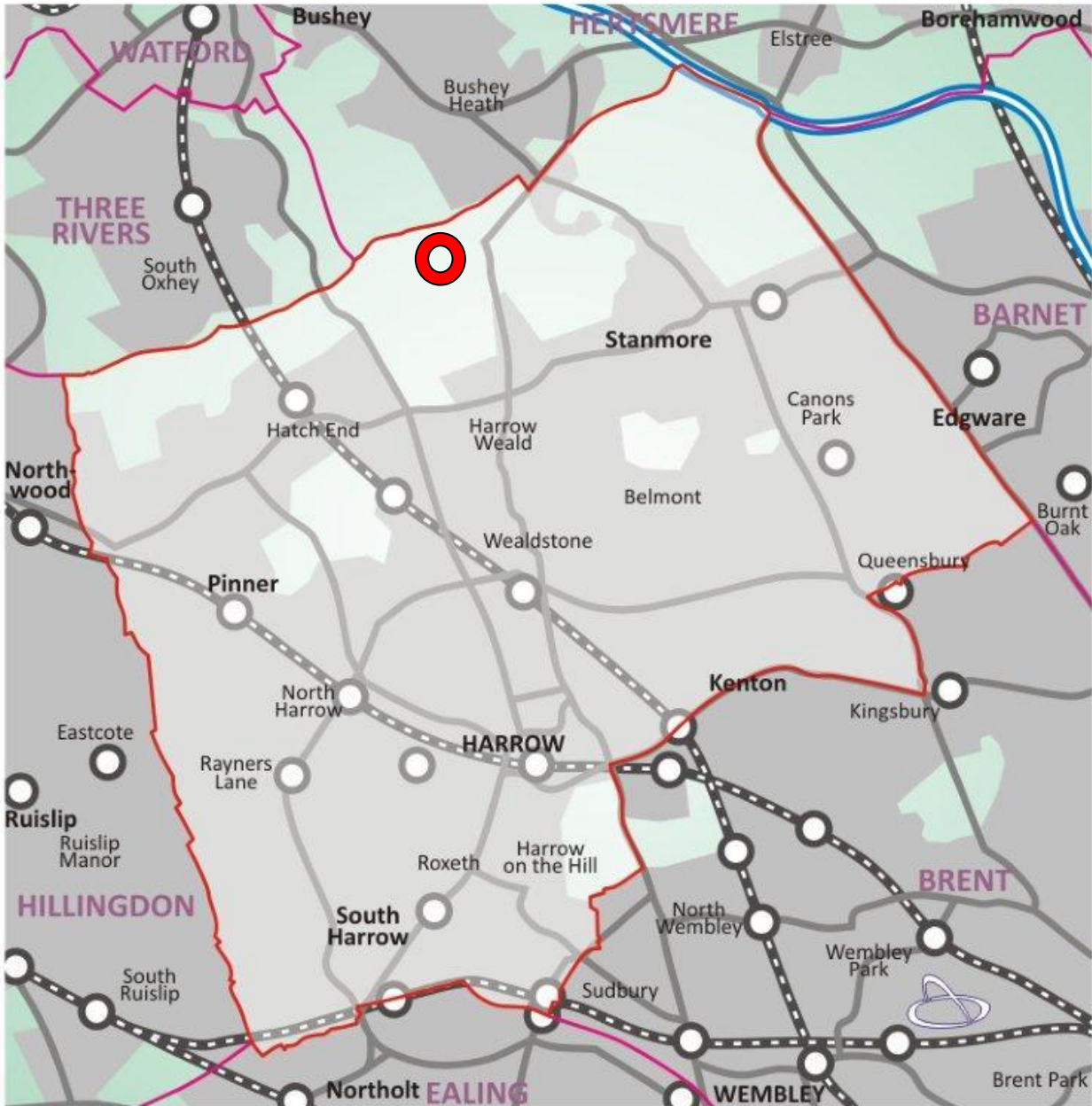


 = application site



**Grimsdyke Hotel, Old Redding, Harrow Weald, HA3 6SH**

**P/0437/23**

# LONDON BOROUGH OF HARROW

## PLANNING COMMITTEE

28<sup>th</sup> June 2023

**APPLICATION NUMBER:** P/4030/22  
**VALIDATION DATE:** 16/02/2023  
**LOCATION:** GRIMSDYKE HOTEL, OLD REDDING, HARROW  
WEALD  
**WARD:** HARROW WEALD  
**POSTCODE:** HA3 6SH  
**APPLICANT:** MR KEITH MERCER  
**AGENT:** HENRY PLANNING LTD  
**CASE OFFICER:** LUCY HAILE  
**EXPIRY DATE:** 06/04/2023

### PROPOSAL

Listed Building Consent: Installation of Secondary Glazing

### RECOMMENDATION

The Planning Committee is asked to:

- 1) Agree the reasons for approval as set out in this report, and
- 2) Grant Listed Building Consent subject to the Conditions listed in Appendix 1 of this report.

### REASON FOR THE RECOMMENDATIONS

The proposal would cause slight harm to the special interest but this would be reversible, limited and improve the thermal efficiency of this grade II\* listed building subject to conditions.

Accordingly, weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out below, officers conclude that the application is worthy of support subject to conditions.

### INFORMATION

This application is reported to Planning Committee as the building is grade II\* listed and this application is not accompanied by a linked planning application.

Statutory Return Type: Minor Development  
Council Interest: The building is council owned.  
Net additional Floorspace: Nil

GLA Community Infrastructure Levy (CIL) Contribution (provisional)(£60p/sqm): N/A  
Local CIL requirement (Provisional) (£110p/sqm): N/A

## **HUMAN RIGHTS ACT**

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

## **EQUALITIES**

In determining this planning application, the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

For the purposes of this application there are no adverse equalities issues.

