1.0 SUMMARY

1.1 The proposed alterations would not harm the architectural or historic interest of this listed building and would bring it back into full original use. The proposal is therefore acceptable and approval is recommended, subject to conditions.

2.0 SITE DESCRIPTION

2.1 The Cavalry Barracks complex forms one of the boroughs conservation areas. The site comprises various buildings of different architectural eras.

2.2 The area is sylvan and open in nature, with its trees making an important contribution to the character and appearance of the site.
The buildings in the Barracks complex mainly date from the 18\textsuperscript{th} and 19\textsuperscript{th} Centuries, with it being founded in 1793 and expanded in the 1870s.

The site has long been used for military purposes and this is believed to date back to the King John/Magna Carta era. The present formation of buildings first arose as part of an 18\textsuperscript{th} Century national restructuring of the armed forces. The historic core of the site and the first of these buildings that arose in this period are those around the parade ground.

The 19\textsuperscript{th}/early 20\textsuperscript{th} Centuries saw the addition of a hospital wing, model married quarters (a UK first) and following the extension of the Piccadilly Line, the site became relatively enclosed by residential development.

The site has been subject to extensive regeneration in the last few years, with the military making renewed commitment to long-term usage of the site.

The Hardinge Block, or Building 8, and named after the 1\textsuperscript{St} Viscount Hardinge, the former Army Chief of Staff, is a Grade II Listed Building at Risk (ie on The English Heritage Building at Risk Register), which dates from 1872-1880 and was designed at the Inspector General of Fortifications Office by Major HC Sneddon. It is composed of yellow stock bricks with paler bands and a slate roof.

It was added to the late C18 barracks when Hounslow was made into a double-battalion Localisation depot during the Cardwell reforms and one of the very large standard War Office designs employed at the time, similar to that at the Guard depot, Caterham.

It was listed in 1998 as part of one of the most significant and complete barracks in the country, and as an example of one of the largest types built in England.

Hardinge comprises a three-storey range, some 100 metres in length, of single depth barrack rooms divided by intermediate projecting gable-fronted stair cores which contained ablutions and lavatories. To the west side are pairs of apsidal closet wings, originally designed as urinals, each with conical roofs. The overall layout is asymmetrical as a result of an extension to the south which comprises further barrack rooms on all three levels, with an additional staircase and ablution areas, with a single apse.

The walling is of 18" yellow stock brickwork to the lower levels, with 13½" panels to the upper storey, either side of each window, corbelled out to full width beneath the window heads. The yellow stock is relieved by gault window heads, those on the lower floors arched and those on the top floor square headed. The reveals are generally one brick wide while some of the 6" stone cills have been replaced by concrete where the stone has decayed. At the base, is a plinth capped by canted blue bricks, now rendered with some spalling. There are string courses of gault brickwork around the building, those of the extension less prominent than the original construction, interspersed with stone bands to semi-circular towers.
2.12 At the eaves is a dentil cornice of alternate canted headers in three courses and single canted stretchers, supporting a double course of plain brick with timber fascia above carrying cast iron quadrant guttering.

2.13 Windows are generally double-hung, nine-paned sashes, to all barrack rooms and ablation areas, some of which have been double glazed by modern secondary glazing sashes. The paired windows to lower storey’s of former Sergeants’ rooms have circular heads on second floor. In addition, there are arch-headed recessed bays over the two main entrance doors on west elevation, small balconies with shaped brick balusters above doorway and a ‘Hardinge’ sign of painted lettering in poor condition.

2.14 The hipped roof of natural slate is a replacement following removal of chimney stacks and vents along length of building. No chimney pieces remain within any of the rooms.

2.15 The elevations are broken up by black painted cast iron rainwater goods and white cast iron vent grilles at regular intervals. The elevations are somewhat spoilt by externally mounted foul water drainage stacks and cables.

2.16 The overall basic structural form consists of solid masonry walls supporting floors of mainly hard wood boarding on timber joists, except within stairways and ablation areas which are of solid concrete construction.

2.17 The roof structure is formed from timber trusses that span between the external walls, supporting purlins, rafters and close boarding. The replacement roof finish of natural slate, is fixed directly to the surface of the boarding.

2.18 The original chimneys have been removed above roof level but remain within the building core areas at lower levels.

2.19 In general, the fabric of the building is structurally sound; however, there are areas that will require a more detailed investigation.

3.0 HISTORY

3.1 00092/A/M16 Erection of new gym on site of disused tennis courts demolition of removal of shrubs with addition of new POL point within vicinity of maintenance site - Circular 18/84

Approved 19/01/93.

3.2 00092/A/M16(2) Upgrading of boiler room including alterations to existing windows and door on ground floor south elevation. (Circular 18/84 Notice)

Approved 20/04/01.

3.3 00092/A/M17 Lighting Conductors to building (Listed Building
3.4 00092/A/M17(2) Demolition of existing lean-to, removal of window and doors and insertion of double doors, installation of grills to two windows, insertion of flue and replacement of roof slating to Grade II Listed Building in Cavalry Barracks (Circular 18/84 consultation)

Approved 22/08/96.

3.5 00092/A/M18 Refurbishment of kitchen at building 24 (old Hospital)(Circular 18/84).

Approved 04/04/02.

3.3 00092/A/L1 Demolition of existing lean-to, removal of window and door and insertion of double doors, installation of grills to two windows, insertion of flue and replacement of roof slating to Grade II Listed Building in Cavalry Barracks.

Approved 21/10/97

3.4 00092/A/L2 Refurbishment of disused soldier accommodation to 24 single NCO's bedsit units and construction of 2 external fire escape / access staircases.

Withdrawn 15/12/04.

3.5 00092/A/L3 Refurbishment of disused soldiers accommodation into 24 No. single N.C.O's bedsit units and construction of 2 No. external fire escape/access staircases.

Withdrawn 12/12/06.

3.6 00092/A/L4 Internal alterations to a grade 2 star listed building to be used as offices

Granted 30/01/07.

3.7 00092/A/L5 Listed building consent for the installation of a new window on East facing elevation, sub division of an existing window on the same elevation and infilling of an external door opening on the West facing elevation, associated general repair and internal alterations to form bar, kitchen area and offices to existing listed building.

Granted 01/05/07.
3.8 00092/A/L6  Demolition of link corridor inbetween building 4 and 44 Cavalry Barracks.

Granted 26/04/07

3.9 00092/A/L7  Refurbishment and conversion of 24 NCO accommodation including the erection of 2 external fire escape/access staircases.

Granted 12/10/07

3.10 00092/A/L8 +P7  Erection of a single block comprising 48 Junior Ratings accommodation and a single storey block comprising 24 Non-commissioned Officer accommodation.

