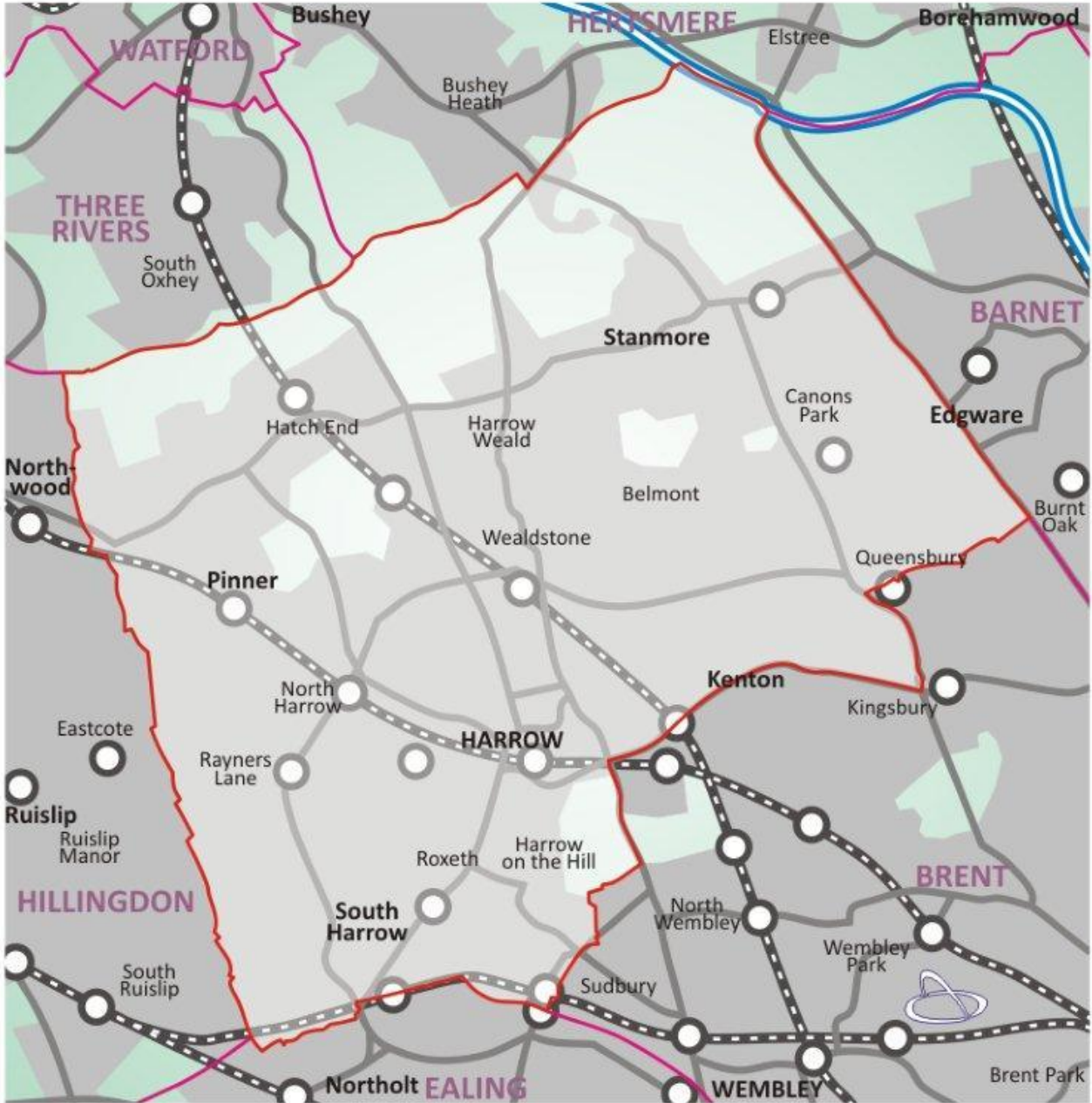
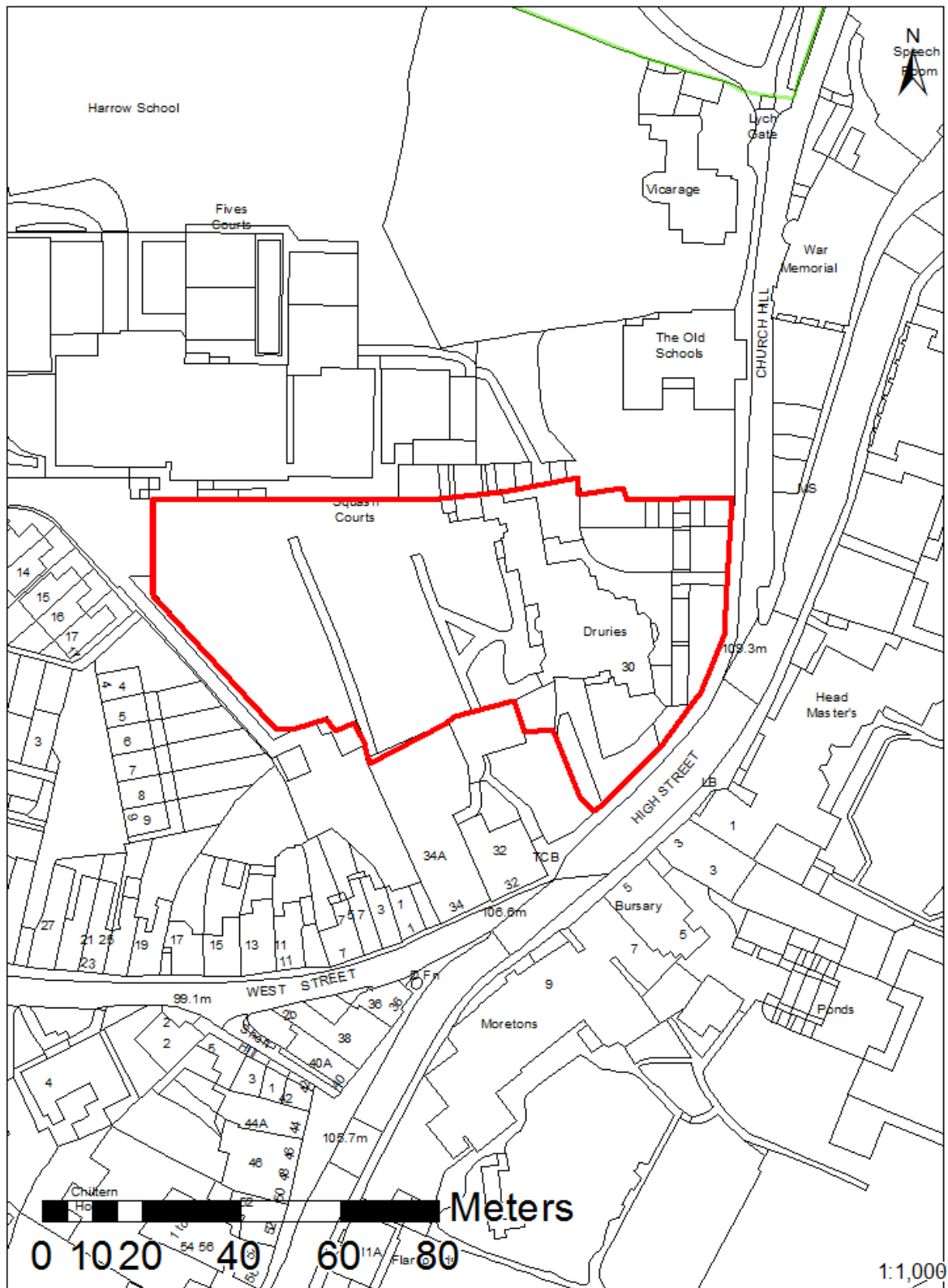