## **1.0 SITE DESCRIPTION**

- 1.1 The application site comprises the grade II\* listed Grimsdyke Hotel.
- 1.2 The significance of the site is outlined by the list entry in part which states: '1872, by Richard Norman Shaw. Large, irregular house of 2 and 3-storeys in modified Tudor style. Red brick and stone with timber-framed gables. Tiled roof. Prominent chimneys. Wing added at east end. Residence of W S Gilbert. Internal features includes highly elaborate alabaster chimney piece by Ernest George'.
- 1.3 The building is in the Brookshill Drive and Grimsdyke Estate Conservation Area and its grounds house curtilage listed buildings associated with this main house.
- 1.4 Grimsdyke House was built in 1872 for the painter Frederik Goodall by architect Richard Norman Shaw. He was popular for his organic and modern version of the Tudor style, and here designed a grand, irregular and rambling house to fill the site built in red brick and limestone, with timber framed gables and a tiled roof.
- 1.5 The fenestration is a key part of its significance as they are original to the building. The windows comprise stone / timber mullions and transoms with metal framed casements and fixed lights, most with metal leaded light glazing within, most of various patterns (namely rectangular, diamond and other). Of these there are 8 first floor and 6 ground floor windows that are subject to this application (each large opening counting as one window, with each one having individual window openings within – some openable and some fixed). There is an additional single set of ground floor timber French doors with a single grouping of timber framed leaded light windows above and either side. All these windows and openings together form a key part of the original Tudor Revival style.

## **2.0 PROPOSAL**

- 2.1 Listed Building Consent is sought for the installation of secondary glazing to 8 first floor and 6 ground floor windows and to the one grouping of windows either side and above of the ground floor French doors to improve thermal efficiency.
- 2.2 The secondary glazed units would be timber lined with timber grounds and subframes containing aluminium units within.
- 2.3 The units would be fully openable with horizontal sliders to ensure all windows remain fully accessible and openable.

### **3.0 RELEVANT PLANNING HISTORY**

3.1 Not applicable.

### **4.0 CONSULTATION**

4.1 The following groups have been consulted and any response was due by 9th March 2023 but to date no response has been received:

- Council for British Archaeology
- Society for the Protection of Ancient Buildings
- Ancient Monuments Society
- Victorian Society
- Georgian Group
- Twentieth Century Society
- London and Middlesex Archaeology Society

4.2 A site notice was also displayed. This expired on 22<sup>nd</sup> March, 2023.

4.3 No responses were received.

#### **4.4 Statutory and Non Statutory Consultation**

4.5 The following consultations have been undertaken, together with the responses received and officer comments:

Historic England

*Comments dated 23/02/2023*

You are hereby authorised to determine the application for listed building consent referred to above as you think fit'.

### **5 POLICIES**

5.1 Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states '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'.

5.2 The National Planning Policy Framework (NPPF) paragraph 195 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'.

- 5.3 Paragraph 197 of the NPPF states 'local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets...the desirability of new development making a positive contribution to local character and distinctiveness'. Paragraphs 199, 200 and 202 NPPF are also relevant and are outlined in full within the appraisal below. Paragraph 205 states: 'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted'.
- 5.4 Similarly London Plan policy HC1 C states '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'. Development Management Policies Local Plan policy DM 7 part A states 'Proposals that secure the preservation, conservation or enhancement of a heritage asset and its setting, or which secure opportunities for sustainable enjoyment of the historic environment, will be approved', part B, b states 'the impact of proposals affecting heritage assets will be assessed having regard to: relevant issues of design, appearance and character, including proportion, scale, height, massing, historic fabric, use, features, location, relationship with adjacent assets, setting, layout, plan form', Part B, c states: 'the preference to be afforded to proposals that both conserve and sustain heritage assets', and DM7 part E which states: 'In addition to (A) and (B) above, when considering proposals affecting listed buildings and their setting, the Council will: a. pay special attention to the building's character and any features of special architectural or historic interest which it possesses, and the role of the building's setting in these regards'.
- 5.5 Relevant guidance is contained within: the Planning Practice Guidance for Conserving and Enhancing the Historic Environment (updated 06/03/2014); Historic England Advice Note 2: 'Making Changes to Heritage Assets' (adopted 25th February 2016); Historic England's guide for owners of listed buildings (published 15 September 2016); Historic England's 'Managing Significance in Decision-Taking in the Historic Environment Historic Environment Good Practice Advice in Planning: 2' (published March 2015) and Historic England listing selection guide 'Domestic 4: Modern

Houses and Housing' (December 2017) as well as the Department of Culture Media and Sport publication (November 2018) entitled: 'Principles of Selection' .

## **6.0 ASSESSMENT**

6.1 The main issues are:

- Special Interest of the Listed Building

### **6.2 Special Interest of the Listed Building**

6.2.1 The application site comprises the grade II\* listed Grimsdyke Hotel. The proposal is for the installation of secondary glazing. The significance of the site is outlined by the list entry in part which states: '1872, by Richard Norman Shaw. Large, irregular house of 2 and 3-storeys in modified Tudor style. Red brick and stone with timber-framed gables. Tiled roof. Prominent chimneys. Wing added at east end. Residence of W S Gilbert. Internal features includes highly elaborate alabaster chimney piece by Ernest George'. The windows are original and are a key element of its Tudor Revival style.

#### Appraisal

6.2.2 The proposal is to install secondary glazing. This would interrupt views towards the original windows somewhat but would improve thermal efficiency whilst allowing the original windows to be retained.

6.2.3 The secondary glazed windows will be manufactured from aluminium with a polyester powder coating. New grounds and subframes will be produced from timber to match the secondary glazing colour.

6.2.4 The secondary glazing will be installed internally on the proposed windows. The position of the secondary glazing frame would align with the original window frame and casement positions and sightlines to minimise visual impact when viewed externally. It may be visible slightly externally as well as there being some double reflection.

6.2.5 Internally the secondary glazing frame section size is minimised to ensure original glazing sightlines are maintained. The secondary glazing frame will be powder coated white to match the existing.

6.2.6 The secondary glazing would be fitted with minimal discrete fixings to reduce the potential impact. All would be openable for cleaning and ventilation.

6.2.7 During the course of the application the plans have been amended to suit individual circumstances for each window to ensure the proposal would be set neatly around individual features found internally on each window.

6.2.8 The details provided indicate that the proposal would be a sensitive installation and have minimal impact. A sample was provided on site and photos enclosed in an email which show a good quality of design. Whilst there would be a level of harm this would be minimal, reversible and outweighed by thermal efficiency benefits.

## **7.0 CONCLUSION AND REASONS FOR APPROVAL**

7.1 The proposed development would improve the thermal efficiency of the building and whilst it would cause slight harm to special interest this would be reversible and subject to conditions it would be limited. The proposed development would therefore accord with Policy HC 1 of the London Plan (2021), Policy CS1 of the Harrow Core Strategy 2012 and policies DM7 of the Harrow Development Management Policies Local Plan (2013).



