

Report of the Corporate Director of Planning & Community Services

Address PAUL STRICKLAND SCANNER CENTRE, MOUNT VERNON HOSPITAL
RICKMANSWORTH ROAD NORTHWOOD

Development: Extension of existing fencing and new access gate.

LBH Ref Nos: 3807/APP/2009/1388

Drawing Nos: 1147 X 005 Rev. B
1147 X 013
1147/L/400 Rev. C
Design and Access Statement

Date Plans Received: 25/06/2009

Date(s) of Amendment(s):

Date Application Valid: 27/07/2009

1. SUMMARY

This application seeks planning permission for the erection of a timber fence in association with the enlargement of an existing electricity compound, forming part of the Mount Vernon Cancer Centre, located within the Green Belt. The proposal is minor and would not harm the visual amenities of the green belt and the character and appearance of the surrounding area.

2. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act

incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
PPG2	Green Belts

3 I1 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

3. CONSIDERATIONS

3.1 Site and Locality

Mount Vernon Hospital is located on the south west side of Rickmansworth Road and comprises a series of medical buildings. This application relates to a compound housing an electricity sub-station enclosed by timber fencing. It is located along the southern elevation of the Paul Strickland Scanner Centre, to the north of the Chemotherapy Centre, within the centre of the hospital complex. The hospital complex comprises some listed buildings however the buildings surrounding the sub-station are not listed. The application site lies within the Green Belt as designated in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Proposed Scheme

Planning permission is sought to increase the size of the compound to house additional electrical equipment, by extending the existing timber fence 2.8m westwards towards building LA1. The extended element of the timber fence would measure 2.8m along the southern elevation and 5.5m along the western elevation, would be 2m high and would incorporate a door, matching the design and height of the existing timber fence.

3.3 Relevant Planning History

3807/APP/2009/1092 Mount Vernon Hospital Rickmansworth Road Harefield
Construction of a flat roof over the existing building (involving demolition of the existing pitched roof).

Decision: 07-09-2009 Approved

3807/APP/2009/164 Mount Vernon Cancer Centre, Mount Vernon Hospital Rickmansworth
Single storey side extension to include new access ramp, detached side outbuilding for use as generator and bottle store and landscaping.

Decision: 30-04-2009 Approved

Comment on Relevant Planning History

There is an extensive planning history relating to the Mount Vernon Hospital site, the most recent is set out above.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

Part 2 Policies:

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
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PPG2	Green Belts

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **25th August 2009**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Given the location of the compound within the centre of the hospital complex, a site notice was placed on site. The Northwood Residents' Associations was also consulted. No comments have been received.

Internal Consultees

None

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The Mount Vernon Hospital Site is located within the Green Belt. PPG2 (Green Belts) states that the most important attribute of the Green Belt is its openness. Therefore, the construction of new buildings in the Green Belt is inappropriate unless it is for, agriculture and forestry, essential facilities for outdoor sport and recreation, for cemeteries and or other uses of land which preserve the openness of the Green Belt, limited extension, alteration or replacement of existing dwellings or limited infilling or redevelopment of major developed sites identified in adopted development plans which meet the criteria specified in Annex C of Planning Policy Guidance Note 2 (Green Belts) 1995.

PPG 2 also makes clear that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The guidance adds that such circumstances will not exist unless the harm is clearly outweighed by other considerations and that it is for the applicant to show why permission should be granted. The policies in the adopted Unitary Development Plan endorse National Guidance within the Green Belt. Policy OL1 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007 defines the types of development that are considered acceptable in the Green belt.

The proposal at Mount Vernon Hospital does not conform to the types of development allowed by Policy OL1. However, there is already an established health care development on this site and PPG2 does allow limited extensions and alteration to existing building in the Green Belt. PPG2 advises at paragraph 3.6 that provided the proposal does not result in disproportionate additions over and above the size of the original building, the extension or alteration of buildings is not inappropriate in Green Belts. Policy OL4 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) also permits the extension of buildings within the Green Belt if the development does not result in a disproportionate change to the bulk and character of the original building and would not be of detriment to the character and appearance of the Green Belt. Thus, in principle minor alterations and extensions to buildings within the Green Belt are considered to be acceptable.

7.02 Density of the proposed development

This is not applicable to this application.

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

This is not applicable to this application.

7.04 Airport safeguarding

This is not applicable to this application.

7.05 Impact on the green belt

The proposal would involve extending the existing electricity sub-station compound by erecting additional fencing. The proposed fencing would match the existing fence in terms of design and appearance and would not be detrimental to the appearance of the surrounding area. As such, the proposal would not injure the visual amenities of the Green Belt and would therefore comply with policy OL4 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.06 Environmental Impact

This is not applicable to this application.

7.07 Impact on the character & appearance of the area

Given the nature and location of the proposed development, the proposal will not harm the character and appearance of the surrounding area in accordance with policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.08 Impact on neighbours

There are no residential properties nearby that would be adversely affected by the proposed development in accordance with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.09 Living conditions for future occupiers

This is not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

This is not applicable to this application.

7.11 Urban design, access and security

This is addressed at section 07.07.

7.12 Disabled access

This is not applicable to this application.

