

Report of the Head of Planning & Enforcement

Address HAREFIELD HOSPITAL HILL END ROAD HAREFIELD MIDDLESEX

Development: Retention and continued use, for a further period of two years, of single storey temporary ward building with access link to main building (previous planning permission ref.9011/APP/2006/2843.)

LBH Ref Nos: 9011/APP/2009/2546

Drawing Nos: Arboricultural Report
Supporting Planning Statement
Design & Access Statement
2097/04
2097/05
2097/02
2097/03
2097/01

Date Plans Received: 24/11/2009 **Date(s) of Amendment(s):** 24/11/2009
Date Application Valid: 12/01/2010 24/12/2009

1. SUMMARY

Planning permission is sought for the retention of a temporary single storey 36 bed ward building in the garden fronting the main block at Harefield Hospital. Originally permission was granted for a temporary period of 2 years, in order to allow upgrading and remedial works to be carried out, without impacting on services or having them transferred elsewhere.

This permission is sought because this time period has now lapsed and seeks to extend the time period for a further two years. The building is still being used as a ward and the supporting planning statement submitted with the application states the Trust's requirement for this building is for a temporary facility for a further 2 years. Once the 2 years has elapsed it is anticipated the development of a permanent ward accommodation and other facilities at Harefield will have progressed.

2. RECOMMENDATION

APPROVAL subject to the following:

1 NONSC After 2 yrs the building shall be removed and land restored

The building hereby permitted shall be removed and the land and the existing building restored to their former condition on or before 2 years from the date of this permission, in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

REASON

The proposed building is not acceptable as a permanent feature of the site, by reason of its design, size and location. The long term retention of the building would not make a positive contribution to the character and appearance of Harefield Village Conservation Area, or the Green Belt, contrary to Policies BE4 and OL4 of the Unitary Development Plan (Saved Policies September 2007).

2 NONSC Used solely in connection with the Hospital

The building hereby approved shall be used for purposes solely in connection with the functioning of the Hospital and for no other purpose which is independent of and unrelated to the Hospitals activities.

REASON

To ensure that no occupier independent of the Hospital becomes established on the site and to comply with Policy PR20 of the Unitary Development Plan (Saved Policies September 2007)

3 NONSC strict accordance

The development hereby approved shall be carried out in strict accordance with the submitted application documents, except where expressly varied by other conditions of the consent

REASON

To maintain control over the development, which is located within the Green Belt and the Harefield Village Conservation Area to comply with Policies OL1, OL4 and BE4 of the 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.

BE4	New development within or on the fringes of conservation areas
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL3	OL3 Green Belt -
OL4	Green Belt - replacement or extension of buildings
OE12	Energy conservation and new development
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
PPG2	Green Belts
PPG15	Historic Environment

3 13 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

4 16 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

5

You are advised that the Local Planning Authority consider that the long term retention of the temporary building hereby approved, due to its size, siting and design, will compromise the setting of the existing Hospital buildings, detract from the Harefield Village Conservation Area and visual amenity of this major development site within the Green Belt. It is therefore unlikely that planning permission will be renewed, should a subsequent planning application be submitted for the further retention of this building.

3. CONSIDERATIONS

3.1 Site and Locality

The Harefield Hospital site is situated within the Green Belt and also within Harefield Village Conservation Area. A number of the buildings on the site are statutorily listed Grade II. The site is designated as a major developed site within the Green Belt in the Unitary Development Plan (UDP) (Saved Policies September 2007).

The main block at Harefield Hospital comprises two, three storey elliptical 1930's wings, loosely in the style of Art Deco, with the central Anzac Centre. The temporary building to which this application relates is located within the garden area fronting Wards B, C, and D. This area is relatively level and grassed, with mature trees.

3.2 Proposed Scheme

Planning permission is sought for the retention of a temporary 735m² ward building, measuring 36m by 20m and providing 36 bed spaces. The building is located in the garden area south of the existing wards, within the Harefield Hospital grounds. The building has inclusive access for those with impaired mobility via a temporary one level corridor directly linked to the Hospital's main block (Anzac Centre). The corridor has a maximum height of 2.7m, and the ward building is surrounded by a path on all sides, linking the building to the internal hospital road to the south of the south east main block. The building includes a double shallow pitched roof structure, which is 3.3m high at the eaves, rising to a maximum of 3.8m high at ridge level. The external building materials include plastisol walls in goose wing grey.