## **APPENDIX 1: Conditions and Informatives**

### **Conditions**

1. Timing

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

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990

2. Approved Drawing and Documents

The development hereby permitted shall be carried out, completed and retained in accordance with the following approved plans and document Schedule of application documents:

C/71122/01-S14 REV 01; C/71122/01-S13 REV 01; C/71122/01-S12 REV 01; C/71122/01-S11; C/71122/01-S10 REV 01; C/71122/01-S09; C/71122/01-S08 REV 01; C/71122/01-S07 REV 01; C/71122/01-S06; C/71122/01-S05 REV 01; C/71122/01-S04 REV 02; C/71122/01-S03 REV 01; C/71122/01-S02 REV 01; C/71122/01-S01 REV 01; Location Plan; Design and Heritage Statement 5/5/2023; Email from agent enclosing photos of a sample received 26/05/2023 11:07.

REASON: For the avoidance of doubt and in the interests of proper planning.

3. Protect features

Suitable precautions shall be taken to secure and protect interior features against accidental loss or damage during the building work hereby granted, and no such features may be disturbed or removed, temporarily or permanently, except as indicated on the approved drawings or with the prior approval, in writing of the local planning authority.

REASON: To protect the special architectural or historic interest of the listed building.

4. Making good

All new external and internal works and finishes and works of making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions(s) attached to this consent.

REASON: To protect the special architectural or historic interest of the listed building.

5. Unknown evidence

If previously unknown evidence is discovered about historic character which would be affected by the works hereby granted, an appropriate record, together with recommendations for dealing with it in the context of the scheme, shall be approved in writing by the local planning authority before any of the permitted works are begun.

The works shall be completed in accordance with the approved details and shall be retained as such thereafter.

REASON: To protect the special architectural or historic interest of the listed building.

## Informatives

### 1. Policies

The following policies are relevant to this decision:

**National Planning Policy Framework (2021)**

**The London Plan (2021):**

HC1,

**Harrow Core Strategy (2012):**

CS1

**Harrow Development Management Policies Local Plan (2013):**

DM7

### 2. Compliance With Listed Building Conditions



**IMPORTANT: Compliance With Listed Building Conditions Requiring Submission and Approval of Details Before Development Commences**

- You will be in breach of listed building consent if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a listed building condition will invalidate your listed building consent.

### 3. Remove Yellow Site Notice

A yellow Site Notice relating to this planning application describing the development and alerting interested parties of the development has been placed in the vicinity of the application site. You should now REMOVE this Site Notice.

## CHECKED

 <p>Orla Murphy Head of Development Management</p> <p>15<sup>th</sup> June 2023</p>	 <p>Viv Evans Chief Planning Officer</p> <p>15<sup>th</sup> June 2023</p>
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**APPENDIX 2: SITE PLAN**