 = application site



Druries, High Street HA1 3HE	P/0478/19
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Druries, High Street



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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

24th July 2019

APPLICATION NUMBER: P/0478/19
VALIDATE DATE: 15/02/2019
LOCATION: DRURIES, HIGH STREET, HA1 3HE
WARD: HARROW ON THE HILL
POSTCODE:
APPLICANT: MR WAYNE SIMPSON
AGENT: MARCUS BEALE ARCHITECTS
CASE OFFICER: LUCY HAILE
EXPIRY DATE: 28th JUNE 2019

PROPOSAL

Listed Building Consent: Five storey rear extension with concealed clearstorey windows to flat roof; replacement roof to rear conservatory; balustrade at rear; reinstate lightwell; extension to lightwell; new glass canopy; steel handrail; new canopy to entrance; new windows and doors; bin store; new terrace at rear; landscaping; retaining wall; steps; hardsurfacing; internal and external alterations; repairs to conservatory and steps.

The Planning Committee is asked to:

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 2 of this report.

REASON FOR THE RECOMMENDATION

The proposed development is of an appropriate design, size and scale such that whilst there would be slight harm caused by the proposal, this would be outweighed by the benefits of the proposal, so that subject to conditions, the proposal would be appropriate and preserve the special interest of the Listed Building. Accordingly, this application is recommended for grant.

The decision to **GRANT** listed building consent has been taken having regard to the National Planning Policy Framework (2019), the policies and proposals in The London Plan (2016), the Harrow Core Strategy (2012) and the Development Management Policies Local Plan (2013), and to all relevant material considerations, and any comments received in response to publicity and consultation.

INFORMATION

This application is reported to Planning Committee as the floor area of the proposed extension would be greater than 400sqm and therefore falls outside of the scheme of delegation.

Statutory Return Type:	23
Council Interest:	N/A
Additional Floorspace:	450sqm
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	N/A
Local CIL requirement:	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.

OFFICER REPORT

1.0 SITE DESCRIPTION

- 1.1 The application site comprises the grade II listed Druries, High Street, Harrow.
- 1.2 Druries was purpose built in 1865 around an earlier core to the west. The design is in a formal Gothic style with four storeys. The 1865 building has been extended several times to the north-west. The house has a large garden to the rear with a formal lawn which falls away steeply to the west. The list description from 1982 reads: '1865, by C F Hayward. Large, asymmetrical composition, prominently sited. Gothic revival. Red brick with blue decoration and stone dressings. Four-storeys. Central feature is a semi-circular, 5-light link between the left and right wings, with a crested pyramidal tiled roof'.
- 1.3 At the south-east is a single storey extension built in 1929, used as the House Master's study.
- 1.4 The site is bounded on the north by Old Schools and the Bill Yard. To the east and south the site is bounded by the High Street at its junction with the hundred steps and the bottom of Church Hill.
- 1.5 Druries' western elevation looks over a large garden which slopes steeply away from the building where it adjoins a footpath and small car park at the bottom of the Hundred Steps at Yew Walk
- 1.6 The site is heavily landscaped to the rear and there are a number of mature trees within the curtilage of the site.
- 1.7 The site is within the Harrow School Conservation Area and a critical drainage area.

2.0 PROPOSAL

- 2.1 The application proposes:
- five storey rear extension with concealed clearstory windows to flat roof;
 - basement;
 - balustrade at rear;
 - reinstate lightwell;
 - extension to lightwell;
 - new glass canopy;
 - steel handrail;
 - new canopy to entrance;
 - new external windows and doors;
 - bin store;
 - new terrace at rear;
 - landscaping;
 - retaining wall;
 - steps;
 - hardsurfacing;
 - internal and external alterations;
 - dismantle and repair conservatory;
 - new roof to rear conservatory;

- repair steps;
- repair walls;
- new gate and mesh fence;
- repair balcony;
- alterations to parapet;
- re-roof existing flat roof;
- replace rooflights;
- repair windowsill;
- rebuild and alterations to chimney;
- remove flue;
- remove gate and doors.

