

## Report of the Head of Planning & Enforcement Services

**Address** UXBRIDGE COLLEGE PARK ROAD UXBRIDGE

**Development:** Installation of a temporary marquee to existing building (Part retrospective application.)

**LBH Ref Nos:** 1127/APP/2010/1922

**Drawing Nos:** P910  
P905 Rev A  
P900 Rev A  
Design & Access Statement

**Date Plans Received:** 16/08/2010      **Date(s) of Amendment(s):**

**Date Application Valid:** 16/08/2010

### 1. SUMMARY

Planning permission is sought for the retention of a temporary (3 years) marquee for use as additional classroom accommodation while building works are carried out.

The marquee does not relate particularly with the appearance of the existing buildings on the campus. However given that it is a temporary building required providing facilities while construction to implement an approved scheme takes place, it is considered to be acceptable for a limited period. Given the applicant's construction timetable and the substantive nature of work already undertaken on site (the sports hall superstructure is now completed) it is clear that this will only be a temporary option.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1            N11            **Control of plant/machinery noise**

No plant and/ or machinery shall be used on the premises until a scheme for the control of noise emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is occupied/use commences and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

#### REASON

To safeguard the amenity of the surrounding area in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

#### 2            NONSC            **Non Standard Condition**

The building hereby approved shall employ devices that automatically turn the lighting off when it is not in use.

#### REASON

In the interests of energy conservation in accordance with policy 4A.3 of the London Plan.

### **3 NONSC Non Standard Condition**

The marquee hereby approved, shall be removed and the land restored to a condition agreed in writing by the Local Planning Authority within 3 years of the date of this permission.

#### **REASON**

The building and car park, by reason of their design, appearance and the provision of additional parking spaces, are not considered suitable for permanent retention with reference to Policies BE13, BE38, OL1 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), Policy 3C.23 of the London Plan and Planning Policy Guidance 13: Transport.

## **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.

BE13	New development must harmonise with the existing street scene.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
OE1	Protection of the character and amenities of surrounding properties and the local area
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EC1	Protection of sites of special scientific interest, nature conservation importance and nature reserves
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.

### **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.

### **4 I3 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).

### **5            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.

### **6            146            Renewable Resources**

To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO<sub>2</sub>) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

## **3.            CONSIDERATIONS**

### **3.1            Site and Locality**

The Park Road Campus is one of two campuses run by Uxbridge College in the London Borough of Hillingdon. Employing approximately 400 full-time staff, it provides a range of courses primarily serving the young adult market.

The Campus is located in the southwest corner of a triangular piece of land, bounded by Park Road to the west, the A40 corridor in the north, and the Metropolitan Railway Line to the southeast, which historically formed part of Hillingdon House Farm. The campus is immediately bounded by a residential complex known as Darrell Charles Court to the southeast, residential accommodation to the north and northwest comprising Fulmer House, Hyde House, nos. 114-120 Park Road (evens) and private housing in Brearley Close, adjacent to the student's car park. In addition the Brookfield Adult Education Centre lies to the northwest.

The new Hillingdon Sports and Leisure Complex, part of which is Grade II listed is located to the northeast. Residential development has recently been approved on the open land to the east of the campus, while the Metropolitan railway lines run along the southern boundary of the College.

Located between the southeast extent of the campus and Darrell Charles Court is the Uxbridge College Pond, which is classified as a Nature Reserve and a Nature Conservation Site of Borough Grade 1 Importance in the Hillingdon Unitary Development Plan. The pond is of ecological significance as it is identified as containing a good population of Great Crested Newts (*T. cristatus*), a species whose habitat is protected under both UK and European legislation.

To the north of Darrell Charles Court lies a single storey building in the form of a marquee, the subject of this application. It is attached to the southern flank wall of Block G.

Located to the east and southeast of the site is the western extent of the Uxbridge Common Meadows Nature Conservation Site of Borough Grade 2 significance. Most of the interest lies in the old meadows to the east of the Uxbridge Common Sports Ground but also in the vicinity of the southern extent of the Uxbridge College campus, which includes the well vegetated bank of the Metropolitan railway line, including mature Willow and Oak trees.

