

**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



77891/APP/2024/2622 493 BATH ROAD LONGFORD

INVALID SAP - Replacing the front and rear doors and all windows.

**Decision:**

77891/APP/2023/577

Erection of a boundary fence and gate, timber double garage and proposed landscaping.

**Decision:** 10-07-2023 Refused

77891/APP/2023/578

Erection of a boundary fence and gate, timber double garage and proposed landscaping.

**Decision:** 03-07-2023 Refused

ENF/30/23

Unauthorised works to a Grade II listed building

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

### **Comment on Planning History**

The sites planning history is listed above.

None of the history is considered to be relevant to the proposed development.

## **2. Advertisement and Site Notice**

2.1 Advertisement Expiry Date: Not applicable

2.2 Site Notice Expiry Date: Not applicable

## **3. Comments on Public Consultations**

### **EXTERNAL CONSULTEE COMMENTS**

55 neighbouring properties were directly notified of the proposed development on 03/12/24 and a site notice was placed at the development site on 09/12/24. During the 21 day consultation periods only one letter was received from Longford Conservation Area Advisory Panel regarding the proposal:

I am writing on behalf of Longford Conservation Area Advisory Panel. The replacement windows and doors this application relates to are to be fitted as part of Heathrow's mitigation scheme to reduce the effect of the noise generated by their operations in Longford. However, their contractors

appear to have taken little account of the fact that they were working on a listed building where any changes must be minimal. We are not opposing the principle of adding double glazing to help reduce the effects of the noise generated by the airport operations but consider the proposed designs inappropriate. We expect a complete redesign, taking on board our comments (below), before any permission is granted. Indeed, we wonder if secondary internal glazing might not be a less intrusive solution.

Although the existing windows are far more modern than the rest of the building, their frames are only a small proportion of the area of the window opening, and most of the existing windows are pairs of opening casements without a central mullion. The proposed design of the new windows makes the frames far heavier and inserts a central mullion rather than having the casements closing against each other. This gives a completely different external appearance, and incidentally reduces the area of glazing and thus the amount of light entering the house; as the windows are already relatively small this is an undesirable side effect of the proposals. It is not clear from the submitted plan (sheet E02) how or where the diamond leading will be applied to the glass, though it is clear that the proposal is an outer leaf of a single sheet of glass rather than a sheet of individual diamond panes held together by soldered lead cames. The effect will not be the same, but as a minimum the leading needs to be applied to the outside of the double-glazed unit.

Officer Comments: Following the above comments and consultation with the boroughs Conservation and Urban Design Officer, amendments were secured which proposed a flush casement design and diamond leading to match existing.

#### INTERNAL CONSULTEE COMMENTS

Conservation Officer:

I've checked the attached amended plans and can confirm that the drawings are acceptable. The glazing bar detail has been removed and the windows appear to be flush casements, which the notes confirm will have diamond leading to match existing.

#### 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 HC1 (2021) Heritage conservation and growth

NPPF16 NPPF 2021 - Conserving & enhancing the historic environment

## 5. MAIN PLANNING ISSUES

The main planning issues relate to the impact of the proposed works on the character, appearance and setting of the Grade II Listed Building.

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 HC1 of the London Plan (2021) states, inter alia, that "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."

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 (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.

Policy DMHB 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (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 in terms of scale, proportion, detailed design, materials and workmanship.

As well as Local Planning Policy, an assessment must be made on the guidance issued in the NPPF (2024).

Paragraph 208 states:

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 210 states:

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.

## ASSESSMENT

The proposal seeks to replace the current fenestration and doors in order to help in sound insulating the cottage for its inhabitants particularly against noise from planes taking off and landing at nearby Heathrow Airport.

Subject to appropriate replacements where necessary (doors and windows) and the use of appropriate materials and repair methodologies, the refurbishment of the building would enhance its appearance, as well as the appearance of nearby listed buildings and the nearby Longford Village Conservation Area. The Borough's Conservation Officer has raised no objection to the development subject to conditions and the appropriate conditions have been added.

Taking into consideration the above, it is considered that the proposed works would enhance the heritage asset and its setting. The proposed development is therefore considered to be acceptable and in accordance with Policy DMHB 1 and 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) as well as Policy HC1 of the London Plan (2021) and Chapter 16 of the NPPF (2024).

The application for Listed Building Consent is therefore recommended for approval.

## 6. RECOMMENDATION

**APPROVAL** subject to the following:

1. LB1 Time Limit (3 years) - Listed Building Consent

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

### REASON

To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, 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. RES4 Accordance with Approved Plans

The works hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:

AW1176 E03 P2  
AW1176 P01  
AW1176 L01 P1  
AW1176 D01 P2  
AW1176 D02 P1

and shall thereafter be retained/maintained for as long as the works remain in existence.

#### REASON

To ensure the works comply with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2021).

### 3. NONSC Replacement details

Prior to the replacement of any windows or doors on the existing building, a sample of the relevant replacement(s) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the replacements shall be installed/constructed and maintained throughout the life of the development.

#### REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policies DMHB 1 and DMHB 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), as well as policies HC1 of the London Plan (2021) and NPPF (2023).

### 4. LB10 Internal and External Finishes (Listed Buildings)

All new works and works of making good to the retained fabric of the building, whether internal or external (including chimney pot caps, replacement lead, guttering, brickwork, brick bond, pointing and mortar mix), shall be finished to match the existing fabric with regard to methods used and to material, colour, texture and profile.

#### REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policies DMHB 1 and DMHB 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), as well as policies HC1 of the London Plan (2021) and NPPF (2023).

### 5. LB2 Making good of any damage

During works the existing building including fixtures, fittings and features would need to be appropriately safeguarded. Any damage or disturbance caused to the building in execution of the works shall be made good to the satisfaction of the Local Planning Authority within six months of the works being completed.

#### REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policies DMHB 1 and DMHB 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), as well as policies HC1 of the London Plan (2021) and NPPF (2023).

## INFORMATIVES

### 2. I52 Compulsory Informative (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).

1. I99 Non Standard Informative

While listed building consent has been approved the applicant is reminded that the some, if not all of the works constitute development therefore planning permission is required.

I53 Compulsory Informative (2)

The decision to GRANT Listed Building Consent 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 HC1 (2021) Heritage conservation and growth

NPPF16 NPPF 2021 - Conserving & enhancing the historic environment

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