2 **RELEVANT PLANNING HISTORY**

2.1 A summary of the relevant planning application history is set out in the table below:

Reference Number	Description	Status
P/0973/13	Replacement of steps at rear; changes to levels of garden area; provision of retaining wall; landscaping	Granted: 03/07/2013
P/1165/13	Replacement of steps at rear; changes to levels of garden area; provision of retaining wall; landscaping	Granted: 06/06/2013
P/1634/16	Listed building consent: localised repairs to timber structure of main roof (north facing elevation).	Granted: 01/06/2016
P/1820/13	Details pursuant to condition 3 (samples) attached to listed building consent p/1165/13 for replacement of steps at rear; changes to levels of garden area; provision of retaining wall; landscaping	Approved: 07/08/2013

3 **CONSULTATION**

3.1 A total of 44 consultation letters were sent to neighbouring properties regarding this application. Neighbour re-notification was conducted due to an amended description.

3.2 Re-notification letters were sent out on 20/06/2019 and the public consultation period expired on 03/06/2019.

3.3 A site notice and newspaper advert advertising the Listed Building Consent proposal as an extension / alteration to the listed building went out, as was a site notice and advertising the planning application as affecting the character of a conservation area and setting of a listed building. The site notices expired on 13th June 2019 and the newspaper adverts expired on 13th June 2019.

3.4 Adjoining Properties

Number of letters Sent	44
Number of Responses Received	0
Number in Support	0
Number of Objections	0
Number of other Representations (neither objecting or supporting)	0

3.5 Statutory and Non Statutory Consultation

3.6 The following consultations have been undertaken:

3.7 External Consultation

Consultee/Summary of Comments	Officer Comments
<u>Conservation Area Advisory Committee</u> Details need to match existing.	Noted.
<u>Historic England Ancient Monuments</u> No response received.	
<u>Historic England Archaeology</u> No response received.	
<u>Pebwatch</u> No response received.	
<u>Harrow Hill Trust</u> No response received.	
<u>Ancient Monuments Group</u>	

No response received.	
<u>Victorian Society</u> No response received.	
The Georgian Group No response received.	
<u>The Twentieth Century Society</u> No response received.	
<u>Council for British Archaeology</u> No response received.	

4 **POLICIES**

4.1 National Planning Policy Framework (2019) paragraphs 190, 192, 193, 194, 196, 199, London Plan (March 2016) policy 7.8 D, Harrow Core Strategy (February 2012), Development Management Policy (May 2013) DM 7 part E.

4.2 Paragraph 192 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'. Paragraph 193 of the NPPF states 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. Paragraph 194 states: 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'. Paragraph 196 states: 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'. Paragraph 199 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'.

4.3 Similarly London Plan policy 7.8 D states 'Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail' and Harrow Core Strategy policy CS1 part D which states 'Proposals that would harm the significance of heritage assets including their setting will be resisted. The enhancement of heritage assets will be supported and encouraged'. The proposed first floor extension is also contrary to the Development Management Policies Local Plan policy DM 7 part B, b states 'the impact of proposals affecting heritage assets will be assessed having regard to: b 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' 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 ASSESSMENT

5.1 The main issues are;

- Special Interest of the Listed Building

Special Interest of the Listed Building

5.2 The proposal is for a five storey rear extension with rooflights and replacement roof to rear conservatory as well as other internal and external alterations. The acceptability of the proposed works must be assessed against the need to preserve the special interest of the listed building, having particular regard to the policies listed above.

5.3 The significance of the listed building is highlighted by the site description above. It is partly aesthetic. Druries is a good example of a large, Victorian boarding house in the Gothic style. The building's list description notes the asymmetrical composition, red brick with blue brick decoration and stone dressings and the central feature of the semi circular element with a pyramidal roof which links the left and right wings of the building. The design relates to Old Schools which is grade I listed through a series of diagonal plan compositional motifs at the north-east corner.

5.4 There is historical significance given it was built by architect CF Hayward. It was first established in the 1790s, Druries was Harrow's first 'large' boarding house. Associative significance includes Lord Byron and Lord Palmerston being among its earliest boarders.

5.5 There is evidential value as the 1865 phase of the building is evidence of the way a House Master lived. The memorial library on the upper ground floor, a gift from a family after the loss of their son in the First World War, evidences the large number of Harrow boys who went straight from the schoolroom to the armed forces in this war.

5.6 Five storey rear extension

There would be less than substantial harm caused by the proposal as it requires alterations to 19th century parts of the existing historic building and its roof form causing loss of windows to connect to existing circulation and brickwork for example. However, the proposed five storey rear extension would be acceptable in principle. The building has been extended several times in the past. The proposed scale of the addition would not add significant bulk to this large building. The location of the proposed five storey extension would be acceptable. It would not be visible from the High Street which is a prominent vantage point, but would be visible from the rear garden, the 100 steps and the Old Bill Yard. These are key views relevant to Druries. The addition would also be added to the more modern parts of the building rather than the historic core ie to those parts from 1865-1888 and 1922-1935. It would be sited away from the principal elevations to the north east, south and west.

5.7 Since the pre-application proposal the roof design has been amended to be neater and to no longer show the roof overrun. The roof would be set down below the main roof of the listed building.

