

Report of the Head of Planning, Sport and Green Spaces

Address UNIT 4, HAMILTON CENTRE, BRUNEL UNIVERSITY KINGSTON LANE
HILLINGDON

Development: Installation of new automatic door, 2 ATMs and post box.

LBH Ref Nos: 532/APP/2016/2797

Drawing Nos: External Digital Merchandising TV screen Details
Illuminated Flexface Signage Detail
Brunel Uni-xxxx-EL-PL
Brunel Uni-xxxx-GF-GA-AF
Brunel Uni-SP-DR-PL
Brunel Uni-SP-DR Rev. A
Brunel Uni-xxxx-EL-EX
P1-DT-SI-01

Date Plans Received: 19/07/2016

Date(s) of Amendment(s):

Date Application Valid: 10/08/2016

1. SUMMARY

Planning permission is sought for the installation of a new automatic door, 2 ATM's and a post box at Unit 4 of the Hamilton Centre within the Brunel University Site.

The proposed alterations to the front elevation would not have a detrimental impact on the character, appearance of the building and on the visual amenity of the Green Belt.

The proposed scheme complies with Policies BE13, BE15 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). It is therefore recommended that planning permission is approved.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

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 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers Brunel Uni-xxxx-EL-PL, Brunel Uni-xxxx-GF-GA-AP, P1-DT-SI-01, External Digital Merchandising TV screen Details and Illuminated Flexface Signage Detail and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two

Saved UDP Policies (November 2012) and the London Plan (2016).

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) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE21	Siting, bulk and proximity of new buildings/extensions.
OL4	Green Belt - replacement or extension of buildings
NPPF1	NPPF - Delivering sustainable development
NPPF9	NPPF - Protecting Green Belt land

3 I59 **Councils Local Plan : Part 1 - Strategic Policies**

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

4 I47 **Damage to Verge - For Council Roads:**

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to a building in a parade of buildings within the Hamilton Centre on the Brunel University Campus. The area surrounding the site is characterised by large education related buildings. Brunel University is a Major Developed Site within the Metropolitan Green Belt as identified in the Hillingdon Local Plan (November 2012).

3.2 Proposed Scheme

The application seeks planning permission for the installation of a new automatic door, 2 ATM's and a post box.

3.3 Relevant Planning History

532/ADV/2016/69 Unit 4, Hamilton Centre, Brunel University Kingston Lane Hillingdon
Installation of 2 internally illuminated fascia signs, illuminated hanging sign and 2 ATM signs

Decision:

Comment on Relevant Planning History

There is extensive planning history relating to Brunel University. However there is no recent planning history relating to the application building other than a concurrent application for the advertisements under application reference 532/ADV/2016/69.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE21 Siting, bulk and proximity of new buildings/extensions.

OL4 Green Belt - replacement or extension of buildings

NPPF1 NPPF - Delivering sustainable development

NPPF9 NPPF - Protecting Green Belt land

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The Cleveland Road Residents Association, The Cleveland Road Neighbourhood Watch Group and Metropolitan Police (Design Against Crime Officer) were consulted by letter 12.8.16 and a site notice was displayed to the front of the site which expired on 15.9.16.

No responses have been received.

Metropolitan Police: No objection.

Internal Consultees

EPU: No Objection

7. MAIN PLANNING ISSUES

7.01 The principle of the development

There is no objection in principle to minor changes to the front elevation of this unit within the Brunel University site subject to compliance with relevant policies of the Hillingdon Local Plan: Part Two- Saved UDP Policies (November 2012).

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) does not permit developments in the Green Belt that would injure the visual amenity of the Green Belt by their siting, materials and design.

The proposed minor alterations to the building are not considered to impact on the visual amenity or openness of the Green Belt and the proposal thus complies with Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.07 Impact on the character & appearance of the area

The proposal involves alterations to the front elevation of this retail unit to include the installation of a new automatic door and the installation of 2 ATM's. The proposed alterations would not be visible from the wider public domain and are considered to be in keeping with the commercial nature of the building.

The plans detail the use of a red film on the glazing for part of the shop front. Whilst this would reduce the level of 'active frontage', it is only proposed for a section of the shopfront. The other parts remaining clear glazed ensuring that the frontage as a whole remains active and provides a positive relationship with the public area beyond.

The proposal would therefore comply with Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies and Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Polices (November 2012).

7.08 Impact on neighbours

The application site is located within the Hamilton Centre on the University Campus. There are no nearby residential properties and as such the proposal would not have any impact upon residential amenity.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Not applicable to this application.

7.11 Urban design, access and security

The Metropolitan Police Design Against Crime Officer has confirmed that the level of security afforded to the whole of the site is acceptable and that no objection is raised to the proposal on security grounds.