Granted 18/10/07

3.11 00092/A/L8(2)  Listed building consent for installation of catenary wiring at site.

Granted 18/08/09

3.12 00092/A/P1  Erection of noise monitor tower to front of barracks.

Approved 27/01/98.

3.13 00092/A/P2  Refurbishment of disused soldier accommodation to 24 single NCO's bedsit units and construction of 2 external fire escape/access staircases

Withdrawn 15/12/04.

3.14 00092/A/P3  Refurbishment of disused soldiers accommodation into 24 No. single N.C.O's bedsit units and construction of 2 No. external fire escape/access staircases

Withdrawn 12/12/06.

3.15 00092/A/P4  Erection of noise monitor terminal

Approved 22/02/07.

3.16 00092/A/P5  Refurbishment and conversion of 24 NCO accommodation including the erection of 2 external fire escape/access staircases

Approved 12/10/07.

3.17 00092/A/P6  Erection of a temporary building for use as a cardiovascular and weight training suite

Approved 12/10/07.
3.18 00092/A/P8 + CA1

P8- Demolition of six accommodation bungalows, a 2 storey SNCO accommodation annex and various ancillary buildings and the erection of six accommodation blocks of two to four-storeys.

CA1- Demolition of residential accommodation and ancillary buildings within the Cavalry Barracks Conservation Area. (Conservation Area Application).

Approved 05/01/10. Varied slightly under 00092/A/P12 in 2011

4.0 DETAILS

4.1 The works form part of a national scheme called Project SLAM, which aims to provide modern accommodation for the Guards battalion that will be relocating from Wellington Barracks as part of the rationalisation of accommodation throughout the London Area by the British Army and Defence Estates.

4.2 Project SLAM has been running since 2001. The emphasis is on producing a homely environment. The proposed works to the Hardinge Block will continue the provision of new Junior Rank Single Living Accommodation procured under the Defence Estates SLAM Prime Contract at Hounslow Barracks. Please refer to the Planning and Conservation Area applications 00092/A/P8 and 00092/A/CA1.

4.3 The usual SLAM approach is based on a Model Standard Specification, which defines the materials, space standards and construction approach. The aim is to provide high quality accommodation efficiently while achieving value for money.

4.4 The proposal is to provide 81 JRSLA bedrooms with wash hand basin facilities within the existing Grade II Listed Hardinge block. Currently the rooms are unusable. Shared amenities such as the utility rooms and snack preparation areas with separate drying rooms have been located as close to core areas as possible. In addition there are communal bathrooms shower rooms and WC’s, along with general store rooms available.

4.5 In order to achieve this it will be necessary to significantly alter the internal layouts of the accommodation elements of the building while maintaining and improving the external fabric, without altering the Grade II facade.

4.6 Pre-Application Consultation/Proposal

4.7 As part of early consultations with English Heritage and continued discussions with the Planning Department of the London Borough of Hounslow, a number of considerations were discussed and have been agreed as follows:
4.8 English Heritage stated that there are very few remaining similar buildings left standing today. The Hardinge Block has a high scarcity value and they are keen to profile the building. However, they would not consider the modular approach as an option and would like to see the Hardinge Block refurbished using a traditional method.

4.9 It was agreed with the Hounslow Planning officer that the asbestos removal including all pipe work, rain water goods removal and the soft strip in accordance with HLM’s schedule did not require Conservation Area approval as it is not detrimental to the buildings ‘Heritage Value’.

4.10 For clarity, it was agreed that any items covered over during the refurbishment works would be recorded and reported using the British Standard method.

4.11 **External Walls**: It was confirmed that the proposed wash down of the external walls would not be abrasive and would take the form of a mild wash solution in water and scrubbed with scrubbing brushes. The current state of the walls is not known and Hounslow Planning department would be informed of the condition post survey. This has been found to remove the aged mortar, such that cleaning has been abandoned in order to preserve the original bricks and the brickwork will be remortared like-for-like.

4.12 If significant damage or movement is evident, it is proposed to locally and carefully dismantle the brickwork, retaining those bricks in good condition for cleaning, reinstating the original bricks where practical. If new bricks are required it is proposed to batch suitable matching replacements, repeating the original coursing, mortar thickness and where practical mortar type.

4.13 The 450mm concrete rendered plinth at the base of the external walls shows evidence of spalling in areas. It is proposed to locally and carefully repair the defective areas to match existing.

4.14 The decorative Staffordshire blue balustrades over the main entrance doors, which appear to be a more recent amendment, are to be replaced with cast stone balustrades to reflect the original design.

4.15 Due to access and space restrictions Buttress Scaffold is not a feasible option. The proposal to use Excalibur Bolts was discussed on a 4m grid and a sample provided. The Conservation Officer requested the bolts be positioned to give the appearance that they were purposeful. Subsequently, a scaffold layout drawing has been submitted and approved.

4.16 The original white painted cast iron ventilation decorative grilles. Subject to a detailed investigation, it is proposed that evident areas of decay, rust, scaling or loose paintwork which will be cleaned, stripped, repaired, reprimed and repainted, or where severely damaged replaced on a like for like basis.

4.17 The existing grilles were also discussed as a potential method of providing a route for natural ventilation to each of the rooms. Further investigation is required.
4.18 The plant growth on the east and west elevations will be removed.

4.19 **Windows**: Prior to commencing any works, all existing sash windows are to be surveyed for condition and viability, with a photographic survey to ensure that any repairs or replacements are a true reflection of the original.

4.20 A scope of works for the existing sash windows will be ascertained once a full survey has been carried out. A copy of the scope of works will be submitted to the London Borough of Hounslow Planning Department for approval.

4.21 Following a detailed inspection of all of the existing timber sash windows, it is proposed to carefully remove the sash units from the frame. All ironmongery will be removed and refurbished, or replaced with matching and existing paint stripped and rubbed down to bare timber and any decaying timber in the units, frame or sill cut out and repaired, with new timber or resin, depending on the severity of the damage.

4.22 In terms of improving thermal performance and security, English Heritage and the Conservation Officer confirmed they had no objections to adding a secondary glazing system, preferred option was for a white material with any mullions or transoms at the same levels as the current timber sash windows. A detailed drawing of what is proposed is to be submitted.

4.23 To improve performance it is proposed to seal any gaps by incorporating a proprietary perimeter sealing system which is fixed into prepared routed grooves in the top, mid and bottom rails, as well as installing new parting and staff beads that incorporate perimeter seals.

4.24 Sash boxes will be similarly stripped of existing paint down to bare timber and any decaying timber cut out and repaired. Sash cords will be replaced, pulleys serviced and the sashes correctly balanced to ensure smooth operation of the windows.