- 5.8 The extension would be positioned on the north west corner of the building, away from the principal elevation of the north-east, south and west. The addition nestles among the later extensions and forms a northern wing to the garden elevation.
- 5.9 The extension would be visible from Bill Yard and 100 steps. The building's massing, scale and proportions ensure that the building would remain subordinate to the existing house.
- 5.10 The building will have a pitched clay tiled roof and red brick walls. The form and details refer to the existing building but are clearly distinguishable as new elements. Window proportions would be based on those of the existing building set back half a brick and with stone sub cills to match existing.
- 5.11 Given the siting and scale of the rooflights the proposal would not add too much clutter or be unduly obtrusive.
- 5.12 The proposal is for the extension to be in red brick with Flemish bond with 10mm mortar joints. Clay roof tiles to match existing. Red brick soldier course lintel on one level and otherwise brick arches to match. Timber painted sash windows and doors and metal rainwater goods. This would be appropriate. To ensure materials and details were appropriate a suitable condition is included to ensure samples and details are provided for the windows and external surfaces. Details are important. Notwithstanding the details provided, the windows would need to match some existing windows on the building. It is likely that this would be single glazed timber sash windows to link in with the existing building and would need to include glazing bars to link in with the design of the existing windows.
- 5.13 Whilst there would be less than substantial harm, the proposed addition would introduce a lift, new stairs and new, good quality common spaces that would contribute to the long term sustainability of the house. There is a public benefit then of helping to preserve this listed building which provides the clear justification. The proposal would also allow for the poorly placed rear extract vent and large stainless steel flue on the west elevation to now run internally terminating in a brick stack.
- 5.14 Therefore, subject to conditions, the proposed extension would on balance preserve the special interest of the listed building.
- 5.15 **A note is made that insulating existing roofs in the design and access statement**
There is concern that if works are not entirely breathable it could lead to rot of the historic fabric. Therefore a suitable condition is included.
- 5.16 **Alterations to rear conservatory including replacement roof, balustrade at rear**
The conservatory is a painted timber framed structure. The roof is in patent glazing of an asymmetrical form with a hip on the southern side which intersects the window bay above. Replacing the roof to the conservatory would replace it to an earlier and more balanced form which would again preserve the special interest of the listed building. Similarly, repairing the base of the conservatory would prevent further deterioration.
- 5.17 The modern tiles of the existing terrace adjacent to the conservatory will be removed and replaced with new York stone paving. A balustrade to match the adjacent railing will be reintroduced to the terrace which would be appropriate. Again a condition relating to external materials would be appropriate and necessary.
- 5.18 **Other alterations including reinstating lightwell; extension to lightwell; new glass canopy; steel handrail; new terrace at rear; bin store; new canopy to entrance;**

new windows; landscaping; retaining wall; steps; hardsurfacing; and internal alterations including new doors

- 5.19 There are existing lightwells and the addition of new ones would therefore be in keeping. Also, one would be a reinstatement of an earlier one. New windows would allow for improved use of the space and would be in keeping with the character of the existing house. A suitable condition relating to details to be provided would be necessary. The new external doors would be in keeping, one reinstating an old door. Internal alterations are relatively minor and would preserve special interest.
- 5.20 The proposal includes that to replace the existing wire mesh above the Yarder Boy's entrance with a new glazed canopy. The Yarder external canopy is to be of timber and patent glazing canopy. This would be in keeping.
- 5.21 A terrace is proposed on the rear of the new extension with new steps, a steel handrail and planting. This would preserve the special interest of the listed building given design and materials.
- 5.22 The new doors would not cause the loss of historic fabric and would be in keeping. A suitable condition is included to ensure details for the new internal and external doors are provided.
- 5.23 The bin store would be a subtle addition given scale, materials and design and therefore this would preserve the special interest of the listed building.
- 5.24 Landscaping, hardsurfacing and retaining wall are not physical alterations to the listed building. They would though preserve its setting given scale and siting.

6 CONCLUSION AND REASONS FOR APPROVAL OF LISTED BUILDING CONSENT

- 6.1 For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations, it is considered that whilst there would be less than substantial harm caused by the proposal, this would be outweighed by the public benefits of the proposal, so that subject to conditions, the proposal would be appropriate and preserve the special interest of the Listed Building. Accordingly, this application is recommended for grant.
- 6.2 The recommendation to g approve the Listed Building Consent has been taken having regard to the Planning (Listed Buildings and Conservation Areas) Act 1990, National Planning Policy Framework (2019), the policies and proposals in The London Plan (2016), the Draft London Plan (2017), the Harrow Core Strategy (2012) and the Development Management Policies Local Plan 2013, and to all relevant material considerations, and any comments received in response to publicity and consultation.

Checked:

Interim Chief Planning Officer	Beverley Kuchar	12/7/19
Corporate Director	Paul Walker	15/7/19

APPENDIX 1: Conditions and Informatives for the Listed Building Consent

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

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

2) 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.

3) 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.

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

4) 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.

5) Samples for the new and replacement external materials for the extensions and external alterations hereby approved are to be provided to, and approved in writing by, the Local Planning Authority prior to the commencement of the relevant part of the works. The works shall be carried out in accordance with the approved details.

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

6) Notwithstanding the detail shown on the plans hereby approved, detailed drawings (sections and elevations) to a scale of 1:10 or 1:20 for the proposed lightwells, windows and doors, and samples, are to be provided to and approved in writing by the Local Planning Authority prior to the commencement of the relevant part of the works. The works shall be completed in accordance with the approved details.

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

7) Details for the proposed insulation works, along with a supporting statement from a suitably qualified conservation professional about how the breathability of the building would not be harmed, are to be submitted to, and approved in writing by, the Local Planning Authority prior to their implementation.

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

Informatives for the Listed Building Consent

1. The following policies are relevant to this decision:-

National Planning Policy Framework (2019)