The Trust's requirement for this building is only as a temporary facility for an additional 2 years. Post this period it is anticipated that the Trust will have commenced work on its proposed new capital expenditure programme for the development of permanent new ward accommodation and other hospital facilities at Harefield. On cessation of this time period the ward and corridor will be removed and the land and elevations will be reinstated.

3.3 Relevant Planning History

9011/APP/2000/186 Harefield Hospital, Heart Science Centre Hill End Road Harefield
ERECTION OF A 1,246 SQ.M THREE STOREY EXTENSION TO THE HEART SCIENCES BUILDING (INVOLVING DEMOLITION OF EXISTING SINGLE STOREY BUILDING)

Decision: 16-08-2000 Approved

9011/APP/2000/1952 Harefield Hospital Hill End Road Harefield
AMENDMENTS TO THE DESIGN OF PLANNING PERMISSION REF.9011/APP/2000/905 DATED 10/07/00; ERECTION OF PATIENT SERVICES CENTRE AND NEW CAR PARKING AREA (INVOLVING DEMOLITION OF PART OF 'A' WARDS AND EXISTING PATIENT SERVICES CENTRE)

Decision: 14-11-2000 Approved

9011/APP/2000/664 Harefield Hospital Hill End Road Harefield
ERECTION OF A TWO STOREY MEDICAL/ RESEARCH, LIBRARY AND OFFICE BUILDING

Decision: 17-08-2000 ALT

9011/APP/2000/904 Harefield Hospital Hill End Road Harefield
DEMOLITION OF PROJECTING WING ON NORTHSIDE 'A' WARD BLOCK AND RE-FACING WITH RENDERED BLOCKWORK (APPLICATION FOR CONSERVATION AREA CONSENT)

Decision: 12-07-2000 Approved

9011/APP/2000/905 Harefield Hospital Hill End Road Harefield
ERECTION OF PATIENT SERVICES CENTRE AND NEW CAR PARKING AREA (INCLUDING DEMOLITION OF PART OF 'A' WARDS AND EXISTING PATIENT SERVICES CENTRE)

Decision: 10-07-2000 Approved

9011/APP/2001/1091 Harefield Hospital Hill End Road Harefield
ERECTION OF A TEMPORARY PORTAKABIN ADJACENT TO EXISTING TELEVISION STUDIO

Decision: 07-09-2001 ALT

9011/APP/2001/147 Harefield Hospital Hill End Road Harefield
ERECTION OF A NEW PATHOLOGY LABORATORY (INVOLVING DEMOLITION OF

EXISTING PATHOLOGY LABORATORY)

Decision: 25-07-2001 Approved

9011/APP/2001/148 Harefield Hospital Hill End Road Harefield

ERECTION OF 2 PORTACABINS FOR USE AS OFFICES FOR HEART SCIENCE CENTRE TO SOUTH OF 'A' WARDS AND NORTH OF HEART SCIENCE CENTRE AND INSTALLATION OF A GLAZED LINK

Decision: 05-11-2001 ALT

9011/APP/2002/1097 Harefield Hospital Hill End Road Harefield

ERECTION OF A NEW BUILDING TO CONTAIN TWO CARDIAC OPERATING THEATRES AND LINK TO EXISTING CARDIAC OPERATING DEPARTMENT

Decision: 10-07-2002 Approved

9011/APP/2002/1659 Harefield Hospital Hill End Road Harefield

CONSTRUCTION OF THREE ADDITIONAL CAR PARKING AREAS

Decision: 11-12-2002 Approved

9011/APP/2002/798 Harefield Hospital Hill End Road Harefield

VARIATION OF CONDITION 3 OF PLANNING PERMISSION REF.9011/APP/2001/2573 TO USE THE EXISTING TEMPORARY SINGLE STOREY BUILDING AS A RESPIRATORY AND PHYSIOLOGY DEPARTMENT AND OTHER CLINICAL USES

Decision: 30-08-2002 Approved

9011/APP/2006/2843 Harefield Hospital Hill End Road Harefield Middlesex

ERECTION OF A SINGLE-STOREY TEMPORARY WARD BUILDING WITH ACCESS LINK TO MAIN BUILDING

Decision: 07-12-2006 Approved

9011/APP/2007/1602 Harefield Hospital Hill End Road Harefield Middlesex

ERECTION OF A SINGLE STOREY OFFICE AND STORAGE BUILDING WITH ACCESS LINK TO THEATRE BUILDING.