4.25 In general the preference will be to retain the existing glass, except where damaged or where inappropriate glazing has been installed in the past, which will be replaced with an appropriate float glass panel to match the existing. Where in poor condition, loose or flaking, the existing glazing putty will be scraped back and replaced with an appropriate medium to match the existing.

4.26 All windows, frames and sash boxes will be redecorated to match the original colours. In addition, to improve acoustic, security and to further thermal performance it is proposed to provide proprietary double glazed secondary glazing units, fixed to the existing brickwork, the form and layout to match the existing timber sash windows.

4.27 **External Doors**: The existing external door leafs are to be replaced with new panelled hardwood external door leafs to match the original. Where practical, the existing door frames and fan lights are to be retained; replacing or repairing damaged areas, for reuse.

4.28 It is proposed to strip and rub down the existing paintwork to door frames and fan lights, down to the original hardwood which will be checked for
soundness and decay, made good, repaired and treated for rot or insect attack, or where required panels, rails or stiles will replaced with treated hardwood to match.

4.29 The doors and frames will be redecorated to match the original colours.

4.30 All ironmongery will be removed and refurbished or replaced with matching.

4.31 **External Escape Stairs**: The existing external spiral stair will be replaced by a SLAM standard external spiral stair, which is designed in accordance with Part M of the Building Regulations.

4.32 **Rainwater Pipes and Goods**: The original cast iron downpipes, fixings and hopper heads, which are all painted black, are subject to detailed investigation. Any evident areas of decay, rust, scaling or loose paintwork will be cleaned, stripped, repaired, re-primed and repainted, or where severely damaged replaced on a like for like basis.

4.33 Any new rainwater pipes or goods installed, to replace the existing or improve the removal of water from the roofs will be installed to match the existing in cast iron.

4.34 **Plant Room**: Currently the plant provision is positioned at ground floor level within the stair cores. Given the complexity and accessibility within this area, it is proposed to provide a new plant room north of the Hardinge block which has already been approved as part of project A9301 planning reference 00092/A/P8 and 00092/A/CA1.

4.35 **Internal features and penetrations**: A number of options were produced that looked at maximising the number of bedrooms that would achieve a minimum JSP Grading Scale of 2. The JSP Scales provide a consistent means of determining the minimum provision of accommodation, including fixtures and fittings that are provided for individual ranks, from which accommodation charges for differing grades of Service Family Accommodation (SFA) and Single Living Accommodation (SLA) are used globally.

4.36 The applicant is aware that in some cases original features are evident and may be discovered.

4.37 Where possible the conservation principle of minimal intervention shall be borne in mind, and these original features will be catalogued, and either reinstated and made good, failing this they will be protected and boxed in behind new partitions and ceilings.

4.38 In addition to bedrooms, provision also needs to be included for ancillary accommodation such as bathrooms, utility and drying rooms as well as storage.
4.39 The Hounslow Conservation officer stated that they would like to see some of the bull nose features to the windows and doors retained. It was agreed that the bull nose features around the windows on the internal face of the external brick walls will be recorded but covered by an insulated board to improve the thermal efficiency of the block. The majority of bull nose features around the doors in the core areas will remain exposed.

4.40 Due to the proposed arrangement of rooms and SLAM ethos of how services are distributed, the centralisation of door openings to each floor in the southern extension was discussed. The Conservation Officer suggested that the adjacent door opening be replicated giving the required purpose through an existing feature. It was also agreed that all service pipe penetrations are to be sleeved individually to minimise the disturbance caused by each hole.

4.41 **Walls:** The existing rooms will be stripped of any existing fixtures and fittings, including radiators, plumbing and power and except where such fixtures and fittings are part of the original fabric, where they will be recorded and retained. The existing plaster finish to the walls will be checked for soundness, loose areas removed and the walls made good with appropriate proprietary plaster finish on a sealing compound to ensure adhesion.

4.42 Where original doorways or openings are to be infilled, doors, framing or fixtures will be removed and the original brick substrate made good to receive a new lightweight partition infill and plaster finish if appropriate, recessed to ensure a clean surface to finish to, and lessen any problems with surface deviations in the original walls. In addition this will provide the possibility of providing recesses for use as display alcoves for militaria or artwork.

4.43 Any new openings formed through the existing walls, will require new lintels, across the depth of the wall, prior to breaking through, and the edges of the new opening made good with common bricks toothed into the existing brick

### Table of Proposed Bedroom Accommodation

<table>
<thead>
<tr>
<th>Location</th>
<th>No of Rooms</th>
<th>Bedrooms ≥1m²</th>
<th>Bedrooms &lt;1m² but more than 10m²</th>
<th>Bedrooms &lt;10m² but more than 9m²</th>
<th>Bedrooms &lt;9m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td>27</td>
<td>0</td>
<td>13</td>
<td>14</td>
<td>0</td>
</tr>
<tr>
<td>First Floor</td>
<td>27</td>
<td>0</td>
<td>13</td>
<td>14</td>
<td>0</td>
</tr>
<tr>
<td>Second Floor</td>
<td>27</td>
<td>0</td>
<td>13</td>
<td>14</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>81</strong></td>
<td><strong>39</strong></td>
<td><strong>42</strong></td>
<td><strong>0</strong></td>
<td><strong>0</strong></td>
</tr>
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</table>
fabric to ensure a good key for a new plaster finish as well as a sound background for the fixing of new door frames.

4.44 Generally it is proposed to provide new proprietary lightweight insulated full height metal stud partitions between individual rooms.

4.45 As part of the proposed works it is intended to remove the existing internal door sets and replace with new solid core doorsets, with glazed panels, as appropriate to the corridors, along with frames and new ironmongery throughout.

4.46 **Floors**: The existing floors are essentially of timber suspended construction with originally hardwood floor boards, except the rooms within the stair cores which are of solid in situ concrete construction.

4.47 Further to full investigations, it is proposed to carry out a full condition survey to ensure the structural integrity of the floor structures, in particular timber areas, where, if problems are discovered with the original structural, timbers will be made good, repaired and treated for rot or insect attack, or replaced.

4.48 Subject to the level of the existing floors, the existing floor boarding, whether original or not will be retained; only replaced where substantially damaged or where alterations are required. Should the floor levels be an issue, joints between boards will be sealed and the area locally sealed with a thin self levelling proprietary latex compound.

4.49 As a result of the proposed inclusion of ablution, kitchen and common rooms, the existing floors will be required to be locally opened up and new timber trimmers installed.

4.50 With the introduction of new drainage system, new drainage stacks will need to be installed, requiring adaptation of the existing floor finishes and substrate. The floor will be made good to match the existing.