The London Plan (2016) policy 7.8

Harrow Core Strategy (2012): policy CS 1

Development Management Policies Local Plan (2013) policy DM 7

2 CONSIDERATE CONTRACTOR CODE OF PRACTICE

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 COMPLIANCE WITH LISTED BUILDING CONDITIONS

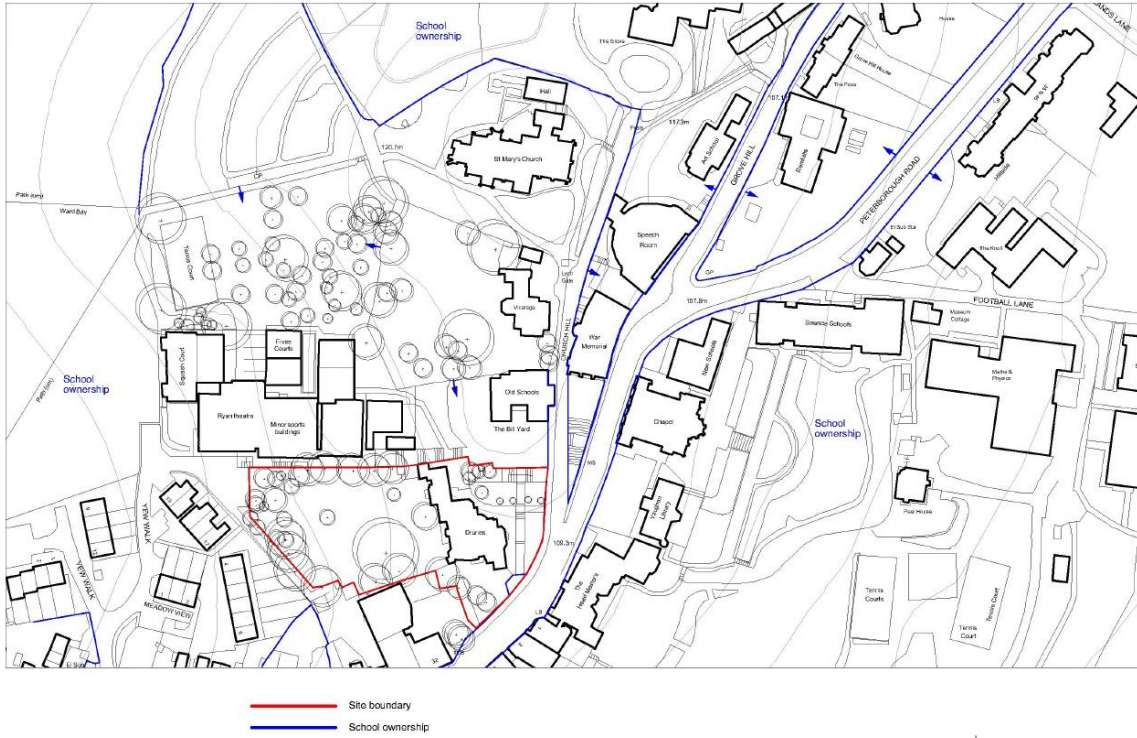
IMPORTANT: Compliance With Listed Building Conditions Requiring Submission and Approval of Details Before Development Commences

- 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.

Plan numbers: Written scheme of investigation for an archaeological watching brief;

Archaeological desk-based assessment; Flood map for planning; Arboricultural impact assessment; Design and Access Statement Including Heritage Impact Assessment dated May 2019; 614.12/001 P4; 614.12/002 P4; 614.12/003 P4; 614.12/004 P4; 614.12/007 P4; 614.12/012 P4; 614.12/013 P4; 614.12/014 P4; 614.12/015 P4; 614.12/016 P4; 614.12/017 P4; 614.12/018 P4; 614.12/019 P4; 614.12/020 P4; 614.12/021P4; 614.12/022 P4; 614.12/023 P4; 614.12/024 P4; 614.12/025 P4; 614.12/026 P4; 614.12/224 P1; 614.12/228 P1; 614.12/248 P1; 614.12/506 P1; 614.12/507 P1; 614.12/508 P1; 614.12/600 P1; 614.12/601 P1; 614.12/602 P1; 614.12/603 P1; 614.12/604 P1; 614.12/605 P1; 614.12/606 P1; 614.12/607 P1; 614.12/608 P1; 614.12/609 P1; 614.12/610 P1; 614.12/611 P1; 614.12/612 P1; 614.12/613 P1; 614.12/614 P1; 614.12/615 P1; 614.12/045 P3; 614.12/046 P1; 614.12/047 P2; 614.12/048 P2; 614.12/SK043 P2; 614.12/SK046 P2; 614.12/SK51 P1; 614.12/SK52 P1; 614.12/SK53 P2; 614.12/SK54 P1; 614.12/SK55 P1.