The main college car park is accessed from the eastern end of Gatting Way, which connects with Park Road, a dual carriageway linking Uxbridge Town Centre with the A40 to the north. There are three detached houses fronting the south side of Gatting Way. Gatting Way also serves 18 dwellings in Brearley Close which is a cul-de-sac located to the west of the car park, the Uxbridge Cricket Ground and the Hillingdon House Farm athletics track, subject of a recently approved scheme for refurbishment.

The existing buildings vary in height from one to four storey and vary in design according to their age. The main entrance to the college buildings is via the recently completed 4 storey Academy building. There are currently 450 parking spaces available within the college grounds.

### **3.2 Proposed Scheme**

The previously refused scheme proposed the retention of a marquee measuring 15m wide, 21m deep and finished with a gable end pitched roof 3.4m high at eaves level and 5.6m high at ridge level. It comprised a steel frame in-filled with insulated profiled metal panels and roofed with a twin skin PVC coated fabric all coloured white, with the steel frame coloured grey.

The marquee is connected to and accessed through Block G via a link measuring 2.6m by 2.6m. The structure provides temporary accommodation to facilitate the implementation of a planning permission granted in May 2009 (ref: 1127/APP/2009/443) for the part refurbishment and part demolition of existing College buildings to provide a total of 25,062m<sup>2</sup> Gross Internal Area (GIA) Class D1 (education) accommodation (of which 10,327m<sup>2</sup> (GIA) comprises new build floorspace), associated sports facilities, ancillary accommodation, access, car parking, servicing and associated landscaping.

That application also proposed 15 car parking spaces located to the west of the building on the opposite side of the access road.

Both the marquee and car parking spaces were proposed to be retained for a temporary basis of 3 years.

This current application attempts to overcome the reason for refusal of the previous scheme by omitting the car parking area. The remainder of the scheme is as per the previously refused scheme.

### **3.3 Relevant Planning History**

1127/APP/2005/1603      Uxbridge College Park Road Uxbridge

Redevelopment of site to provide sports facilities, teaching, student care and staff accommodation, car, motorcycle and bicycle parking, covered walking mall, enclosed courtyard, gas meter housing and entrance gatehouse (involving demolition of existing administration

block, sports hall, teaching and staff accommodation (block f), offices (block k), storage timber sheds and greenhouse): erection of three residential blocks to provide 28 houses with associated car parking 'Master Plan proposals Option 1' (Outline Application)

**Decision:**

1127/APP/2005/1604 Uxbridge College Park Road Uxbridge

Redevelopment of site to provide sport facilities, teaching, student care and staff accommodation, car, motorcycle and bicycle parking, covered walking mall, enclosed courtyard, gas meter housing and entrance gatehouse (involving demolition of existing administration block, sports hall, teaching and staff accommodation (block f), offices (block k), storage timber sheds and greenhouse): erection of new build nurses training, student care and staff accommodation, with visitors and staff car parking (Buckinghamshire Chilterns University College U.K.) 'Master Plan proposals Option 2' (Outline Application)

**Decision:** 21-07-2008 Approved

1127/APP/2005/795 Uxbridge College Park Road Uxbridge

ERECTION OF THREE STOREY NEW MALL EXTENSIONS TO LINK A-BLOCK, B-BLOCK AND THE ACADEMY BUILDING AND EXTERNAL RE-CLADDING/DECORATION OF A-BLOCK

**Decision:** 05-05-2005 Approved

1127/APP/2006/2980 Uxbridge College Park Road Uxbridge

DETAILS OF MATERIALS IN COMPLIANCE WITH CONDITION 1 OF PLANNING PERMISSION REF: 1127/APP/2003/464 DATED 22/08/2006 'NEW EXTERNAL CLADDING, ROOFING AND RENDERING TO BLOCK A AND INTERNAL REFURBISHMENT OF THE SECOND FLOOR TO PROVIDE NEW STAFF OFFICES'

**Decision:** 17-09-2007 Approved

1127/APP/2009/443 Uxbridge College Park Road Uxbridge

Part refurbishment and part demolition of existing College buildings to provide a total of 25,062m<sup>2</sup> Gross Internal Area (GIA) Class D1 (education) accommodation (of which 10,327m<sup>2</sup> (GIA) comprises new build floorspace), associated sports facilities, ancillary accommodation, access, car parking, servicing and associated landscaping.

**Decision:** 14-05-2010 Approved

1127/APP/2010/1074 Uxbridge College Park Road Uxbridge

Erection of a temporary marquee linked to existing building and installation of temporary parking area (Part retrospective application.)