Decision: 31-08-2007 Approved

9011/APP/2007/3536 Harefield Hospital Hill End Road Harefield

ERECTION OF A SINGLE STOREY BRICK CLAD BUILDING ADJACENT TO THE EXISTING OPERATING THEATRE BLOCK AND CONNECTING TO THE EXISTING ITU TO HOUSE A PLANT ROOM, SIX-BED RECOVERY ROOM WITH ASSOCIATED FACILITIES, STAFF REST AREA AND A KITCHENETTE ALONG WITH ACCESS LINKS TO BOTH THE ITU BUILDING

AND TO THE OPERATING THEATRES.

Decision: 10-01-2008 Approved

9011/APP/2008/1727 Harefield Hospital Hill End Road Harefield

ERECTION OF A SINGLE STOREY EXTENSION TO THE REAR OF THE CARDIAC THEATRES FOR USE AS STORAGE AND THE ERECTION OF A SINGLE STOREY STRUCTURE IN THE PARKING AREA, EAST OF THE ANZAC CENTRE FOR USE AS STORAGE FOR MEDICAL GASES INVOLVING THE REMOVAL OF THE EXISTING CONDENSER UNIT ENCLOSURE, AND CREATION OF 3 NEW PARKING SPACES.

Decision: 17-10-2008 Approved

9011/APP/2008/1934 Harefield Hospital Hill End Road Harefield

ERECTION OF AN ELECTRICAL SUBSTATION, EMERGENCY ELECTRICAL GENERATOR FACILITY AND FUEL STORAGE FACILITY (PART RETROSPECTIVE APPLICATION)

Decision: 26-09-2008 Approved

9011/APP/2008/3058 Harefield Hospital Hill End Road Harefield

ERECTION OF A STATUE IN THE GROUNDS OF HAREFIELD HOSPITAL

Decision: 26-11-2008 Approved

Comment on Relevant Planning History

The hospital site has an extensive planning history. Of particular note is the planning permission granted in 1990 for the establishment of a medically related research and business park on the former North Wards site. The Hillingdon Area Health Authority obtained planning consent in 1996 for a master plan which shows how future development needs across the site can be accommodated.

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:

- | | |
|------|---|
| BE4 | New development within or on the fringes of conservation areas |
| BE10 | Proposals detrimental to the setting of a listed building |
| BE13 | New development must harmonise with the existing street scene. |
| BE15 | Alterations and extensions to existing buildings |
| BE38 | Retention of topographical and landscape features and provision of new planting |

	and landscaping in development proposals.
AM14	New development and car parking standards.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL3	OL3 Green Belt -
OL4	Green Belt - replacement or extension of buildings
OE12	Energy conservation and new development
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
PPG2	Green Belts
PPG15	Historic Environment

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **23rd February 2010**

5.2 Site Notice Expiry Date:- Not applicable

16th February 2010

6. Consultations

External Consultees

Harefield Village Conservation Panel - The Panel has no objection to the proposal

Ickenham Residents Association - No comments received

Harefield Tenants and Residents Association - No comments received

A site notice was displayed and no responses have been received.

Internal Consultees

Conservation Officer

This structure is located in the Harefield Village Conservation Area and within the Green Belt.

RECOMMENDATIONS: Whilst not ideal in terms of design and location, given the background to the application, there would be no objection to the retention of the ward for a further two years only.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

National policy guidance in relation to development within Green Belts is set out in PPG2 'Green Belts.' Advice contained in that document states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. This is to be achieved by resisting inappropriate development which by definition is harmful to the Green Belt.

Harefield Hosital is identified in the UDP as a major developed site within the Green Belt. As such, limited in-filling of the site, subject to certain criteria, is appropriate. Given the site's description, the retention of the temporary building for an activity directly related to the existing/current use of the site is considered acceptable, in compliance with Policy PR20 of the UDP (Saved Policies September 2007), subject to compatibility with the Harefield Village Conservation Area and Green Belt considerations.