7.13 Provision of affordable & special needs housing

This is not applicable to this application.

7.14 Trees, Landscaping and Ecology

This is not applicable to this application.

7.15 Sustainable waste management

This is not applicable to this application.

7.16 Renewable energy / Sustainability

This is not applicable to this application.

7.17 Flooding or Drainage Issues

This is not applicable to this application.

7.18 Noise or Air Quality Issues

This is not applicable to this application.

7.19 Comments on Public Consultations

No third party comments have been received.

7.20 Planning Obligations

This is not applicable to this application.

7.21 Expediency of enforcement action

This is not applicable to this application.

7.22 Other Issues

There are no other relevant issues.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of

the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made at a later stage. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

10. CONCLUSION

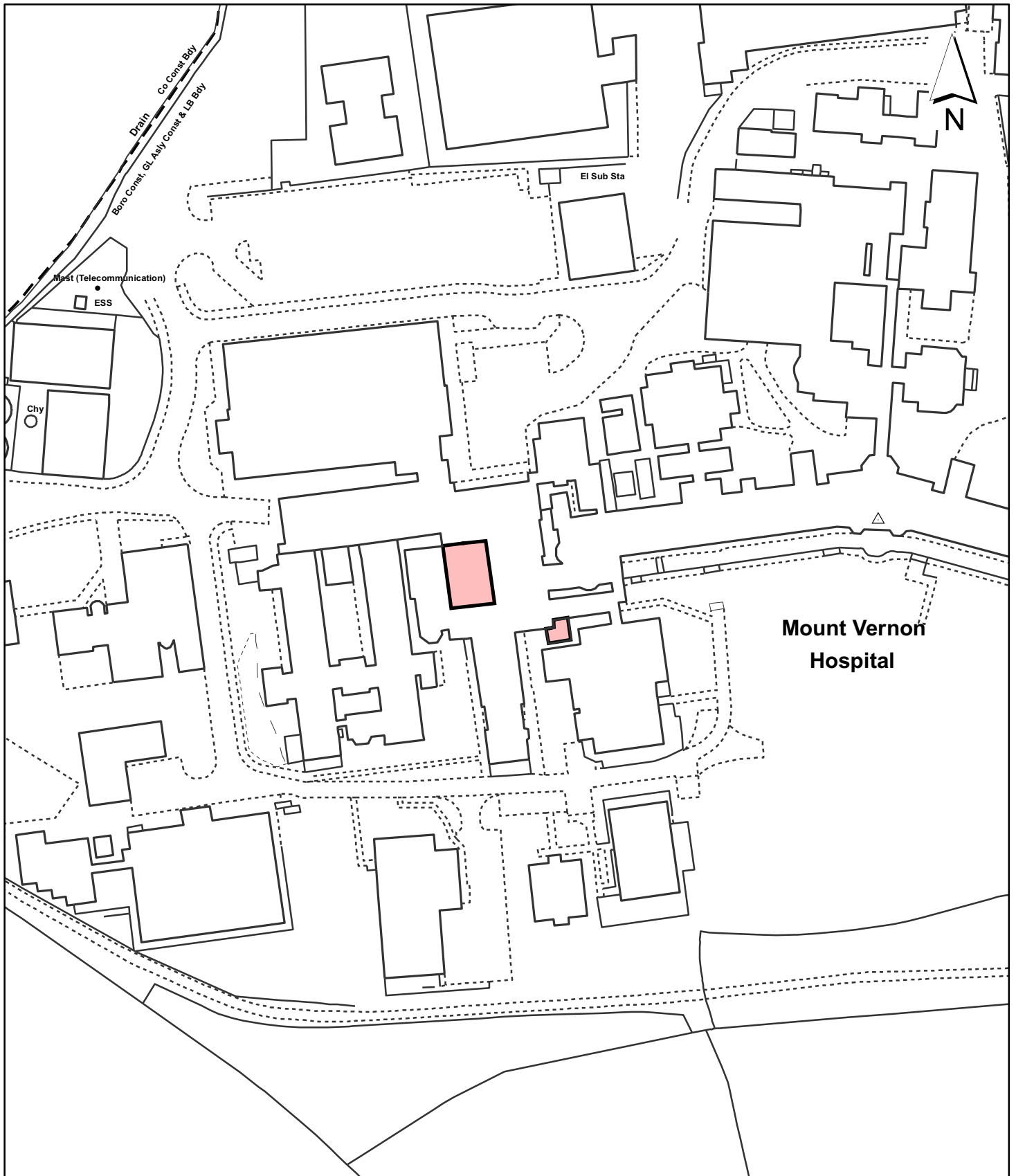
For the reasons outlined above and given that the development complies with the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), this application is recommended for approval.



11. Reference Documents

Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)
Planning Policy Guidance Note 2: Green Belts

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<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2009</p>	<p>Site Address</p> <p>Paul Strickland Cancer Centre Mount Vernon Hospital Rickmansworth Road, Northwood</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Planning & Community Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p>3807/APP/2009/1388</p>	<p>Scale</p> <p>1:1,250</p>	 <p>HILLINGDON</p> <p>LONDON</p>
	<p>Planning Committee</p> <p>North</p>	<p>Date</p> <p>September 2009</p>	