**Decision:** 13-08-2010 Refused

### **Comment on Relevant Planning History**

A previous application for the erection of a temporary marquee linked to the existing building and installation of a temporary parking area was refused planning permission on 13 August 2010 for the following reason (Ref. 1127/APP/2010/1074):

"The proposed temporary car parking area, by virtue of its siting, design and associated reduction in landscaping, would represent a highly visible and incongruous form of development which would be detrimental to the existing landscaped setting and character of the site, street scene and area. The proposal is therefore contrary to Policies BE13, BE19 and BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007)."

No objection was raised to the temporary marquee.

## **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:

BE13	New development must harmonise with the existing street scene.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
OE1	Protection of the character and amenities of surrounding properties and the local area
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EC1	Protection of sites of special scientific interest, nature conservation importance and nature reserves
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.

## **5. Advertisement and Site Notice**

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

61 adjoining owner/occupiers have been consulted. No comments have been received.

Friends of Hillingdon House Farm: No comments received

Brearily Close Residents' Association: No comments received

North Uxbridge Residents' Association: No comments received

Uxbridge Common Residents' Association: No comments received

NATS : No safeguarding objections

MOD Defense Estates: No safeguarding objections.

### **Internal Consultees**

There are no internal comments relevant to this scheme.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The application site is an established educational institution which has an extensive planning history of permissions for extensions and redevelopment (the most recent of which are referenced within the relevant section of this report). As such, the principle of providing a further building for educational purposes is acceptable subject to compliance with the Council's policies and standards.

### **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**

This is not applicable to this application.

### **7.07 Impact on the character & appearance of the area**

The marquee by reason of its overall size, siting, design, appearance and materials does not relate particularly well with the predominantly brick built buildings on the campus. However, the marquee is required to provide temporary facilities while construction to implement a previously approved scheme takes place. Furthermore, the contemporary design of the building is of a superior quality in terms of design and appearance than a more typical temporary building.

Therefore, on balance, the need for the facility is considered to outweigh any concerns regarding impact on the character and appearance of the campus and the street scene generally, particularly given the temporary nature of the proposed structure.

Subject to a planning condition requiring the removal of the building on or before 3 years from the date of the permission, the development would comply with policy BE13 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

### **7.08 Impact on neighbours**

Darrell Charles Court lies some 60m to the south, 173-199 odd Park Road lies some 120m to the west and 114 Park Road lies some 160m to the north west, of the marquee. These distances are sufficient to ensure that the development does not result in a significant increase in noise and disturbance over and above that from the existing campus.

No windows are proposed in the building and therefore no overlooking will result.

Therefore, the proposal complies with policies BE24 and OE1 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**

With regard to car parking provision, the Council's Revised UDP Maximum Parking Standards for a higher and further education establishment are 1 space per 2 staff, all student parking to be contained within the total permitted 1 cycle space per two students (minimum) and 10% of all spaces to be allocated for wheelchair users or people with disabilities.

The College currently employs approximately 268 total equivalent full time staff and provides a total of 422 car parking spaces, principally on the northern side of the Campus, 16 of which are for disabled users. In accordance with the Council's standards, the existing 268 full-time staff generates a requirement for a maximum of 134 car parking spaces, resulting in a surplus of 288 car parking spaces. The applicants have estimated that staff numbers will fall from the current 268 full time equivalent staff members to 254. However, this would still maintain a surplus.

The previously refused scheme proposed 15 additional car parking spaces as replacement spaces lost due to the construction works. This has been omitted from this current scheme as even with the loss of these spaces, there will still be a surplus of spaces on the campus.

As such, the proposal would overcome the reason for refusal of the previous scheme and would comply with policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### **7.11 Urban design, access and security**

This is not applicable to this application.

#### **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**

The proposal does not affect Uxbridge College Pond, which is classified as a Nature Reserve and a Nature Conservation Site of Borough Grade 1 Importance in the Hillingdon Unitary Development Plan. Furthermore, no trees will be affected by the development.

The proposal complies with policies BE38 and EC1 of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### **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**

This is not applicable to this application.

#### **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**

This is not applicable to this application.