**APPENDIX 3: SITE PHOTOGRAPHS**

1W.01



1W.02

1W.03

1W.04



1W.08



GW.01



GW.04



GW.05



1W.05

1W.06



1W.07



GW.02



GW.03



GW.06



GW.07





GW.02

GW.03



1W.01

GW.07

GW.01







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**1W.01**



**1W.02 & 1W.03**



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1W.06



1W.07



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1W.08



GW.01



**GW.02**



**GW.03**





GW.04



GW.05



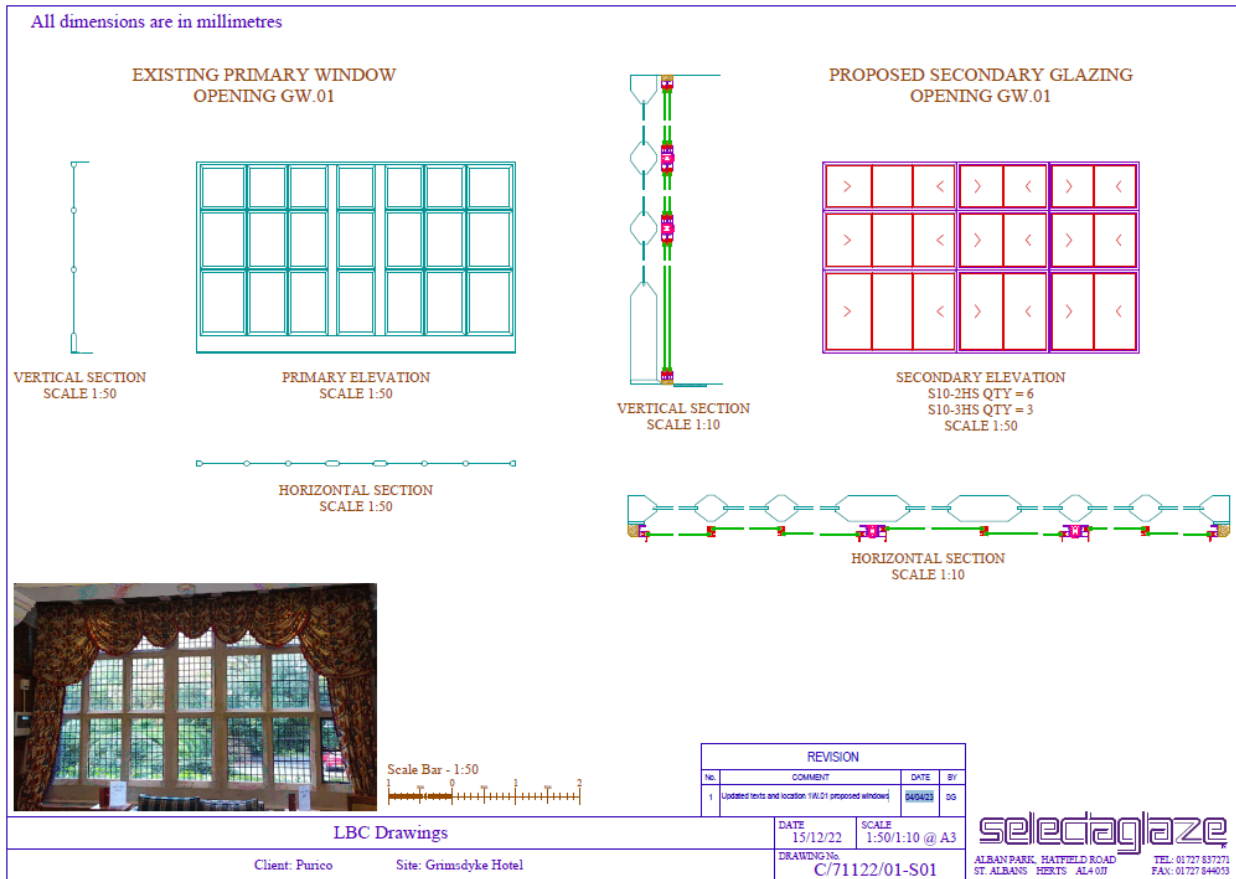
**GW.06**



**GW.07**

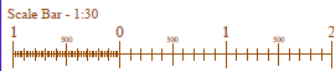
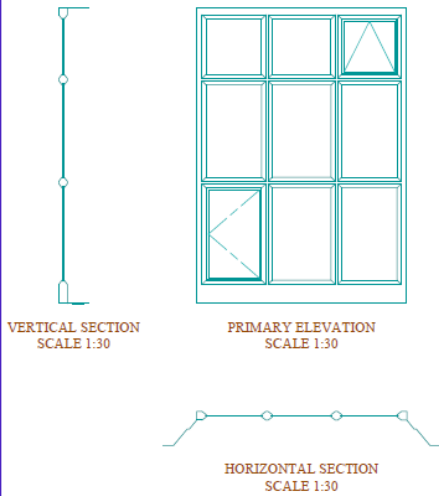


# APPENDIX 4: PLANS AND ELEVATIONS

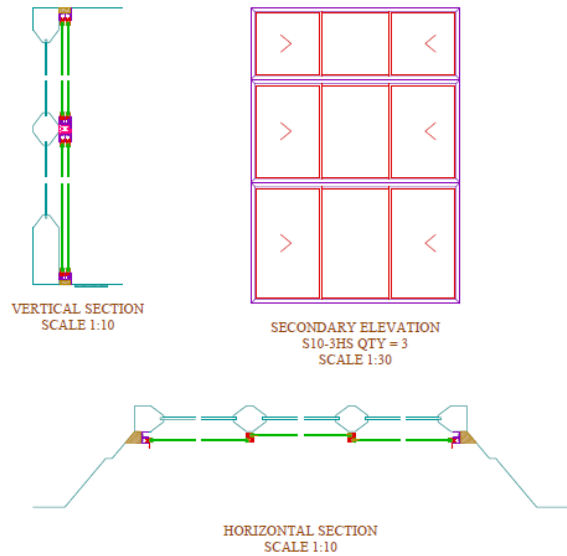


All dimensions are in millimetres

EXISTING PRIMARY WINDOW  
OPENING GW.02



PROPOSED SECONDARY GLAZING  
OPENING GW.02



REVISION			
No.	COMMENT	DATE	BY
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DATE 15/12/22 SCALE 1:30/1:10 @ A3  
DRAWING No: C/71122/01-S02

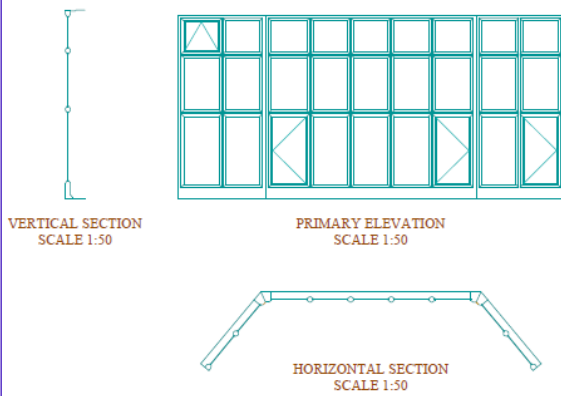
**selectaglaze**  
ALBAN PARK, HATFIELD ROAD  
ST. ALBANS, HERTS AL4 0JJ  
TEL: 01727 837271  
FAX: 01727 844033