4.51 **Ceilings**: Currently the building generally has the original soffits visible and they are in poor condition. New plasterboard ceilings will be installed in the bedrooms above the head of the window to allow for light fittings and associated conduits. Within the corridors, utility and drying rooms, to ensure the installation of services, it is proposed to install a new suspended grid ceiling system, to allow access to the service runs.

4.52 Although a constant ceiling height is preferred, given the limitations of working within an existing building, where services cross the corridor or potentially clash with other services, plasterboard bulkheads may be required.

4.53 **Stairs**: English Heritage and the Conservation Officer believed the stair flights in the core areas to be original cantilevered stone steps and therefore should be retained subject to further investigation into their structural integrity and condition. It was also noted that the existing handrail does not comply with current building regulations. Subsequently, the stair finishes were removed on several flights and a structural survey undertaken by URS
Scott Wilson. The report confirmed the structural support to the stairs had been compromised by the recesses previously cut in each tread and therefore the factor of safety is below the recommended level. The Conservation Officer was very keen that an element of the stairs be retained and on her suggestion additional advice is currently being sought from a Charter Surveyor. Further work is required to reach an agreement on an agreeable solution and how to proceed. At present, the proposal is to replace the two existing cantilevered dog leg staircases in the two central cores with a SLAM Model Standard stair as there is concern over their suitability when taken into context with the proposed use of the building as these stairs will be used the most. The existing smaller cantilevered stairs in the south extension will be retained and repaired.

4.54 However, the handrails and balusters do not comply with Approved Document K of the Building Regulations, particularly in terms of height. It is proposed to alter them to suit or replace them with a new handrail and balusters in an appropriate style and form, subject to agreement with English Heritage and the Conservation Officer.

4.55 **Roof Covering**: The replacement of the natural slate roof with an exported slate was discussed and subsequently a sample of the proposed Cembrit Glendyne Blue/Grey submitted.

4.56 The proposal is to strip the existing roofs and gutters back to the existing structure, which will aid investigations into the condition of the timbers. New sarking felt, battens and counter battens will be installed, and new slates will be fixed onto the external faces of the roof.

4.57 Given the extent of the works to the roof it is also an opportunity to improve the thermal performance of the roof, and it is proposed to install thermal insulation between the rafters and joists to the depth of the roof structure.

4.58 To ensure the integrity of the building during these works it is proposed to build a temporary scaffold and enclosure over the roof.

4.59 The methodology of the proposed solution of how the slate will be fixed to the existing timbers will be submitted to the London Borough of Hounslow Planning Department for approval.

4.60 **Gutters**: All gutters will be stripped of their current coverings, back to the structure, all gutter boards will be checked for soundness and decay, made good, repaired and treated for rot or insect attack, or replaced. New linings and flashings will be installed to ensure these areas remain leakage and maintenance free for the long term.

4.61 **Landscape Design**: The landscape scheme will incorporate both soft and hard landscaping. New and existing vehicular carriageways and associated pedestrian pavements locally will be improved with the use of up stand kerbs and appropriately located drop kerbing.

4.62 The block will have a generous feature paved entrance area with boot wash facilities and block pathways affording easy access to bin stores and cycle
shelters. The feature paving also helps to identify the main entrance and acts as a way finding device.

4.63 The block will also have an accessible parking bay and drop off bay with dropped curb located as close to the main entrance as practically possible.

4.64 To tie in with the existing site, there will be campus style landscape features such as informal recreational amenity grasses and formal hedging and shrub planting to buffer and provide privacy to ground floor rooms.

4.65 Pedestrian Access

4.66 A new pedestrian pavement has been created to the south and east sides of the block, off which are new paths to the building’s main and secondary entrances.

4.67 Vehicular Access

4.68 All vehicle access, including Fire tender access is to be via the Main Gate off Beavers Lane, this gives access to the existing road network on the site which operates a clockwise one way system.

4.69 The refurbished accommodation block will have access to drop off lay-bys incorporating a disabled parking bay in close proximity to the main entrances. In the event of an emergency the lay-by will be used by Fire Tenders, due to their proximity to proposed fire hydrants, or by ambulances.

4.70 In addition, the same lay-by will be suitable for refuse vehicles.

4.71 To ensure maintenance access to the proposed plant room, the hard landscaping indicated will be constructed to allow vehicular access.

4.72 Parking

4.73 Vehicle access is only via the Main Gate off Beavers Lane to the south of the site. Due to security concerns no parking is allowed within 25m of accommodation buildings consequently, parking is provided at various spots around the site. This includes the new car parks to the north and south of the east side of the site, which were provided as part of Planning and Conservation Area applications 00092/A/P8 and 00092/A/CA1. These car parks will be used by the residents of the refurbished Hardinge Block.

4.74 Directly adjacent to the Hardinge block the only vehicle access allowed will be for deliveries, luggage drop-off, refuse collection, emergency access and disabled parking.

5.0 CONSULTATIONS

5.1 230 neighbouring residents were notified on 23/03/11. A site notice was posted on 02/03/11 and a newspaper advert published on 04/03/11.

5.2 One objection was received, commenting as follows:
<table>
<thead>
<tr>
<th>Comment</th>
<th>Response</th>
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| I strongly object to this development & planning as this will cause major traffic problems in the area (there is also a school near by & this will also have an impact on the school from various angles). It will also cause loss of light to the surrounding properties; noise levels will increase & the value of the properties will drop drastically as a result. We have a small park in the neighbourhood (Beavers park) which will become over crowded, noisy, unsecure (drug & anti social behaviour issues, etc) & will become more filthy with rubbish & graffiti all over the playing areas & walls, gates, etc. (the standards are already below par & this will deteriorate further I am afraid). An absolute NO | An initial response was sent to the objector on March 17th There was no response:

In response to your comments, I have asked the Army to provide a written response, which I shall pass onto you in due course.

In the interim, I thought it might help alleviate some of your concerns if I explained that these rooms are for use by soldiers who will be based within the site and who are subject to strict codes of conduct that would not allow them to park outside the site nor engage in anti-social activity. The building will be soundproofed to prevent noise transmission.

With regard to your comment regarding light, the application is for the conversion (without extension) of an existing listed building. The building will therefore not appear any differently than it has done since its construction in the 18th/19th century.

I am afraid that we cannot take comments about property values into account, as these are not material planning considerations. Nonetheless, it might help to explain that this is a listed building on English Heritage’s Building at Risk Register, which this application will fully restore, such that it will no longer be an eyesore.

As explained earlier, I will pass further information on when I have it and hope that these explanatory comments help in the interim.

On receipt of further information from the applicant the following information was sent to the objector on 28/03/11. Again, there has bee no response:

Following my email below, I have received further information from the applicant which explains how the building will be run, which is the same as the rest of the site, as a military barracks with military accommodation.