### **10. CONCLUSION**

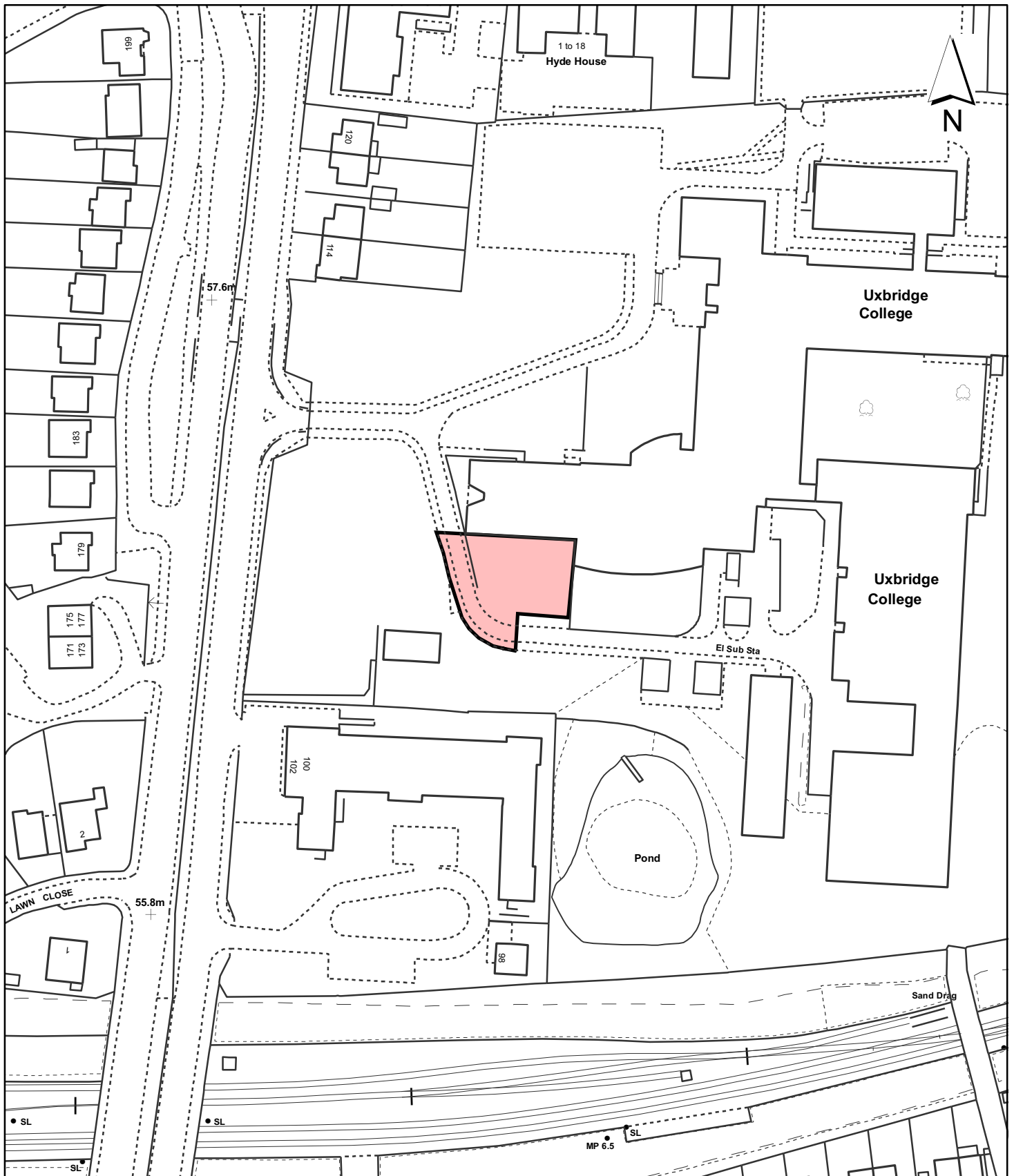
The proposal complies with the aforementioned policies and is therefore recommended for approval for a limited period of 3 years.

### **11. Reference Documents**


Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)  
The London Plan  
Planning Policy Guidance 13: Transport

**Contact Officer:** Sonia Bowen

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address	
<b>Uxbridge College Park Road Uxbridge</b>	
Planning Application Ref:	Scale
<b>1127/APP/2010/1922</b>	<b>1:1,250</b>
Planning Committee	Date
<b>Central and South</b>	<b>November 2010</b>

**LONDON BOROUGH OF HILLINGDON**

**Planning, Environment & Community Services**

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