LBC Drawings

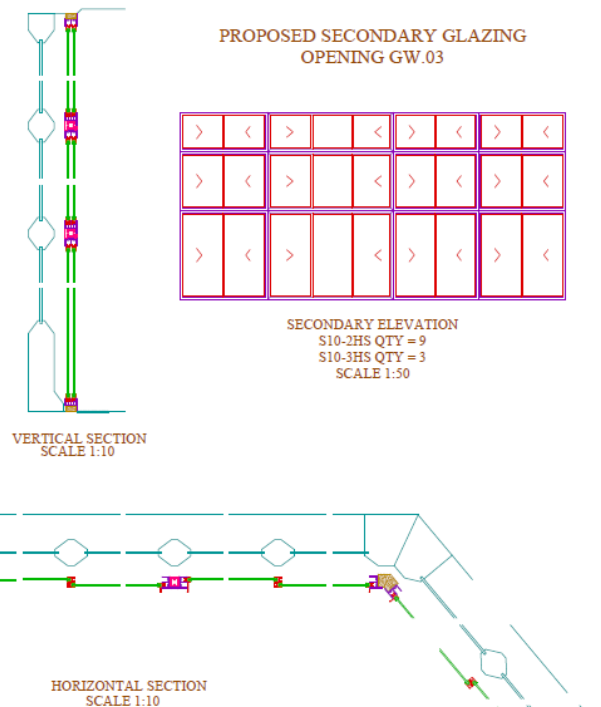
Client: Purico Site: Grimsdyke Hotel

All dimensions are in millimetres

EXISTING PRIMARY WINDOW  
OPENING GW.03



PROPOSED SECONDARY GLAZING  
OPENING GW.03



REVISION			
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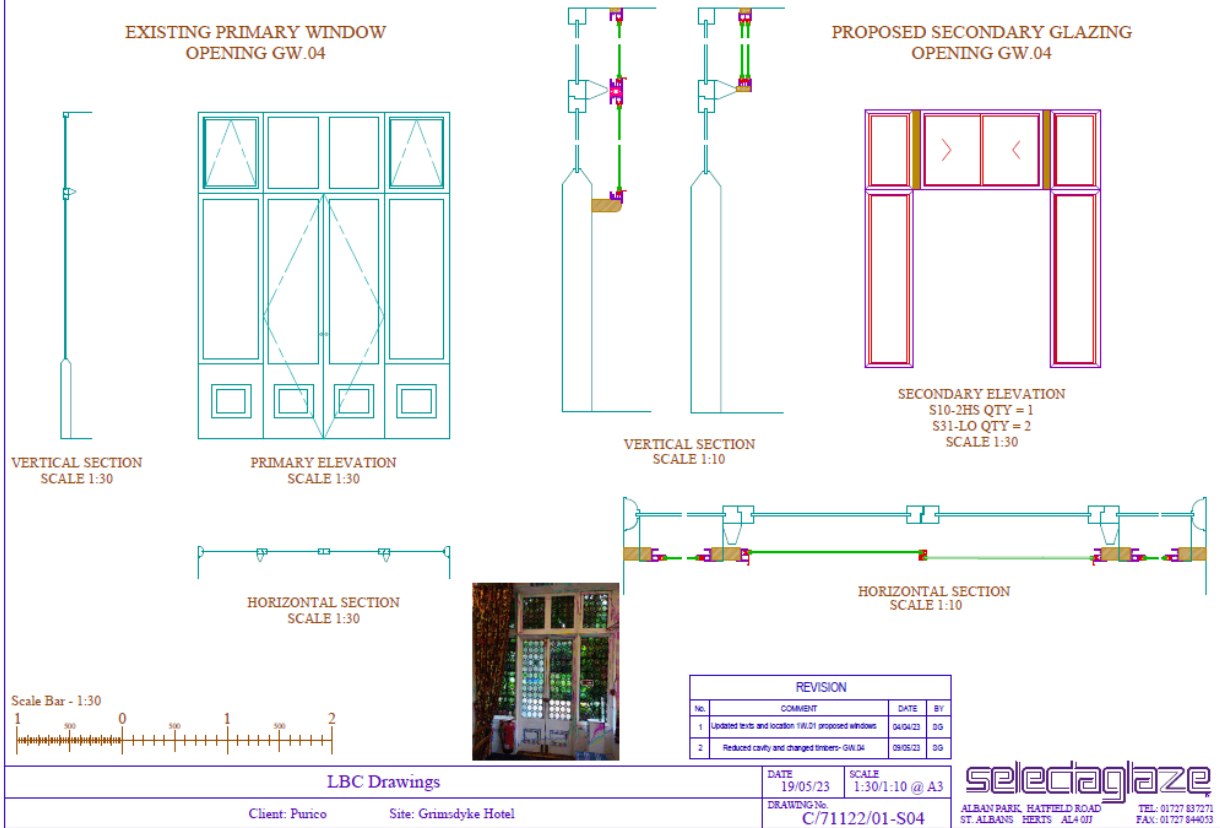
**selectaglaze**  
ALBAN PARK, HATFIELD ROAD  
ST. ALBANS, HERTS AL4 0JJ  
TEL: 01727 837271  
FAX: 01727 844033