APPENDIX 3: LOCATION AND SITE PLANS



Proposed Site Plan



Existing and Proposed East Elevation



Existing and Proposed West Elevation



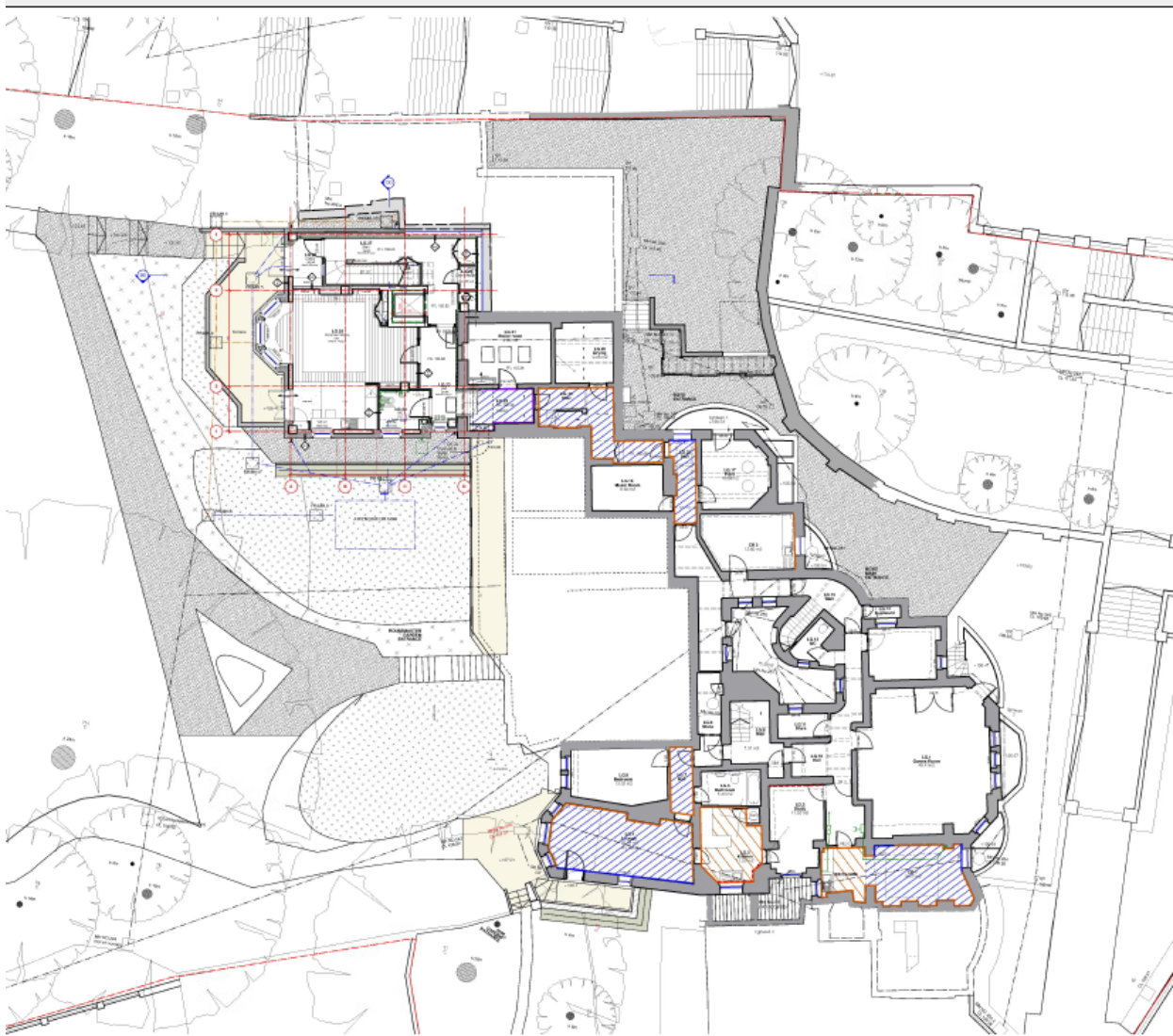
Existing and Proposed North Elevation



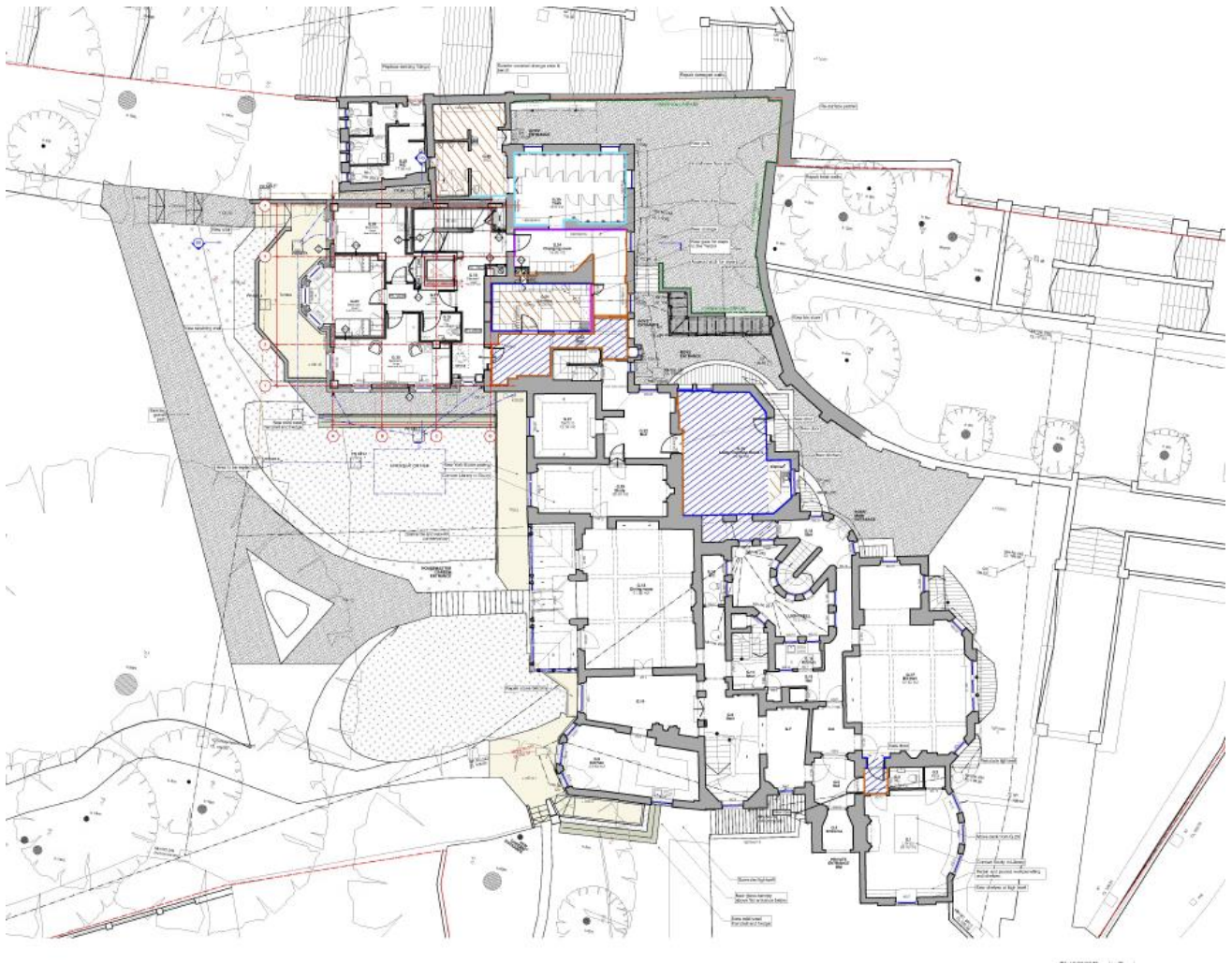
