant fixings associated to the temporary supports for the external walls, chimney stack and timber louvred structure during consented works associated to the roof shall be fixed within mortar joints only.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with DMHB 1 and DMHB 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

13 NONSC Roof

The existing roof and ridge tiles shall be carefully removed by hand and stored on site for reuse. Only significantly deteriorated tiles shall be replaced with new Ashdowne, Ashurt plain clay roof tiles manufactured by Marley Eternit. The new tiles shall be carefully mixed in with the re-used existing roof tiles.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with DMHB 1 and DMHB 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

14 NONSC Completion of roofing works

All roofing works shall be completed within 6 months following the demolition of the existing roof structure to ensure the retained built fabric of the building is safeguarded. Any damage or disturbance to the building in execution of the consented works shall be made good to the satisfaction of the Local Planning Authority within 3 months of the works being completed.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with DMHB 1 and DMHB 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

15 NONSC Mortar

All re-pointing works shall match that of the existing pointing style. The mortar shall be of the same material composition, colour and texture.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with DMHB 1 and DMHB 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

16 NONSC Soffits and Eaves Boards

All soffits and eaves boards shall be constructed of timber.

REASON

To safeguard the special interest of the building and its setting in accordance to Local Plan policies, HE1 (Part 1), DMHB 1 and 2 (Part 2) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

INFORMATIVES

- 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** The decision to GRANT Listed Building Consent has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (November 2012) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

DMHB 1 Heritage Assets

DMHB 2 Listed Buildings

DMHB 1 Trees and Landscaping

LPP 7.8 (2016) Heritage assets and archaeology

NPPF- 1 NPPF-16 2018 - Conserving & enhancing the historic environment

- 3** It would need to be noted by all with an interest in this Listed Building that this approval extends only to the works detailed as part of this application. In the event that the works cannot be implemented without a greater degree of alteration, the Local Planning Authority's Conservation/ Listed Building Officer would need to be informed to ascertain whether further Consent might be required.

Contact Officer: Zenab Haji-Ismail

Telephone No: 01895 250230