The following extract is from the Project Document and shows how the work would consider neighbours.
| NO! | **Neighbour Relations** | **The site is to register with the Considerate Constructors Scheme (CCS) and carry out construction works in accordance with CCS guidance.** | **The site is to score at least four points in each of the eight categories in the CCS assessment.** |

I have also received the following comments from Senior Officer at the barracks.

“Service personnel are bound by the Armed Forces Act 2006 which expressly forbids and makes a criminal offence, drunkenness, assault and drug taking. Soldiers found guilty of such offences incur criminal records and severe penalties. Soldiers are also bound by Queens Regulations 1975 that makes anti social behaviour and lesser variations of the offences previously mentioned, administrative offences and therefore answerable to the military authorities who will take action against individuals involved. Furthermore local commanders will produce specific rules for individual barracks known as Unit Standing Orders that may include specific rules and guidance to promote responsible behaviour and harmony within the wider community.

These regulations are comprehensively enforced by military and civilian police and the military authorities. They are further backed by preventative systems such as Compulsory Drug Testing (CDT) that soldiers must participate in at random times during the year, which provide effective deterrence to potential offenders.

**Military Commanders are actively aware of their duties as neighbours to the civilian community and the need to respect others living locally. They will always take note of anti social or criminal behaviour by service personnel and undertake appropriate action whilst taking significant steps to prevent and deter this sort of behaviour.**

It should be noted that the modification of Hardinge block will not alter the number of soldiers present in Hounslow but provides better living conditions for their off duty time inside the barracks. If modernisation work is
not undertaken the same soldiers will continue to live in lower grade accommodation elsewhere in Cavalry Barracks."

As previously discussed this scheme represents a final chance for this building to be restored to its intended use, which is as military dormitory accommodation, albeit for fewer soldiers than originally intended. The funding for this is due to be withdrawn within the next 4 weeks and will not be available again, meaning that the building will remain in its current derelict state and the military may no longer be able to use the site, leaving it open to private housing development, as per local plan policy.

Any permission would, as with previous consents for the site, ask that hours of work be limited and the site is laid out so that trucks do not need to park outside the site. Similarly, all military personnel park on site and will continue to do so.

Under our current scheme of delegation, we cannot approve planning applications if anyone objects to an application without the matter going to Councillors at Area Planning Meeting. Unfortunately the next available meeting is after the expiration of the funding. Therefore, I would be grateful if you could consider the information above and, by return, let me know if it addresses your concerns and you would feel able to withdraw your objections.

Please contact me if you need any further clarification or information.

No response has been received.

5.3 English Heritage have given their approval of the scheme.

6.0 POLICY

Relevant PPS: PPS5 Planning and the Historic Environment.

6.1 Paragraph 7 states:

6.2 The Government’s overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. To achieve this, the Government’s objectives for planning for the historic environment are:
• to deliver sustainable development by ensuring that policies and decisions concerning the historic environment:
  — recognise that heritage assets are a non-renewable resource
  — take account of the wider social, cultural, economic and environmental benefits of heritage conservation; and
  — recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.
• to conserve England’s heritage assets in a manner appropriate to their significance by ensuring that:
  — decisions are based on the nature, extent and level of that significance, investigated to a degree proportionate to the importance of the heritage asset
  — wherever possible, heritage assets are put to an appropriate and viable use that is consistent with their conservation
  — the positive contribution of such heritage assets to local character and sense of place is recognised and valued; and
  — consideration of the historic environment is integrated into planning policies, promoting place-shaping.
• to contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available, particularly where a heritage asset is to be lost.

6.3 Policy HE.7 states:

6.4 In decision-making local planning authorities should seek to identify and assess the particular significance of any element of the historic environment that may be affected by the relevant proposal (including by development affecting the setting of a heritage asset) taking account of:

(i) evidence provided with the application
(ii) any designation records
(iii) the historic environment record and similar sources of information
(iv) the heritage assets themselves
(v) the outcome of the usual consultations with interested parties; and
(vi) where appropriate and when the need to understand the significance of the heritage asset demands it, expert advice (from in-house experts, experts available through agreement with other authorities, or consultants, and complemented as appropriate by advice from heritage amenity societies).

6.5 Local planning authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment, materials and use.

6.6 Policy HE.8 states:

6.7 The effect of an application on the significance of such a heritage asset or its setting is a material consideration in determining the application. When identifying such heritage assets during the planning process, a local
planning authority should be clear that the asset meets the heritage asset criteria set out in Annex 2. Where a development proposal is subject to detailed pre-application discussions (including, where appropriate, archaeological evaluation (see HE6.1)) with the local planning authority, there is a general presumption that identification of any previously unidentified heritage assets will take place during this pre-application stage. Otherwise the local planning authority should assist applicants in identifying such assets at the earliest opportunity.

6.8 Policy HE.9 states:

6.9 Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. The policies in HE9.1 to HE9.4 and HE10 apply to those elements that do contribute to the significance. When considering proposals, local planning authorities should take into account the relative significance of the element affected and its contribution to the significance of the World Heritage Site or Conservation Area as a whole. Where an element does not positively contribute to its significance, local planning authorities should take into account the desirability of enhancing or better revealing the significance of the World Heritage Site or Conservation Area, including, where appropriate, through development of that element. This should be seen as part of the process of place-shaping.

6.10 The English Heritage Companion Guide to PPS5 states:

6.11 Paragraph 54: Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset and the contribution of its setting is very important to an applicant in order to conceive of and design a successful development and to the local planning authority in order to make decisions in line with the objectives of the PPS and the development plan.

6.12 Paragraph 80 states:

6.13 Policies HE7.5, HE9.5 and HE10 require attention to the extent to which the design of new development contributes positively to the character, distinctiveness and significance of the historic environment. A successful scheme will be one whose design has taken account of the following characteristics of the surroundings, where appropriate:

The significance of nearby assets and the contribution of their setting.

The general character and distinctiveness of the local buildings, spaces, public realm and the landscape.

Landmarks and other features that are key to a sense of place.

The diversity or uniformity in style, construction, materials, detailing, decoration and period of existing buildings and spaces.
The topography.

Views into and from the site and its surroundings.

Green landscaping.

The current and historic uses in the area and the urban grain.

6.14 Paragraph 86 states:

6.15 Not all designated assets are of equal significance or sensitivity to change. Some Grade II listed buildings and conservation areas will be particularly important or sensitive to change, while others may be more capable of accommodating it. For example, a modest fisherman’s cottage may have been listed precisely because it is a rare, unaltered survival of a particular type of dwelling and any changes could potentially jeopardise its significance. A heritage asset may be capable of practical use in theory, but be so important and sensitive to change that alterations to accommodate a viable use would lead to an unacceptable loss of significance.