7.12 Disabled access

No issues raised.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Not applicable to this application.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The issues raised are addressed above.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No other issues raised.

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

Planning permission is sought for the installation of a new automatic door, 2 ATM's and a post box at Unit 4 of the Hamilton Centre within the Brunel University Site.

The proposed alterations to the front elevation would not have a detrimental impact on the character, appearance of the building and on the visual amenity of the Green Belt.

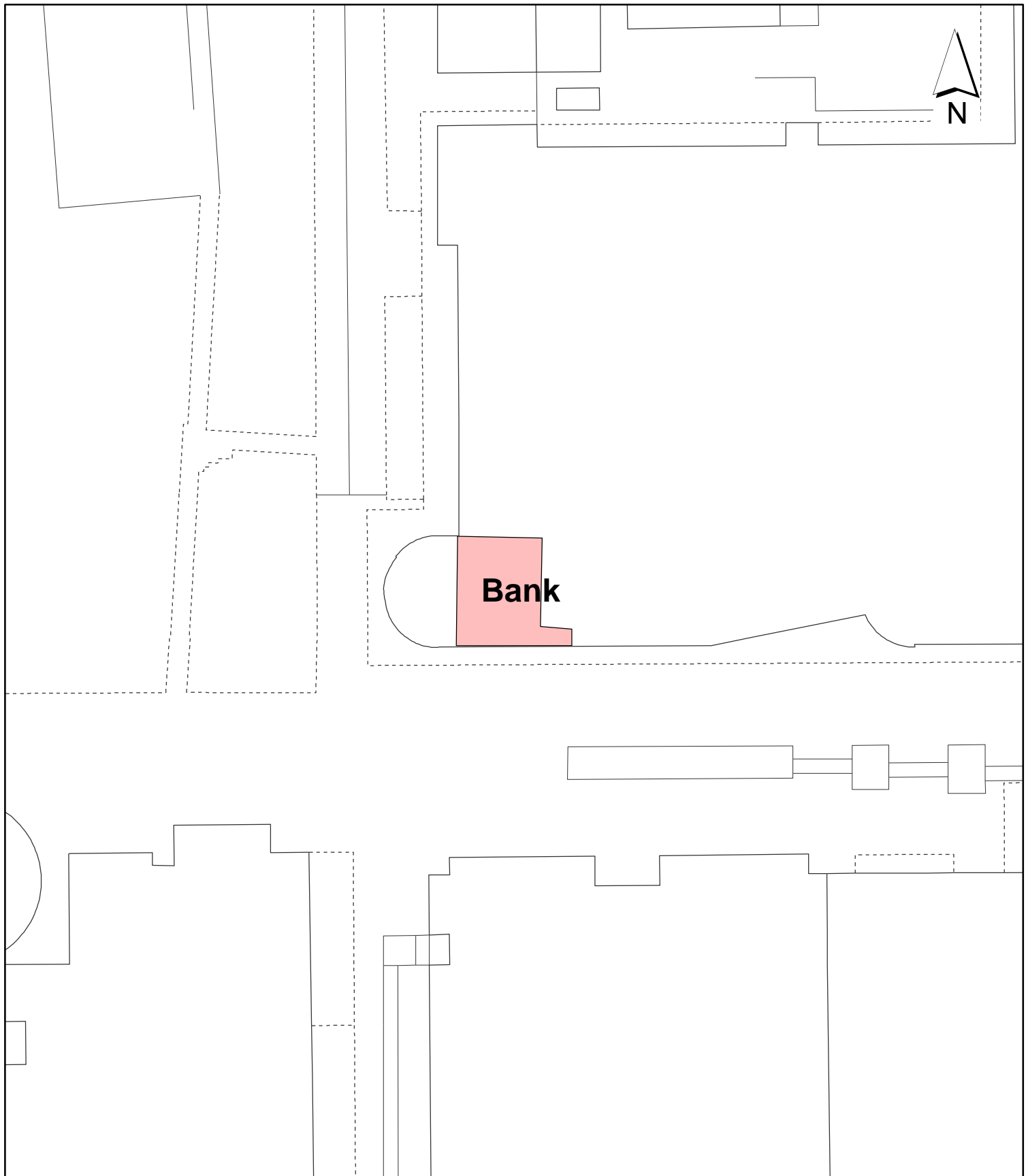
The proposed scheme complies with Policies BE13, BE15 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). It is therefore recommended that planning permission is approved.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Unit 4
 Hamilton Centre
 Brunel University**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
532/APP/2016/2797

Scale:
1:500

Planning Committee:
Central & South

Date:
October 2016