7.02 Density of the proposed development

Not applicable to this application

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

The application is within Harefield Village Conservation Area, and the Conservation and Urban Design officer considers that whilst not ideal in terms of design and location, the retention of the ward for a further two years only is acceptable. As such the proposal is considered to comply with the intensions of Policy BE4 of the UDP (Saved Policies September 2007).

7.04 Airport safeguarding

Not applicable to this application

7.05 Impact on the green belt

Policy OL1 defines the types of development that are considered acceptable within the Green Belt. The proposal at this Hosital does not conform to those types, however, this use is considered to be established on this site.

PPG2 states that the construction of new buildings inside a Green Belt is inappropriate unless it is for certain specified purposes. The proposal relates to the provision of a temporary extension to an existing hospital building and as such the use on this land is established. The guidance goes on to state that the visual amenities of the Green Belt should not be injured by proposals for developments which could be visually detrimental by reason of their siting, materials or design.

Policy OL4 states that the replacement or extension of buildings within the Green Belt will only be acceptable where they do not result in a disproportionate change in the bulk and character of the original buildings and the development would not injure the visual amenities of the Green Belt by reason of siting, design or activities generated.

The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. In terms of visibility, the application site is well screened and set back from public vantage points outside the hospital grounds. The development is largely contained within the existing built area of the hospital grounds and will be partially screened from longer views by the adjoining 3 storey built development to the north and east and by existing trees to the south and west. In the longer term it is not considered that the proposed development will adversely affect the openness of the Green Belt, given that it is temporary and it will be possible to reinstate the lawns and plant new trees to enhance the landscape of this part of the Hospital, thereby retaining the existing landscape setting.

Therefore the proposal is considered to comply with policies OL1 and OL4 of the UDP (Saved Policies September 2007) and advice set out in PPG2 - Green Belts.

7.06 Environmental Impact

Not applicable to this application

7.07 Impact on the character & appearance of the area

Due to the nature of its construction, the building is not considered acceptable as a permanent feature of the site. However, as the building is required for a further two year period, the development is considered acceptable, subject to conditions controlling its use and removal. As such, the proposal is considered to comply with policies BE13 and BE15 of the UDP (Saved Policies September 2007).

7.08 Impact on neighbours

Due to the proximity/distances of the proposal to nearest properties, it is not considered that the development will impact on any adjoining neighbours.

7.09 Living conditions for future occupiers

Not applicable to this application

7.10 Traffic impact, car/cycle parking, pedestrian safety

With regard to traffic impact, the layout plans show the existing parking and access arrangements to remain unchanged by the proposal and that adequate facilities would be still be provided. Therefore the proposal would be in accordance with Policy AM7 and AM14 of the UDP (Saved Policies September 2007).

7.11 Urban design, access and security

See Section 7.03

7.12 Disabled access

The current access arrangements would not be altered by this proposal. The application seeks to retain the existing temporary corridor link from the temporary ward building to the Hospital block and corridor to the Anzac Centre. The corridor is at one level giving ease of movement for patients with impaired mobility, including wheel chair access.

7.13 Provision of affordable & special needs housing

Not applicable to this application

7.14 Trees, Landscaping and Ecology

There are no material change of circumstances since the previous temporary approval in 2006, the development has not affected the adjacent trees and the proposal would not result in any further built development. As such, the proposal is considered to comply with policy BE38 of the UDP (Saved Policies September 2007).