6.16 Paragraph 89 states:

6.17 It is important that any use is viable, not just for the owner but also for the future conservation of the asset. Viable uses will fund future maintenance. It is obviously desirable to avoid successive harmful changes carried out in the interests of successive speculative and failed uses. If there are a range of alternative ways in which an asset could viably be used, the optimum use is the one that causes the least harm to the significance of the asset, not just through necessary initial changes but also as a result of subsequent wear and tear and likely future changes. The optimum viable use is not necessarily the most profitable one. It might be the original use, but that may no longer be economically viable or even the most compatible with the long-term conservation of the asset.

6.18 Paragraphs 120-122 state:

6.19 When assessing any application for development within the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change and the fact that developments that materially detract from the asset’s significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.

6.20 The design of a development affecting the setting of a heritage asset may play an important part in determining its impact. The contribution of setting to the historic significance of an asset can be sustained or enhanced if new buildings are carefully designed to respect their setting by virtue of their scale, proportion, height, massing, alignment and use of materials. This does not mean that new buildings have to copy their older neighbours in detail, but rather that they should together form a harmonious group.

6.21 A proper assessment of the impact on setting will take into account, and be proportionate to, the significance of the asset and the degree to which
proposed changes enhance or detract from that significance and the ability to appreciate it.

6.22 Paragraph 178 states:

6.23 The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, are proportion, height, massing, bulk, use of materials, use, relationship with adjacent assets, alignment and treatment of setting. Replicating a particular style may be less important, though there are circumstances when it may be appropriate. It would not normally be acceptable for new work to dominate the original asset or its setting in either scale, material or as a result of its siting. Assessment of an asset’s significance and its relationship to its setting will usually suggest the forms of extension that might be appropriate.

6.24 And Paragraph 180:

6.25 The junction between new work and the existing fabric needs particular attention, both for its impact on the significance of the existing asset and the impact on the contribution of its setting. Where possible it is preferable for new work to be reversible, so that changes can be undone without harm to historic fabric. However, reversibility alone does not justify alteration. If alteration is justified on other grounds then reversible alteration is preferable to non-reversible. New openings need to be considered in the context of the architectural and historic significance of that part of the asset. Where new work or additions make elements with significance redundant, such as doors or decorative features, there is likely to be less impact on the asset’s aesthetic, historic or evidential value if they are left in place.

Determining applications for full or outline planning permission

6.26 When determining applications for planning permission, the authority is required to have regard to the development plan, so far as is material, and to any other material considerations. In addition, the determination must be made in accordance with the development plan unless material considerations indicate otherwise.

The Development Plan


6.28 The London Plan (Consolidated with alterations since 2004) was adopted in February 2008.

6.29 Relevant London Plan policies are:

Policy 2A.1 Sustainability criteria
Policy 4B.1 Design principles for a compact city
6.30 The UDP was adopted in December 2003 and was amended and saved as of 28 September 2007 by Direction from the Secretary of State.

6.31 Relevant UDP policies are:

**Unitary Development Plan 2003**

ENV-B.1.1 New Development

ENV-B.2.2 Conservation Areas

H.6.4 Extensions and Alterations

ENV-B.2.7 Alterations to listed buildings and buildings of local townscape character.

ENV-B.2.3 Reuse of redundant historic buildings

6.32 The Employment Development Plan Document was adopted on 25 November 2008 and has superseded the Employment Policies contained in UDP Chapter 7 and the following Implementation Policies contained in UDP Chapter 2: IMP.4.1, IMP.4.2, IMP.4.3, and IMP.4.4.

6.33 The Brentford Area Action Plan was adopted on 27 January 2009 and has superseded the following Implementation Policies contained in UDP Chapter 2: IMP.2.1 and IMP.3.1.

**Supplementary Planning Documents**

Planning Obligations

Air Quality

**Supplementary Planning Guidance**

6.34 **1997 Supplementary Planning Guidance**- The guidance contained within the Supplementary Guidance was subject to formal public consultation and unlike normal SPG were subject to an inquiry process and consideration by a government inspector. The Inspectors report recommended the appendices be removed from the plan, as they added to its bulk, cost and
complexity and may well have consumed further resources at the first review of the UDP. He also considered that they could stand alone away from the main plan as SPG. This was the course of action to be taken by the Council. During the consultation process, objections were received from individual house builders and the HBF. The guidance was amended as part of the process. The Council did not therefore consider it necessary to reconsult on this proposed guidance, but simply to use the guidance in light of the suggested amendments and the Inspector’s comments.

6.35 **Supplementary Planning Guidance**

**SPG7.19** Hounslow Cavalry Barracks Conservation Area


**Conservation areas and determining applications for Planning Permission or Conservation Area Consent:**

6.37 In considering whether to grant consent with respect to any buildings or other land in a conservation area, the authority shall pay special attention to desirability of preserving or enhancing the character or appearance of the conservation area.

**Listed buildings and determining applications for Planning Permission or Listed Building Consent:**

6.38 In considering whether to grant consent for development which affects a listed building or its setting, the authority 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.

6.39 **Conservation Area Character Appraisals** - This appraisal was created as a response to the Planning and Compulsory Purchase Act 2004, which required that the current UDP be replaced by a Local Development Framework, which is a group of policy documents, including conservation area character appraisals. The current UDP contains saved policy on Cavalry Barracks Conservation Area, as detailed in the paragraph above. The appraisal was also a response to Section 71 of the Planning and Listed Buildings and Conservation Areas Act 1990, which requires that conservation area appraisals be reviewed. English Heritage is also encouraging Councils to provide up-to-date management guidance for every conservation area.

6.40 Hounslow Council began this process in reports to Area planning committees in January 2006, which included appraisals for all the borough’s conservation areas, the effects of designation and draft management guidelines. The appraisals for each document were adopted at Committee on 21/03/06. Public consultations with interested groups and local residents
are taking place over three years to finalize the management guidelines for the various conservation areas.

7.0 PLANNING ISSUES

7.1 The main planning issues to consider are:

- The impact of the proposal on the character of the listed building and the wider conservation area.
- The importance of the restoration of the grounds.
- Parking and Access.
- Impact on neighbours.

The impact of the proposal on the character of the listed building and the wider conservation area

7.2 Policy ENV-B.2.2 of the Unitary Development Plans on Conservation Areas says that the Council will ensure that any development within a conservation area preserves or enhances the character and appearance of the conservation through having regard for the character of the existing architecture in scale, design and materials. There is also a presumption in favour of retaining any building which makes a contribution to the character and appearance of such areas. Even if a building makes little contribution, consent will not be granted for its demolition unless there are approved plans for the redevelopment of the land. Such redevelopment is required to take account of the specific guidelines for each conservation area.