LBC Drawings

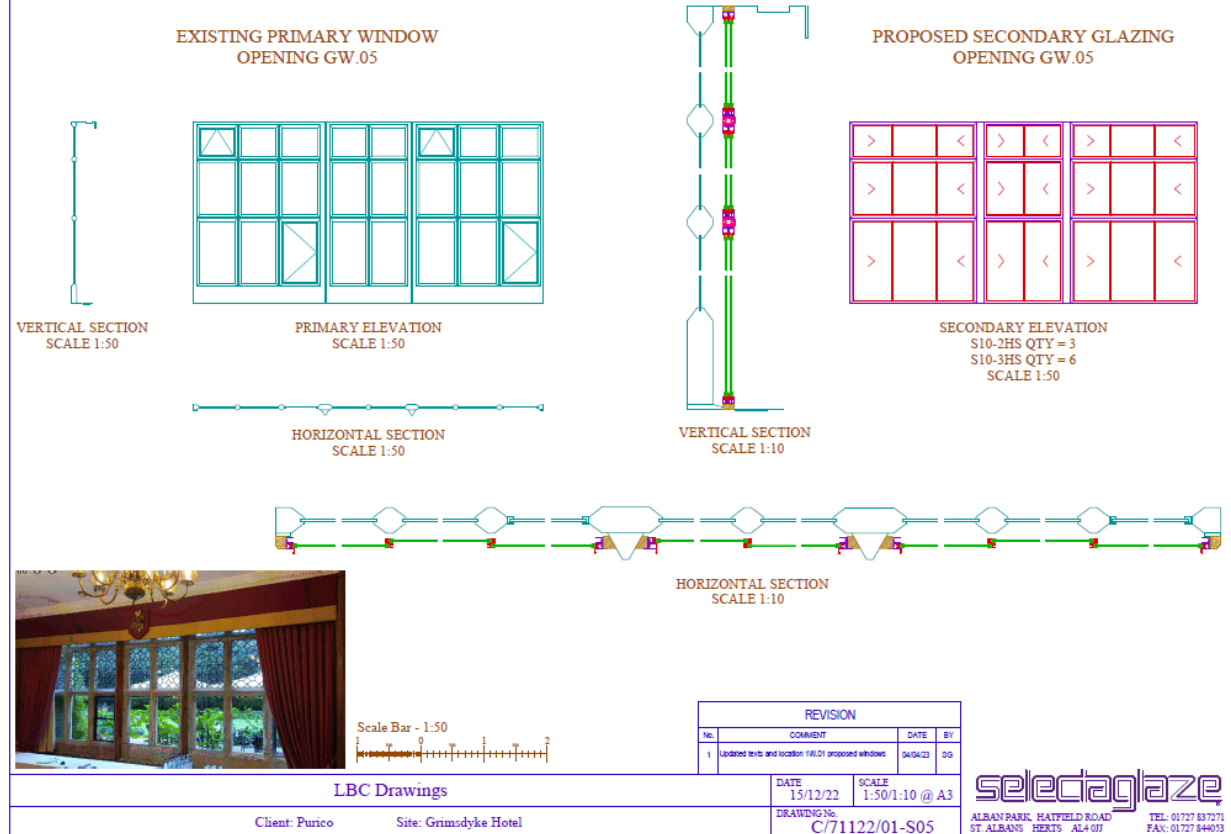
Client: Purico Site: Grimsdyke Hotel



All dimensions are in millimetres

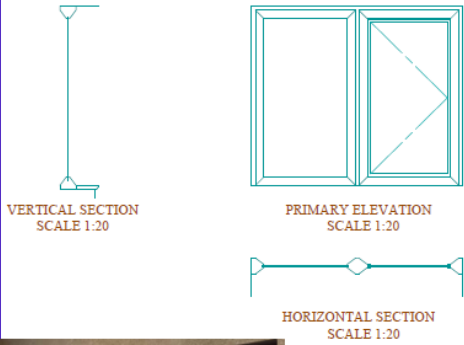


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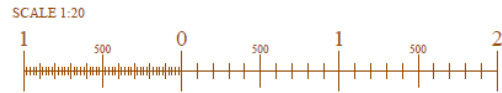
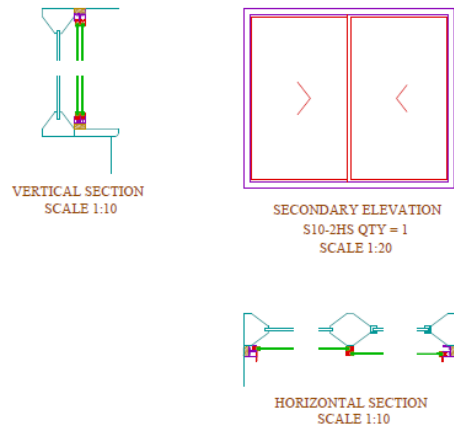


All dimensions are in millimetres

EXISTING PRIMARY WINDOW  
OPENING GW.06



PROPOSED SECONDARY GLAZING  
OPENING GW.06



REVISION			
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DATE	SCALE
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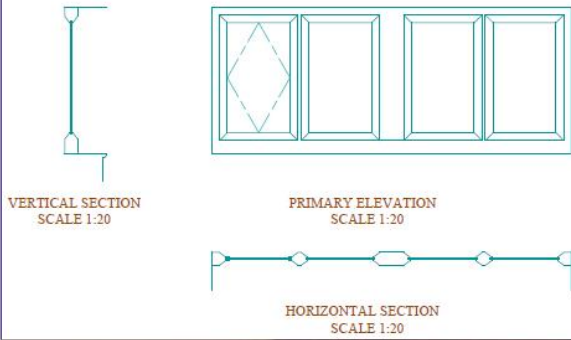
**selectaglaze**  
ALBAN PARK, HATFIELD ROAD  
ST. ALBANS, HERTS. AL4 0JF  
TEL: 01727 837271  
FAX: 01727 844053

LBC Drawings

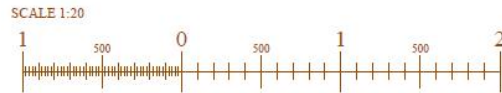
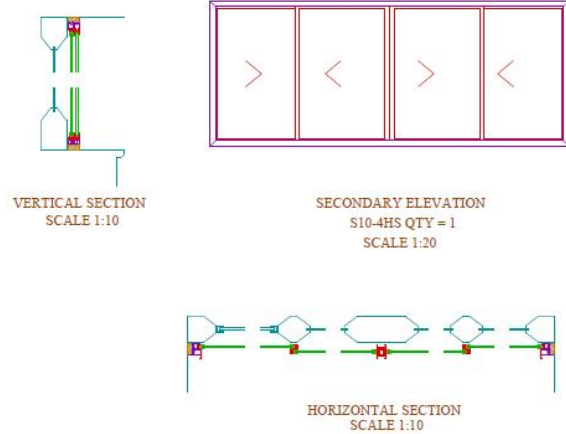
Client: Purico Site: Grimsdyke Hotel

All dimensions are in millimetres

EXISTING PRIMARY WINDOW  
OPENING GW.07



PROPOSED SECONDARY GLAZING  
OPENING GW.07



REVISION			
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DATE	SCALE
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DRAWING No. C/71122/01-S07	

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TEL: 01727 837271  
FAX: 01727 844053

LBC Drawings

Client: Purico Site: Grimsdyke Hotel

All dimensions are in millimetres

**EXISTING PRIMARY WINDOW  
OPENING 1W.01**

VERTICAL SECTION  
SCALE 1:30

PRIMARY ELEVATION  
SCALE 1:30

HORIZONTAL SECTION  
SCALE 1:30

**PROPOSED SECONDARY GLAZING  
OPENING 1W.01**

VERTICAL SECTION  
SCALE 1:10

SECONDARY ELEVATION  
SCALE 1:30

HORIZONTAL SECTION  
SCALE 1:10

Secondary Units:  
 (A) S31-LO QTY = 4  
 (B) S45-SHC QTY = 2  
 (C) S10-3HS QTY = 3

Scale Bar - 1:30

REVISION			
No.	COMMENT	DATE	BY
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LBC Drawings

Client: Purico Site: Grimsdyke Hotel

DATE: 15/12/22  
SCALE: 1:30/1:10 @ A3

DRAWING No: C/71122/01-S08

ALBAN PARK, HATFIELD ROAD  
ST. ALBANS, HERTS AL4 0JF  
TEL: 01727 837271  
FAX: 01727 844053

All dimensions are in millimetres

**EXISTING PRIMARY WINDOW  
OPENING 1W.02 & 1W.03**

VERTICAL SECTION  
SCALE 1:30

PRIMARY ELEVATION  
SCALE 1:30

HORIZONTAL SECTION  
SCALE 1:30

**PROPOSED SECONDARY GLAZING  
OPENING 1W.02 & 1W.03**

VERTICAL SECTION  
SCALE 1:10

SECONDARY ELEVATION  
SCALE 1:30

HORIZONTAL SECTION  
SCALE 1:10

Secondary Units:  
 S10-3HS QTY = 3

Scale Bar - 1:30

REVISION			
No.	COMMENT	DATE	BY
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2	1W.02,03 Proposed secondary glazing type changed	28/05/23	DS

LBC Drawings

Client: Purico Site: Grimsdyke Hotel

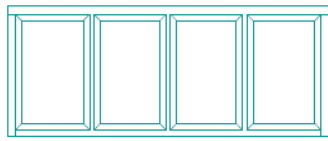
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ALBAN PARK, HATFIELD ROAD  
ST. ALBANS, HERTS AL4 0JF  
TEL: 01727 837271  
FAX: 01727 844053