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

None

7.20 Planning Obligations

Not applicable to this application

7.21 Expediency of enforcement action

Not applicable to this application

7.22 Other Issues

None

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

Not applicable to this application

10. CONCLUSION

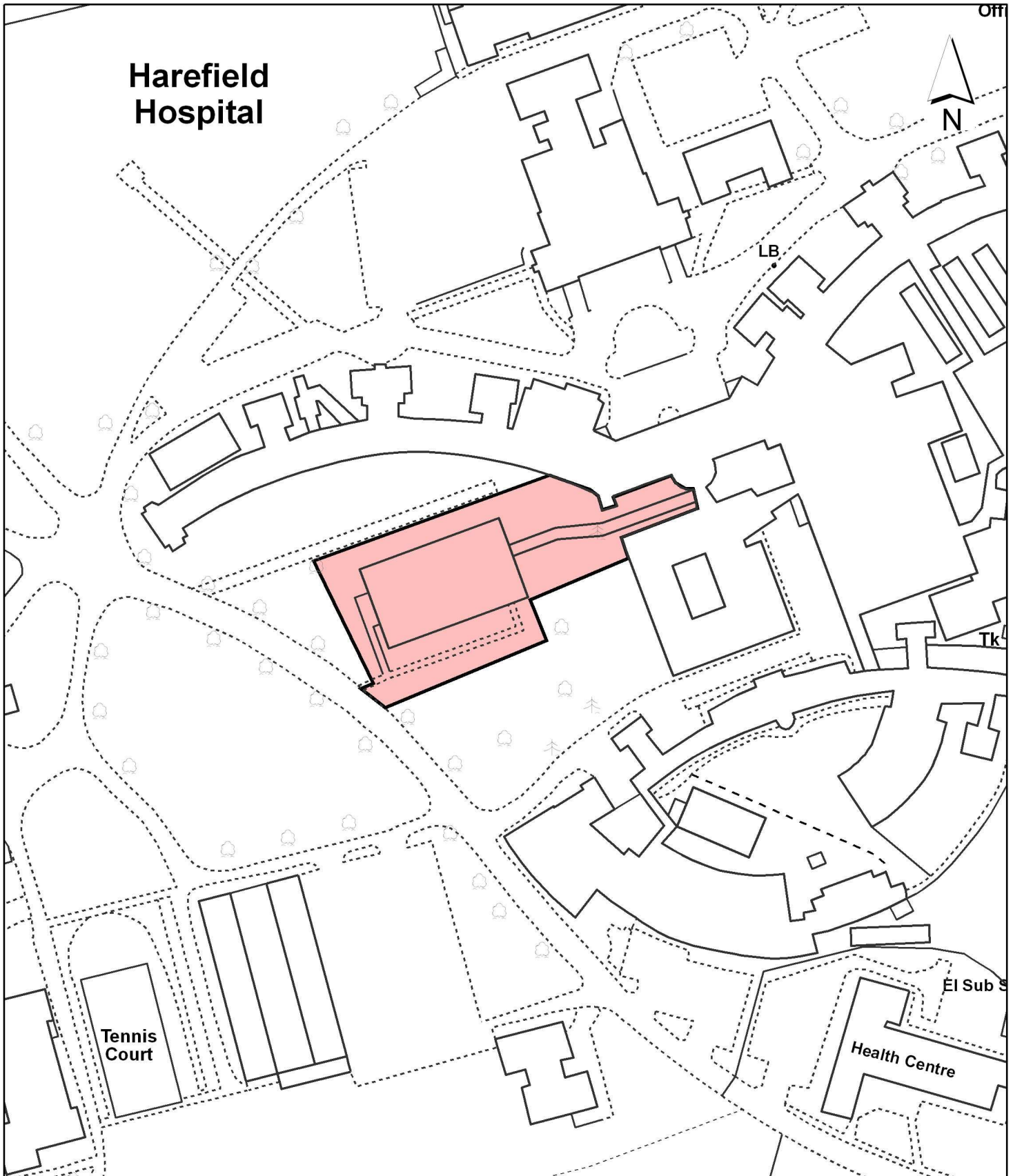
In summary, it is considered that given the need of the Hospital Trust to maintain the number of beds operated by the Hospital, the temporary ward structure is still required for a further 2 year period and this outweighs the short term harm to the character and appearance of the Harefield Village Conservation Area and to the openness of the Green Belt. As such, temporary approval is recommended, subject to conditions requiring the structure to be removed after 2 years and the submission and approval of a land restoration scheme.

11. Reference Documents

Hillingdon Unitary Development Plan Saved Policies September 2007
The London Plan (2008)
PPG2 - Green Belts

Contact Officer: Catherine Hems

Telephone No: 01895 250230



**Harefield
Hospital**



LB

Tk

EI Sub S

**Tennis
Court**

Health Centre

Notes



Site boundary

For identification purposes only.

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London Borough of Hillingdon
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Site Address

**Harefield Hospital,
Hill End Road, Harefield**

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111

Planning Application Ref:

9011/APP/2009/2546

Scale

1:1,250

Planning Committee

North

Date

January 2010



HILLINGDON
LONDON