7.3 UDP Policy ENV-B.2.7 states that proposals for alterations to listed buildings and buildings of local character must:

(i) be in keeping with the character of the building and harmonious with their surroundings; and with particular respect to listed buildings preserve their special architectural or historic character and any features they may possess;

The works do aim to respect the exterior and interior of the building and preserve its historic architectural and historic qualities and the character and appearance of the conservation area.

(ii) be of a high quality of design and sympathetic in terms of scale and form to the original building and in the use of materials and other details to the period and style of the original building;

The works do aim to respect the historic architectural and historic qualities of the building and the character and appearance of the conservation area.
(iii) maintain the character of interiors and retain internal features of interest; and

This has been done wherever possible

(iv) be fully justified, showing why the works are desirable or necessary, and provide the Council with full information to enable the likely impact of their proposals to be assessed.

This is a listed building at risk, which would fall into further disrepair if left unrestored. It is part of a wider scheme to retain the Barracks for military use, as originally intended.

7.4 Policy ENV-B.23 on the reuse of redundant historic buildings states that the Council will promote the retention of an historic buildings original use as the most appropriate use for an historic building is the use for which is it originally designed. The proposal is in accordance with this ethos and does seek to repair features wherever possible,

7.5 The main objective of the Barracks Conservation Area is to preserve and enhance its character. The Council will aim to achieve the preservation and restoration of listed buildings and will seek to secure the demolition of modern buildings and additions which detract from the setting of the older buildings. Attractive existing details should be retained and restored, with unattractive modern additions removed. The fenestration of the buildings should be in keeping with the original appearance. Again this proposal is in accordance with this policy.

7.6 This application has been submitted following pre-application meetings with the applicants. The building is necessary in order for the barracks to continue to function as such.

The impact on neighbouring properties.

7.7 This is not a matter that would usually be discussed in the context of an application for listed building consent, where there is no change of use. It is, however, discussed because of the objection. The building was designed and used as soldier accommodation and this proposal would reintroduce that use. The building will be converted to current Building Regulation standards on acoustics and a condition is proposed to limit the hours of work. All parking will be on site and would not impact on local residents. The works process will be governed by the same construction management planning that the site is currently using. Consequently, it is not considered that neighbours living conditions will be harmed.

7.8 The importance of the restoration of the grounds.

7.9 This site has been the subject of much debate, principally about whether it would continue to be used by the military over the last few years. This uncertainty has led to a lack of investment in troop accommodation, such that it is not fit for purpose. This has contributed to the site being on English Heritage’s 2009 Conservation Areas at Risk list.
7.10 Following much military personnel outcry, and several newspaper reports, on this and other sites, the Commons Defence Committee of MPs began an investigation in 2007. Following a site visit to the Cavalry Barracks and other sites, their report of 13th September 2007 highlighted the Cavalry Barracks as being one of the worst two establishments in the UK, stating that:

7.11 "The accommodation provided was disgraceful."

7.12 "At Hounslow we found barrack blocks with overflowing drains and repairs which had been left unattended."

7.13 Following this, and as a short-term measure, temporary accommodation blocks were erected. The current scheme presents an opportunity to provide a more permanent solution and also represents the military’s continued and renewed commitment to the site. It also represents a chance to remove unsightly buildings, thereby improving the appearance of the conservation area. The character and appearance of the site will also have the potential to be improved through the second phase of this scheme, which will involve the listed (and derelict) Hardinge block being restored and reused for transitory accommodation. This will be the subject of a separate application.

7.14 The Select Committee’s 15th report says that Project SLAM is the most significant project of those currently being undertaken to upgrade and improve Single Living Accommodation.

7.15 This work is seen as being vital in ensuring that the site, and its many listed buildings continue to be used for their original purpose.

Parking and Access.

7.16 Parking- The Head of Traffic and Parking have made no comments.

7.17 Parking will be wholly within the site and there is adequate parking for this and other existing/under construction accommodation blocks.

7.18 Access- See Equalities below.

8.0 EQUALITIES IMPLICATIONS

The Equality Act 2010 received Royal Assent on 8 April 2010 and is due to come into force on April 6th 2011. The primary purpose of the Act is to harmonise and simplify the nine major pieces of discrimination legislation and around 100 statutory instruments setting-out related rules and regulations passed over the last 30 years or so. The Act preserves the Armed Forces’ exemptions in earlier legislation in respect of sex, disability and age.

In respect of the remaining protected characteristics: Following a relevance test, which is available at: [http://www.hounslow.gov.uk/index/council_and_democracy/equality/eias/environment_eias.htm](http://www.hounslow.gov.uk/index/council_and_democracy/equality/eias/environment_eias.htm) it is considered that there will be no specific implications with regard to the council’s duty in respect of equalities duties and that if
approving or refusing this proposal the Council will be acting in compliance with its duties.

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<th>Relevant Section of Relevance Test</th>
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9.0 **CONCLUSION**

9.1 The amended proposals are in line with national and local planning policy and guidance. The scheme offers the chance to restore an unsightly building which is not fit for purpose, whilst respecting the historic environment and neighbour’s living conditions. Therefore the scheme is considered acceptable and approval is recommended.

10.0 **RECOMMENDATION:**

**GRANT- Listed Building Consent.**

**Reason.**

It is considered that these proposals, because of their position, design and appearance, would be acceptable, having due regard for the site characteristics of the Cavalry Barracks Conservation Area, the listed building, pedestrian and highway safety, and neighbours living conditions. The development is in accordance with the UDP Policies ENV-B.1.1 (New Development), ENV-B.2.7 (Alterations to Listed Buildings and Buildings of Local Townscape Character), ENV-B.2.2 (Conservation Areas), T.1.4 (Car and cycle parking and servicing facilities for Developments) and Supplementary Planning Guidance and relevant sections of the London Plan.

**Conditions:**

H1A (Time limit)

The works to which this consent relates, must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: To accord with the provisions of Section 18(1) of the Planning (Listed Buildings and Conservation areas) Act 1990.

B5 (Detailed plans)

The proposed development shall be carried out in all respects in accordance with the proposals contained in the application and the plans submitted therewith (Design Statement, Sustainability Statement, Drawing Numbers A9302-1960-HLM-DSP-S701-01, A9302-1960-HLM-DR-L701-02, A9302-1960-HLM-DR-L703-02, A9302-1960-HLM-DR-L702-
Reason: To ensure the development is carried out in accordance with the planning permission.

No work permitted by this consent shall commence until a detailed specification of the proposed mortar mix and pointing have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved specification.

Reason: To ensure that the proposed works can be effected without detriment to the special architectural and historic interest of the listed building/wall in accordance with policy ENV-B.2.7 of the UDP.

Angle grinders or other mechanical cutting tools shall not be used for cutting out of stonework, brickwork and/or chasing out for repointing.