Existing and Proposed South Elevation



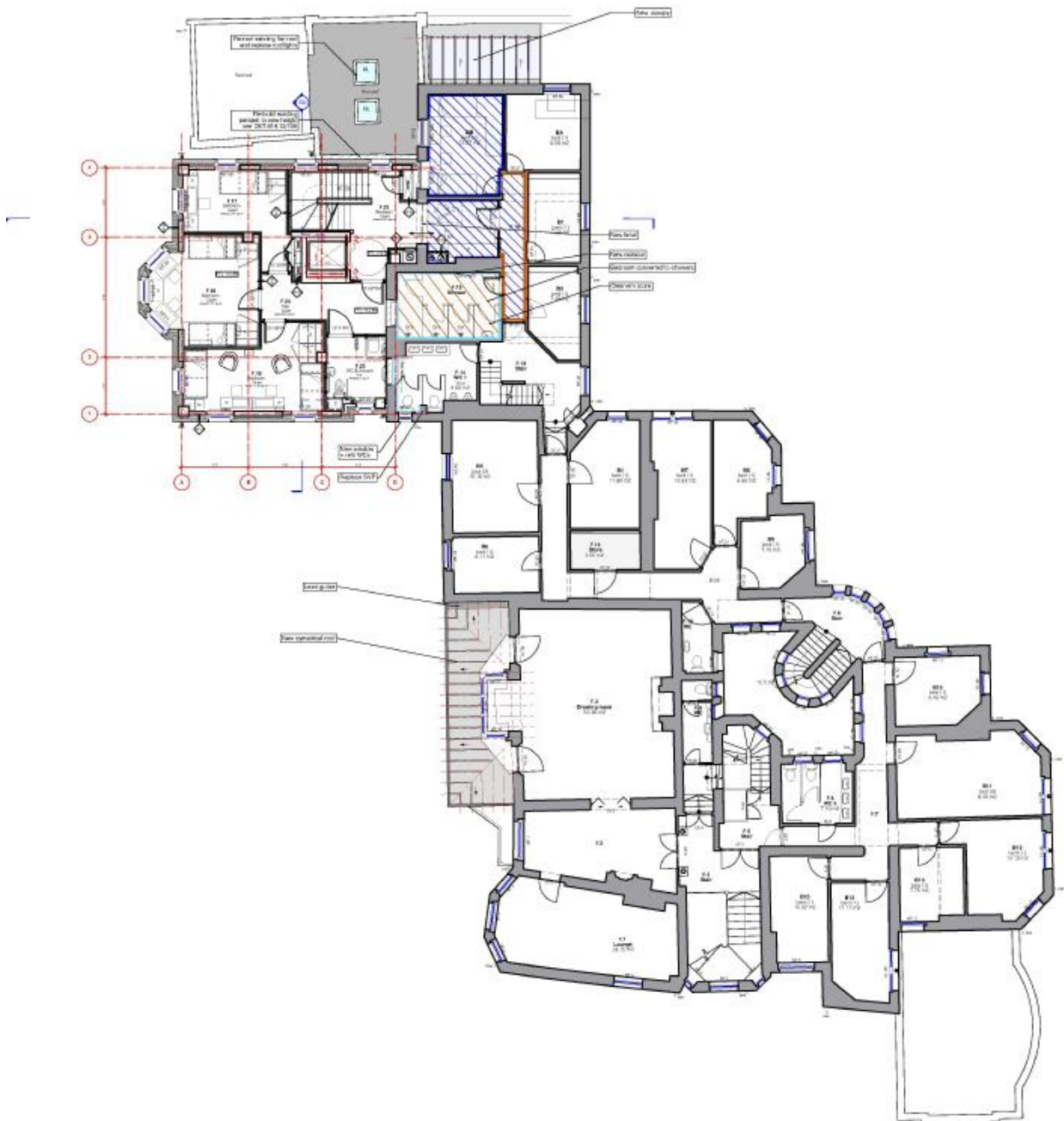
Proposed Basement Floor Plan



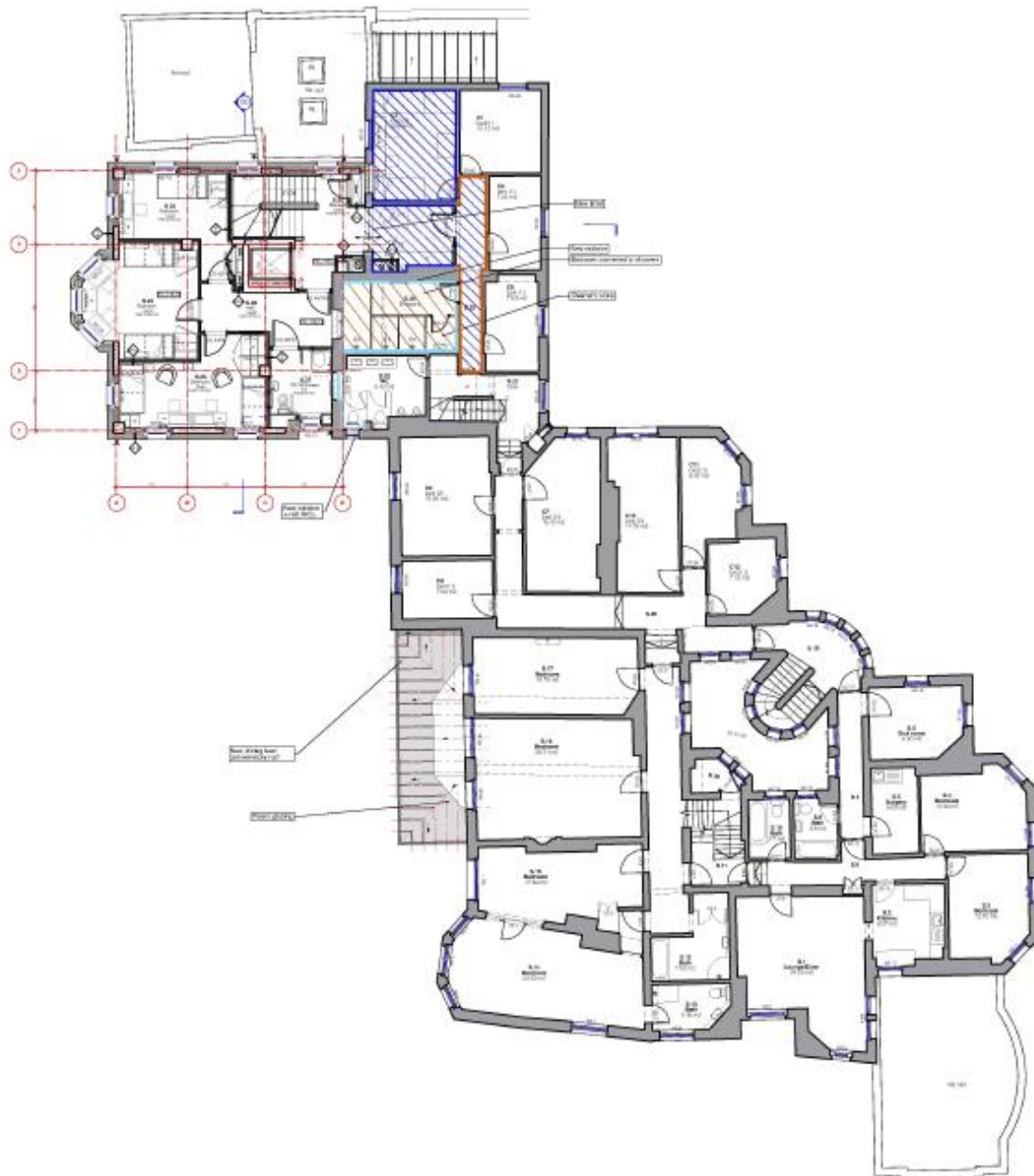
Proposed Ground Floor Plan



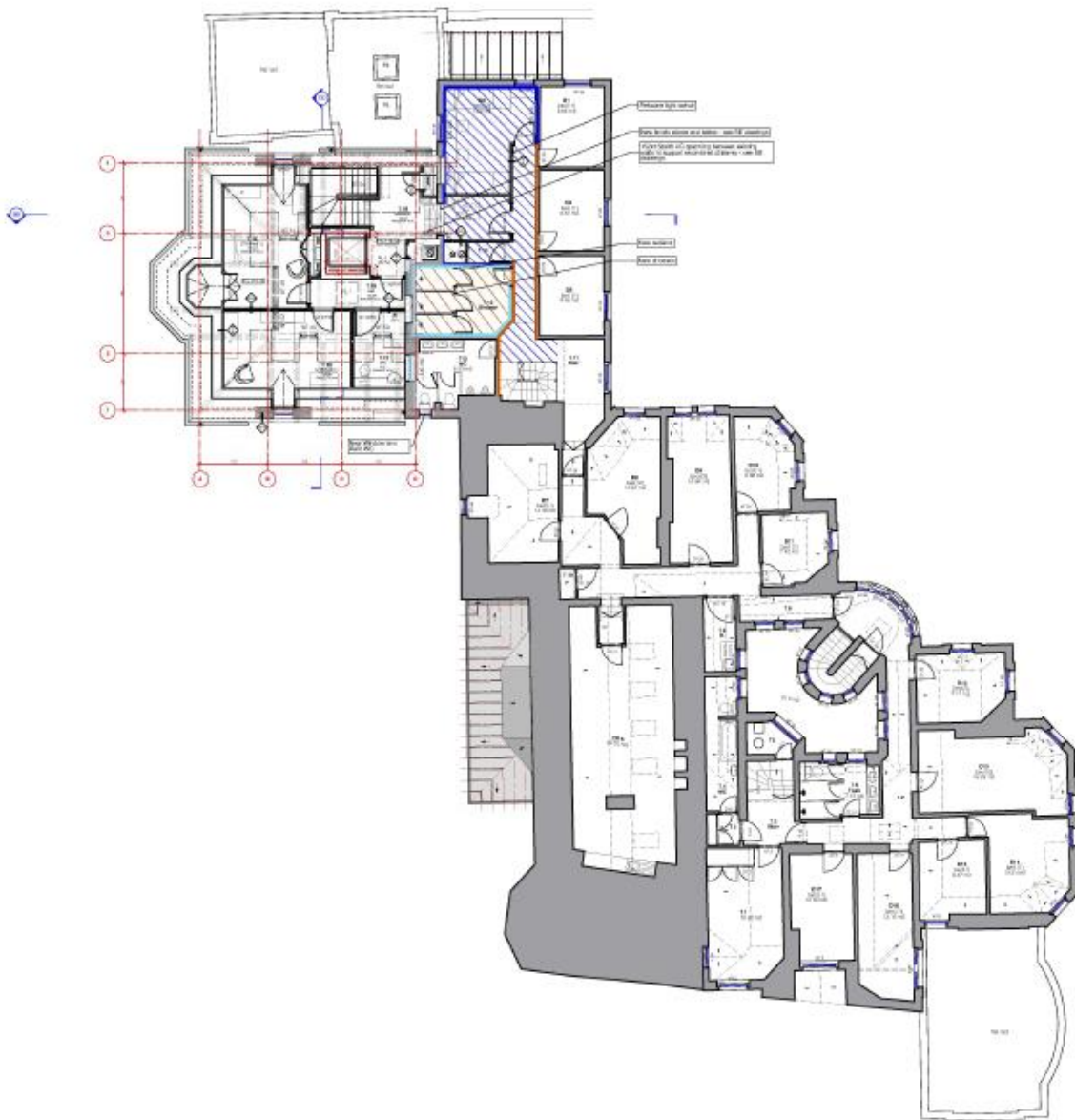
Proposed First Floor Plan



Proposed Second Floor Plan



Proposed Third Floor Plan



APPENDIX 4: PHOTOGRAPHS



F flank wall of host building



Rear conservatory



Rear elevation



Rear garden



Rear elevation of host building



Rear elevation of host building



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