

**LONDON BOROUGH OF HOUNSLOW**

**PLANNING DEPARTMENT**

**EMERGENCY LOCAL LISTING DESIGNATION**

**Ref No: 00260/A**

Building/Structure/Artefact/Object:

<u>Name</u>	<u>Street</u>	<u>Relevant Details</u>
Vine Lodge	Church Road, Isleworth, TW7 4PH	Architects: Henry Daniel Davies

**This designation is made under the auspices of the following legislation and guidance:**

National Planning Policy Framework.

National Planning Practice Guidance.

Historic England Advice Note 7: Local Heritage Listing.

Hounslow Local Plan Policy CC4

Hounslow Character and Context Study

Hounslow Local List Selection Criteria and Guidance

## REASONS FOR MAKING THE LISTING:

Aside from national designation, the NPPF in paragraph 196 advises local planning authorities to set out 'a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats' in their Local Plan. Emphasis is placed on 'sustaining and enhancing the significance of heritage assets' and recognising that heritage assets are an 'irreplaceable resource' and should be conserved 'in a manner appropriate to their significance'.

The definition of heritage assets in the NPPF includes local heritage listing.

Heritage assets are not only those designated under statutory regimes, but those that may be recognised by the planning authority as having heritage significance. Paragraph 209 of the NPPF states that such assets can merit consideration in planning matters, with the authority taking a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset.

The Council's Local Plan policy CC4 states that the Council will take :

*"opportunities to enhance the significance of the borough's network of designated and non-designated heritage assets and their settings, identifying new assets where appropriate and recognising the cumulative positive impact of heritage assets in a given area.."*

The Government's Planning Practice Guidance (Historic Environment) suggests local planning authorities create a list of non-designated heritage assets. Non-designated heritage assets are 'buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets'.

The Council has plans in the short term of updating its list, the Local List was last updated in 2019. The building does make a positive contribution to the Spring Grove Conservation Area, however, Vine Lodge is not categorised as a positive contributor in the Spring Grove Conservation Area Appraisal. This is considered to be a mistake of the previous Conservation Area Appraisal, this would be rectified in the next Spring Grove Conservation Area Appraisal (due in 2025). It is believed Vine Lodge was not identified as a positive contributor to the Conservation Area because of its limited visibility from public views.

Vine Lodge has a particular local significance, owing to it being part of the original Davies development of Spring Grove. It appears to have been part of a pair, the other half of which has already been lost, and as such is an important part of the development of the Spring Grove. The property is constructed in a Villa Style of the original Davies houses. Only 1% of buildings in Osterley and Spring Grove are typified as Villas according to the Hounslow Character, Sustainability, and Design Codes SPD. Being part of an uncommon building archetype, and the only surviving part of a pair of Davies Villas only adds to the significance of Vine Lodge within the Spring Grove Conservation Area. As such, such structures are considered unsuitable for demolition but may be suitable for certain alterations.

Significance: The building is a remnant of the Italianate 'stone' Villas (surrounding the listed Spring Grove House) which were constructed as part of Henry Davies' planned speculative estate. Vine Lodge is therefore, considered to hold architectural and historic significance.

The building lacks many of the associated features of an Italianate Villa, it may be that many of these features have been lost due to alterations. This is particularly evident when viewing the front elevation. However, the rear elevation is considered to share a few features to Italianate Villas (the corbels and external window mouldings). It also represents a now unique and design-guiding scaling down in form into the nearby residential setting.

The architect for the current redevelopment scheme has failed to explore options for redevelopment of the site which retain the existing building. Therefore, the building is considered to be under threat of demolition and it is proposed to place this building on the local list for reasons for architectural and historical significance with immediate effect, which will ensure its retention is properly explored as a material consideration in the planning decision for this site.

In June 2019, Hounslow Council declared a climate emergency in the Borough. The repair and re-use of existing buildings is usually less carbon intensive than demolition and rebuilding in terms of the materials and processes used in construction. The active planning application (00260/A/P5) and the previous planning application (00260/A/P3) for Vine Lodge's demolition is not considered to be compatible with the aims of the Hounslow Climate Emergency Action Plan which seeks to 'Retrofit Hounslow' and to 'Develop net zero lifestyles'. Conservation is one of the first pillars of sustainability as it seeks to reuse and adapt existing buildings.

Separate consideration will be given for an application for statutory listing to Historic England.

## **OWNERS AND OCCUPIERS**

The Owner,  
Vine Lodge,  
Church Road  
Isleworth.  
TW7 4PH.

**DECISION:** I am of the opinion that the above named building should be protected by Locally Listed Building designation and accordingly in exercise of my delegated powers and for the reasons set out above hereby authorise on this date the locally listing of the said building described above.

**LONDON BOROUGH OF HOUNSLOW**

In accordance with Section 101 of the Local Government Act 1972 and powers delegated to the undersigned by the Borough Council, the following decision is made:

**EMERGENCY LOCAL LISTING DESIGNATION**

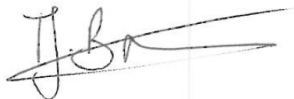
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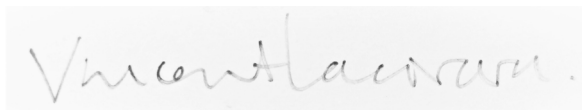
SIGNED :

Councillor Tom Bruce - Cabinet Member for Assets, Regeneration and Development:



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Vincent Lacovara – Director of Planning and Buildings:



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DATE: 6<sup>th</sup> August 2024

DESIGNATION:

This listing is being done in accordance with the resolution of Cabinet. The Cabinet delegated authority for Emergency Locally Listing buildings at the Cabinet Meeting on 12<sup>th</sup> December 2023.