Reason: To ensure that the proposed works can be effected without detriment to the special architectural and historic interest of the listed building/wall in accordance with policy ENV-B.2.7 of the UDP.

Other than those shown on the submitted drawings under this listed building consent/planning permission, there shall be no external alterations to the building without the prior written consent of the Local Planning Authority.

Reason: In the interests of the architectural and historic integrity of the Listed building in accordance with policy ENV-B.2.7 of the UDP.

Full details of any acoustic/thermal insulation and fire precautions works to demonstrate their effect on the character and appearance of the listed building shall be submitted to and approved by the Local Planning Authority before the commencement of the development hereby permitted and the development shall be carried out in complete accordance with the detail so approved.

NOTE: You are advised that acoustic/thermal insulation or fire precautions works which adversely affect the character of the listed building will not be permitted, in particular:

i) works should be designed to avoid damage to cornices, ceiling roses and panelled doors. The preferred option is for works to be carried out within ceiling voids;
ii) the installation of sealed double-glazed units will not be acceptable. Consideration should be given to draught exclusion measures.

Reason: In the interests of the architectural and historic integrity of the Listed building in accordance with policy ENV-B.2.7 of the UDP.

All new window frames, glazing bars and external doorframes shall be of timber construction, white painted with joinery profiles to match originals and thereafter so maintained.

Reason: In the interests of the architectural composition and appearance of the listed building and the visual amenity of the area in which it is set in accordance with policy ENV-B.2.7 of the UDP.

Notwithstanding the approved drawings, large scale details (at a scale of at least 1:20) of the following features shall be submitted to and approved by the Local Planning Authority and no work shall commence in advance of that approval. These details shall provide for a cross sectional detailed drawing at 1:20 scale for each feature and include methodology and the development shall be constructed in accordance with the details so approved:

- The secondary glazing units
- The sash windows repairs
- Any new sash windows
- The replacement staircases and banisters
- The repair of the staircase and banisters to be retained
- How the roofs will be fixed to the existing timbers
- Details of sarking, felt battens, counter battens and thermal insulation in the roof structure

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the listed building and the visual amenity of the area in which it is set in accordance with policies ENV-B.2.7 and ENV-B.2.2 of the UDP.

The permitted works shall not take place until a scheme detailing measures to protect the safety and stability of the existing building during the works hereby permitted, which has been submitted to and approved in writing by the Local Planning Authority has been implemented. Protection from the weather in accordance with the scheme shall be provided at all times during the progress of work.

Reason: To safeguard the character and appearance of the Listed Building in accordance with policy ENV-B.2.7 of the UDP.

No cables, wires, aerials, pipework (except rainwater downpipes as shown on the approved plans, or approved under condition), meter boxes
or flues shall be fixed to any elevation.

Reason: To safeguard the appearance of the building and the visual amenities of the locality in accordance with policies ENV-B.2.7 and ENV-B.2.2 of the UDP.

This approval is limited to the works shown on the approved drawings and does not indicate approval for associated or enabling works that may be necessary to carry out the scheme. Any further works must be submitted to and approved in writing by the Local Planning Authority prior to any works commencing.

Reason: To ensure the satisfactory preservation of this listed building in accordance with policy ENV-B.2.7 of the UDP.

The smoke detectors, fire alarm call points, fire alarms, emergency lighting fittings and control boxes shall be located in unobtrusive positions in the corners of rooms and their electrical cabling systems shall not be surface mounted but concealed within the floors, ceilings and walls, except where otherwise approved, and the walls, floors and ceilings made good to the satisfaction of the Local Planning Authority.

Reason: To ensure the satisfactory preservation of this listed building in accordance with policy ENV-B.2.7 of the UDP.

This consent does not permit the demolition or dismantling of any part of the building, or the removal of any internal/external feature, floor, wall or ceiling surface, except in so far as the alterations hereby approved necessitate the removal of certain parts of the existing structure as specifically shown on the approved drawings.

Reason: To protect and preserve the character of the listed building, in accordance with policy ENV-B.2.7 of the UDP.

The detailed design and layout of the development hereby permitted shall include measures to provide maximum energy efficiency that shall be submitted to and approved in writing by the Local Planning Authority, and the development shall be implemented in accordance with the details so approved.

Reason: In the interests of sustainable development and the protection of the environment.
No excavation, demolition or construction work shall take place on the site except between the hours of 9.00am to 5:00pm on Monday to Friday and 9:00am to 1:00pm on Saturdays and none shall take place on Sundays and Public Holidays without the prior agreement of the Local Planning Authority.

Reason: To protect the amenity of neighbours, in accordance with UDP policies ENV-B.1.1 New Development.

Before the commencement of development hereby granted, and in accordance with the applicants Design Statement details of the surveys and the scope of works for the windows, brickwork, grilles, roof, floors and rainwater goods shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect and preserve the character of the listed building, in accordance with policy ENV-B.2.7 of the UDP.

Before the commencement of development hereby granted, details of the proposed landscaping and boundary treatment, including a schedule of materials, and details of the size and species of any planting, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

No works shall take place until samples of the materials (including roof tiles, bricks, stair materials, cast stone balustrades, decorative grilles, rainwater goods, other ironmongery, flashing, window sealing, new windows, doors, internal/external stairways and any other materials to be used in the development) to be used in the construction of the external surfaces of the works hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

Reason: To protect and preserve the character of the listed building, in accordance with policy ENV-B.2.7 of the UDP.

All existing architectural features including staircases, balustrades, windows, doors, architraves, skirtings, dados, picture rails, panel work, fireplaces, tiling, corbelled arches, cornices, decorative ceilings and other decorative features shall be retained except where otherwise agreed in writing with the Local Planning Authority.

Reason: To protect and preserve the character of the listed building, in accordance with policy ENV-B.2.7 of the UDP.
No works shall take place until a schedule of all features to be removed, moved, replaced or reinstated has been submitted to and approved in writing by the Local Planning Authority. All replacement and reinstatement features must match exactly the original in materials and detail. Photographs/drawings/sections recording the features to be replicated must be submitted along with 1:1 scale drawings of proposed items for approval by the Local Planning Authority.

Reason: To protect and preserve the character of the listed building, in accordance with policy ENV-B.2.7 of the UDP

All existing doors are to be retained, except where indicated on the drawings hereby approved. Any new doors shall be of timber construction with recessed panels and be of a specified size and design as agreed in writing by the Local Planning Authority prior to commencement of work. Any fireproofing to doors should be an integral part of the door construction, and self closing mechanisms, if required, shall be of the concealed mortice type.

Reason: To protect and preserve the character of the listed building, in accordance with policy ENV-B.2.7 of the UDP