All dimensions are in millimetres

EXISTING PRIMARY WINDOW  
OPENING 1W.04



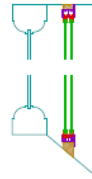
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SCALE 1:20

VERTICAL SECTION  
SCALE 1:20

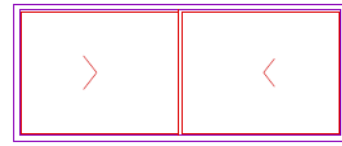


HORIZONTAL SECTION  
SCALE 1:20

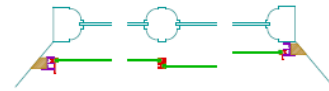
PROPOSED SECONDARY GLAZING  
OPENING 1W.04



VERTICAL SECTION  
SCALE 1:10



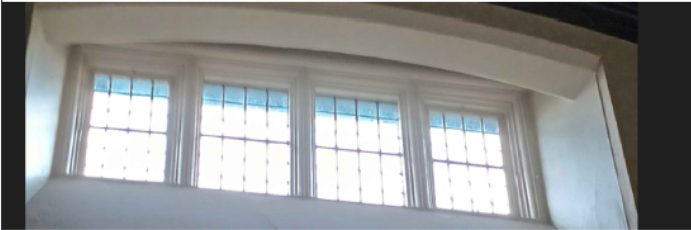
SECONDARY ELEVATION  
SCALE 1:20



HORIZONTAL SECTION  
SCALE 1:10

Secondary Units:  
S10-2HS QTY = 1

SCALE 1:20



LBC Drawings

Client: Purico

Site: Grimsdyke Hotel

REVISION			
No.	COMMENT	DATE	BY
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DATE	SCALE
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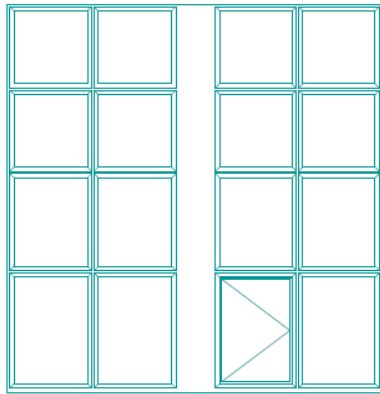
**selectaglaze**  
ALBAN PARK, HATFIELD ROAD  
ST. ALBANS, HERTS AL4 0JJ  
TEL: 01727 837271  
FAX: 01727 844033

All dimensions are in millimetres

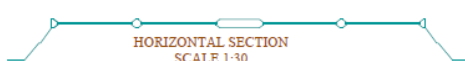
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VERTICAL SECTION  
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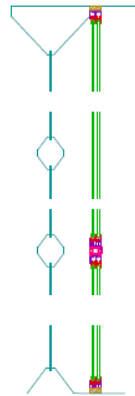


PRIMARY ELEVATION  
SCALE 1:30

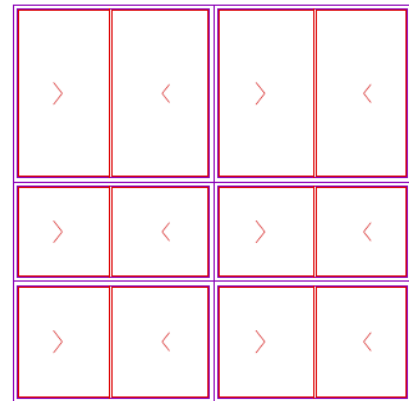


HORIZONTAL SECTION  
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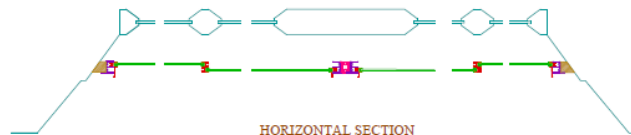
PROPOSED SECONDARY GLAZING  
OPENING 1W.05



VERTICAL SECTION  
SCALE 1:10



SECONDARY ELEVATION  
SCALE 1:30

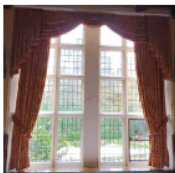


HORIZONTAL SECTION  
SCALE 1:10

Scale Bar - 1:30



Secondary Units:  
S10-2HS QTY = 6



LBC Drawings

Client: Purico

Site: Grimsdyke Hotel

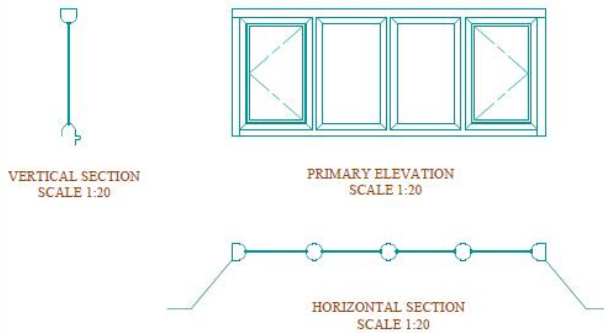
REVISION			
No.	COMMENT	DATE	BY
1	Updated title and location 1/6/21 proposed windows	04/04/22	GG

DATE	SCALE
15/12/22	1:30/1:10 @ A3
DRAWING No.	
C/71122/01-S11	

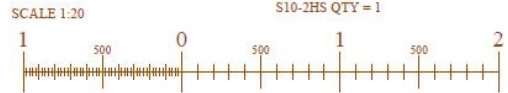
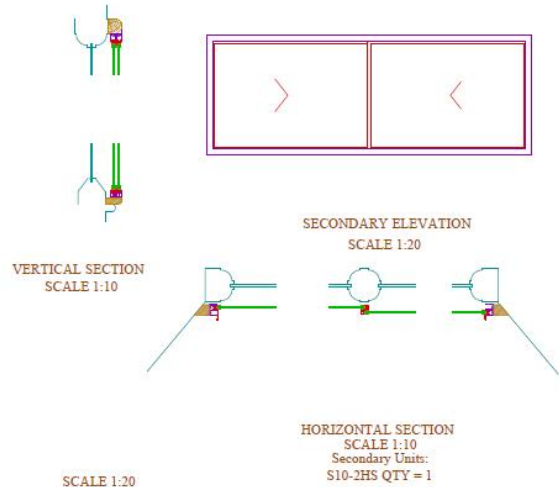
**selectaglaze**  
ALBAN PARK, HATFIELD ROAD  
ST. ALBANS, HERTS AL4 0JJ  
TEL: 01727 837271  
FAX: 01727 844033

