

CHISWICK HOUSE, BURLINGTON LANE, CHISWICK W4

Summary

To obtain Members' comments on the planning application.

RECOMMENDATIONS

1. THAT MEMBERS OF THE COMMITTEE MAKE COMMENTS ON THIS PLANNING APPLICATION.

176/E/P10 (CW)

1.0 **SITE**

1.1 CHISWICK HOUSE, BURLINGTON LANE, CHISWICK W4 (RIVERSIDE) (7/5/02).

2.0 **PROPOSAL**

2.1 CHANGE OF USE OF STORAGE AREA INTO NURSERY WITH SALES OF GARDEN PLANTS AND SUNDRIES, INCORPORATING THE ERECTION OF A SALES BUILDING AND FORMATING OF LOADING AREA (CIP/01/19-02, 02, 03, 04, 05).

3.0 **SITE DESCRIPTION**

3.1 Chiswick House is a Grade I Listed Building set in parkland. The particular site relates to an enclosed area used as an ancillary nursery and depot, covering 1.5ha (3.7acres).

4.0 **HISTORY**

4.1 See Appendix 1 enclosed.

5.0 **PROPOSAL**

5.1 CIP, who manage the grounds on behalf of English Heritage and London Borough of Hounslow, wish to create a 'heritage plant centre' within this partly vacant nursery area. The centre would specialise in plants with historic connections to Chiswick House, specimen plants, and plants requiring unusual growing conditions. It is not intended to use the area as a general 'garden centre', but to sell plants particularly with a historic connection with Chiswick House.

5.2 The sales area would use some of the existing structures. There would also be a temporary chalet-style timber pavilion. This would measure 6.1m (20') long x 3.05m (10') wide, with a veranda increasing the width to 4.57m (15') and 3.05m (10') high, located at the southern end of the nursery area. The public entrance to the nursery would be from the existing car park. There would be a loading area adjoining 'Kent House' at the rear of Paxton Road.

6.0 **CONSULTATIONS**

6.1 Neighbouring residents: 50 Responses: 5.

6.2 Three residents of Paxton Road have objected on the grounds that the scheme would detract from the character of Chiswick House Grounds, create noise and disturbance and will spoil the enjoyment of the park for visitors. There is concern that the scheme could develop into a 'garden centre' with increased noise, disturbance and traffic movements. The scheme will not preserve or enhance the character of the Conservation Area.

6.3 A trustee of the Friends of Chiswick House supports the principle of the scheme to an extent if "it will encourage the staff to make possible more and better planting within the grounds, and if it contributes financially to the maintenance budget of the grounds." However, there is objection to parking

provision, route for public access, siting of loading area and proposed paving treatment of the public access. There is concern at the prospect of bulk deliveries using Dukes Avenue within the grounds.

- 6.4 A resident outside the consultation area objects on the grounds of undesirable expansion into a garden centre operation and increased disturbance from delivery and loading arrangements.
- 6.5 English Heritage has numerous comments on the scheme, which CIP has responded to. It is understood that subject to appropriate conditions, English Heritage supports the scheme. The detailed comments are set out at Appendix 1 enclosed.
- 6.6 The Garden History Society supports the scheme in principle, but recommends that a condition should be imposed concerning an archaeological, 'watching brief'.
- 7.0 **POLICY**
- 7.1 Chiswick House is a Grade I Listed Building and the park is included at Grade I in the English Heritage Register of Parks and Gardens of Special Historic Interest.
- 7.2 **UDP**
- ENV 1.1 (All New Development)
 - ENV 1.2 (Conservation Areas)
 - ENV 1.4 (Alterations of Listed Buildings)
 - ENV 1.36 (Setting of Listed Building)
 - ENV 2.1 (Ancient Monuments)
 - ENV 2.2 (Archaeology)
 - ENV 4.7 (Metropolitan Open Land)
 - ENV 4.8 (Met. Open Lane Uses)
 - ENV 4.11 (Historic Parks and Gardens)
- 7.3 **UDP Review**
- ENV-N 1.13 (Protection of Open Space)
 - ENV-N 1.5 (Met Open Land)
 - ENV-N 1.6 (Met Open Land – Uses)
 - ENV-N 1.15 (Heritage Land)
 - ENV-N 1.16 (Historic Parks & Gardens)
 - ENV-B 1.1 (New Development)
 - ENV-B 2.2 (Conservation Areas)
 - ENV-B 2.7 (Listed Buildings)
 - ENV-B 3.1 (Ancient Monuments)
 - ENV-B 3.2 (Sites of Archaeological Importance)
- 7.4 **Supplementary Guidance**
- Chiswick House Conservation Area Statement.
- 8.0 **PLANNING ISSUES**
- 8.1 It is considered that the main planning issues are: (a) whether the scheme will have an adverse affect on Chiswick House and Grounds (b) whether the scheme will preserve and enhance the character of the Chiswick House Conservation Area (c) whether there will be an adverse effect on neighbouring properties.
- 8.2 Effect on Chiswick House and Grounds
- 8.3 Chiswick House and Grounds is listed as Grade I and is a scheduled Ancient Monument: the park is included at Grade I in the English Heritage Register of Parks and Gardens of Special Historic Interest. The area in question is an ancillary enclave which was used as a nursery and storage space.

- 8.4 The application is for planning permission and not for listed building consent, which would be submitted later if the principle is agreed.
- 8.5 Many historic houses and grounds include areas where plants can be purchased by the public (eg Ham House) and it is likely that visitors to a Grade I Park and Garden will include a high proportion of those who are interested in gardening and garden history. The proposal is for a 'low key' operation and it is not proposed to develop it into a general garden centre.
- 8.6 The area is enclosed and is a former nursery and storage area. A detailed description of the aims and objectives of the scheme is enclosed at Appendix 1.
- 8.7 It is considered that appropriate planning conditions could be used to prevent undesirable growth of the commercial operation.
- 8.8 Effect on the Conservation Area
- 8.9 It would be necessary for any scheme to preserve and enhance the character of Chiswick House Area Conservation Area.
- 8.10 The Conservation Statement for Chiswick House Area states that the main objective of conservation in this area is to preserve and enhance the open land character of Chiswick House Grounds and to protect and enhance the setting of listed buildings within its area. The Council will preserve the open land character of Chiswick House Grounds and other adjoining open spaces and resist the loss of any existing open space within those areas. In the exceptional circumstances where new buildings in Chiswick House Grounds and the other adjoining open spaces are proposed, they should be designed to enhance the setting of listed buildings in the park and respect and enhance the character of the Conservation Area.
- 8.11 Effect on Local Residential Amenity
- 8.12 The nearest residential properties are at Paxton Road and Sutherland Road at approximately 50 metres distance to the nearest part of the development.

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Background Papers:
 UDP and UDP Review

This report has been or is due to be considered by:
 Sustainable Development Committee

This report is relevant to the following wards/areas:
 Riverside