

HARROW COUNCIL

ADDENDUM

PLANNING COMMITTEE

DATE: 15th January 2025

2/03	Hillside, Brookshill, Harrow Weald, HA3 6RT (P/0492/22)
Page 142	Paragraph 6.2, add a final sentence to read: 'Pre-existing photos are provided in appendix 3 of this report and in plans in the approved plan list including 'Historic Building recording 2016', 'Building Survey and report 2014', 'Doc 1 - Coach House & Stables - Report Appendices' and 'Historic Features photosheet'.
Page 142	Paragraph 6.3 amend the part that reads: 'and to remove modern windows installed that are not in keeping and reinstate with those that have slimmer profiles/match the pre-existing' To: 'and to remove the modern windows installed that are not in keeping and reinstate with those that have slimmer profiles/match the pre-existing (including being single glazed) as per details in plan reference WD-659 C7 and for the circular windows a condition is included for details to be provided'.
Page 142	Paragraph 6.3 amend the part that reads: 'reinstate the bulls eye windows and reinstate historic hinge'. To: 'reinstate to match the pre-existing alternating red and blue brick voussoirs around the high level circular windows (including size, colour and texture of materials and method of pointing), and reinstate historic hinges'.
Page 142	Paragraph 6.3 amend so that after the final sentence which is: 'Also, it is proposed to reinstate the wall to the smithy.' Add: 'It is also proposed to reinstate a historic gablet feature on the front elevation of the coach house and stables. The existing modern circular windows are not a match of those previously in place. To ensure these are removed and they are replaced with those that match the originals, a suitable condition is included.'
Page 142	Paragraph 6.4 amend to include the following final three sentences: 'An electric cupboard did not form part of the original approval. It has been installed in part of the approved bike store. It is to be removed and redesigned to a smaller scale with details to be provided.'
Page 142	Paragraph 6.6 reads: 'The walls and ceilings have in places been upgraded to include insulation. It has been confirmed with Building Control that the proposal would retain the breathability of the building.' This is amended to add a further two sentences after this:

	<p>'Within the building, with the exception of the proposed bike store areas, the finishes are to be lime plaster on the walls (albeit this to be covered in timber panelling where this was in place before), and the ceilings which have been replaced with plasterboard are to be replaced back to lathe and plaster as per detail shown in plan WD657 REV C7 Proposed Section D-D. Holes for spot lighting have been installed in the proposed living room. These are not appropriate and will be removed as part of the proposed replacement works. The bike store areas are to have the modern plastering, finishes and insulation that was applied unlawfully after 2014, removed and reinstated as it was, as outlined in plan WD-650 Rev C14'.</p>
Page 142	<p>Paragraph 6.8 to be amended to have the following initial sentences:</p> <p>'Some historic features e.g. Dutch clinker tiles, parts of stable doors, and hay feeder, remain on site but have been unfixed from the listed building. It is important that a full understanding of these items that remain is gathered before any works of replacement of historic features commence. A suitable condition is therefore added'.</p>
Page 143	<p>Paragraph 6.10 to be amended to add after the words 'and kitchen units':</p> <p>'gabled details, lighting, design of high level circular windows, size, colour and texture of materials and method of pointing for brickwork above new external door and high level circular windows and design (ie fixings, materials and any roof) of the electrical cupboard'.</p>
Page 144	<p>Amend condition 1 to state within '18 months' not within '12 months'.</p>
Page 144	<p>Add condition 4d - I:</p> <p>'4d design (ie fixings, materials and any roof) for the electrical cupboard 4e lighting. 4f alcove 4g brickwork and pointing above new external door 4h brickwork and pointing around circular windows, including trial areas 4I Gabled details 4J High level circular windows (their required removal and replacement with those matching the originals)'.</p>

Page 144	<p>Add condition 11:</p> <p>A full list and photo sheet of historic features that have been unfixed, unattached or removed from the listed building, but remain in existence on site or otherwise, is to be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of any like for like replacement works, to ensure these items are reused and not replaced.</p> <p>Reason: To preserve the special interest of the listed building.</p>
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2/02	Hillside, Brookshill, Harrow Weald, HA3 6RT (P/0490/22)
Page 63	<p>Insert the following planning condition;</p> <ul style="list-style-type: none"> - <i>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</i> <p><i>Reason: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.</i></p>