All dimensions are in millimetres

EXISTING PRIMARY WINDOW  
OPENING 1W.06



PROPOSED SECONDARY GLAZING  
OPENING 1W.06



REVISION			
No.	COMMENT	DATE	BY
1	Updated title and location (W/O) proposed windows	04/04/23	DG

DATE: 15/12/22    SCALE: 1:20, 1:10 @ A3  
DRAWING No: C/71122/01-S12

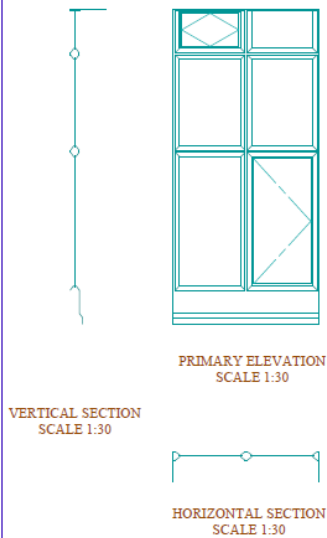
**selectaglaze**  
ALBAN PARK, HATFIELD ROAD  
ST. ALBANS, HERTS AL4 0JF    TEL: 01727 837271  
FAX: 01727 844053

LBC Drawings

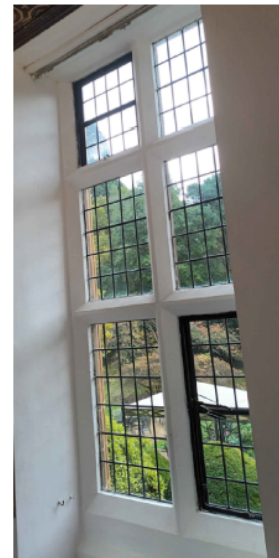
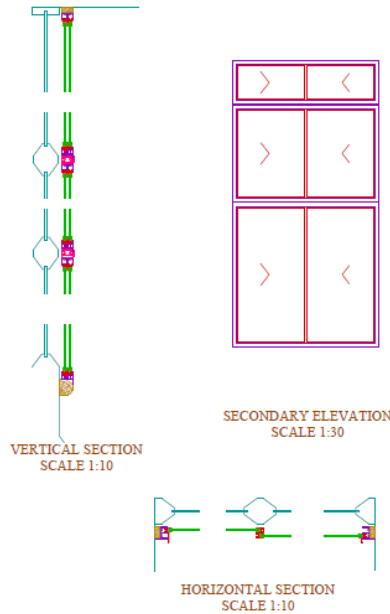
Client: Purico    Site: Grimsdyke Hotel

All dimensions are in millimetres

EXISTING PRIMARY WINDOW  
OPENING 1W.07



PROPOSED SECONDARY GLAZING  
OPENING 1W.07



Secondary Units:  
S10-2HS QTY = 3

REVISION			
No.	COMMENT	DATE	BY
1	Updated title and location (W/O) proposed windows	04/04/23	DG

DATE: 15/12/22    SCALE: 1:30/1:10 @ A3  
DRAWING No: C/71122/01-S13

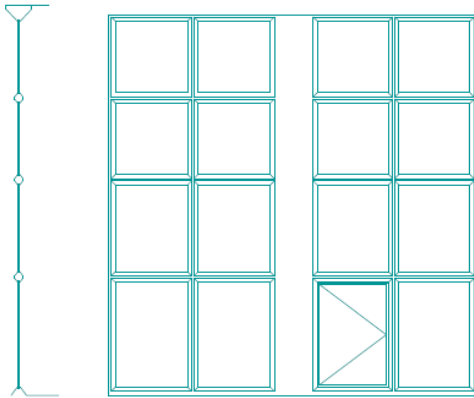
**selectaglaze**  
ALBAN PARK, HATFIELD ROAD  
ST. ALBANS, HERTS AL4 0JF    TEL: 01727 837271  
FAX: 01727 844053

LBC Drawings

Client: Purico    Site: Grimsdyke Hotel

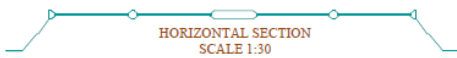
All dimensions are in millimetres

EXISTING PRIMARY WINDOW  
OPENING 1W.08



VERTICAL SECTION  
SCALE 1:30

PRIMARY ELEVATION  
SCALE 1:30



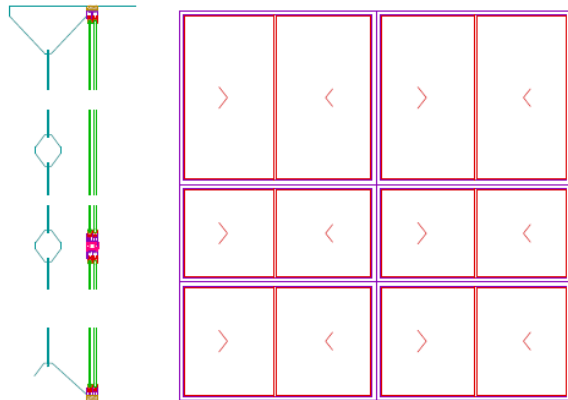
HORIZONTAL SECTION  
SCALE 1:30



Secondary Units:  
S10-2HS QTY = 6

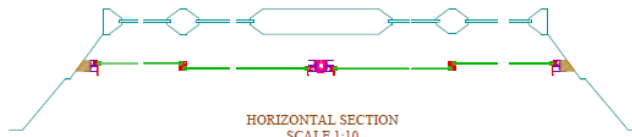


PROPOSED SECONDARY GLAZING  
OPENING 1W.08



VERTICAL SECTION  
SCALE 1:10

SECONDARY ELEVATION  
SCALE 1:30



HORIZONTAL SECTION  
SCALE 1:10

REVISION			
NO.	COMMENT	DATE	BY
1	Updated texts and location 1W.01 proposed windows	04/04/23	GG

LBC Drawings

Client: Purico

Site: Grimsdyke Hotel

DATE: 15/12/22  
SCALE: 1:30/1:10 @ A3  
DRAWING No: C/71122/01-S14

**selectaglaze**

ALBAN PARK HATFIELD ROAD  
ST ALBANS HERTS AL4 0JJ  
TEL: 01727 837271  
FAX: 01727 844033

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