

Report of the Head of Planning & Enforcement Services

Address BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON

Development: Erection of a galvanised/timber framed compound to house 2 external chillers

LBH Ref Nos: 532/APP/2010/1964

Drawing Nos: 5247-L(00)02 P1 - Site Plan
5247-L(1-)11 P1 - Chillers Compound Elevation and Section Design and Access Statement
Drawing Issue Sheet
5247-L(1-)10 P2 - Chillers Compound Plans

Date Plans Received: 20/08/2010 **Date(s) of Amendment(s):** 20/08/2010
Date Application Valid: 27/08/2010 27/08/2010

1. **SUMMARY**

Planning permission is sought for the erection of a compound to house 2 chiller units. The proposal would not harm the character and visual amenities of the Green Belt or the surrounding area generally. Furthermore, it would not result in a significant increase in noise and disturbance.

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).

3 NONSC **Non Standard Condition**

The rating level of noise emitted from the plant and/or machinery hereby approved shall be at least 5 dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142 "Method for rating industrial noise

affecting mixed residential and industrial areas".

REASON

To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

INFORMATIVES

1 152 **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).

2 153 **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.

OL4	Green Belt - replacement or extension of buildings
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
OE1	Protection of the character and amenities of surrounding properties and the local area
PPG2	Green Belts

3 11 **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 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).

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.

6 115 **Control of Environmental Nuisance from Construction Work**

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

7 146 **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 (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

8 151 **Notification of Commencement of Works**

Written notification of the intended start of works shall be sent to Planning & Community Services, London Borough of Hillingdon, Civic Centre, High Street, Uxbridge, UB8 1UW at least seven days before the works hereby approved are commenced.

3. CONSIDERATIONS

3.1 Site and Locality

Brunel University comprises a total of approximately 70 ha (170 acres). The Campus is split between five sites, with the majority of built development on Sites 1 and 2. Intensive sporting facilities are provided on Site 3 while Site 5 consists of playing fields. Site 4, to the south of Sites 1 and 2, was recently acquired by Brunel University. Site 2 comprises 26 hectares (65 acres) and is the most densely developed part of the campus. It consists of a series of buildings of varying heights and footprints, within a parkland setting,

comprising a mix of academic space and residential uses. In terms of its built environment, the University is centred around a central core including the Central Lecture Block, Library and Students Union (Central Services Building). This part of the campus has been the historic focus of the University. The Campus is designated as a Major developed Site within the Green Belt.

Tower Block A, the application building, is located on site 1 and comprises a series of c1970 buildings used as Engineering Workshops. The buildings comprise external concrete frames with glazing.

3.2 Proposed Scheme

Planning permission is sought for the erection of a compound enclosure to house two chiller units. The proposed compound would be located within the courtyard area of Tower Block A, adjacent to the main workshop.

The chiller units would each measure 2.24m x 0.9m x 2.1m and would sit on concrete plinths. The compound would comprise of galvanised steel columns bolted to a concrete strip foundation and in-filled with vertical Cedar cladding panels fixed to a galvanised steel frames. The overall size of the structure would be 3.2m wide, 7m deep and 2.4m high, and it would be attached to the elevations of the building.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is an extensive planning history relating to this site, none of which is specifically relevant to this proposal.

4. Planning Policies and Standards

See relevant section below.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

OL4	Green Belt - replacement or extension of buildings
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
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PPG2	Green Belts

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

2 nearby properties and the Ickenham Residents' Association have been consulted. No comments have been received.

Metropolitan Police Crime Design Advisor
No objection.

Internal Consultees

Environmental Protection Unit:

If this planning application is approved, please ensure the following condition is applied:

Noise affecting residential property:

The rating level of noise emitted from the plant and/or machinery hereby approved shall be at least 5 dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142 "Method for rating industrial noise affecting mixed residential and industrial areas".

REASON

To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

Sustainability Officer
No objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Brunel University is an established educational complex; development of which has been established by the site's identification as a major development site for the purposes of Annex C of PPG2.

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 proposed development would be screened by the existing buildings and will not be visible from public vantage points. As such, it would not harm the visual amenities of the Green Belt by reason of siting, materials, design or appearance. As such the proposals would be in accordance with policy OL4 of the Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.07 Impact on the character & appearance of the area

The proposed development would relate satisfactorily with the appearance of the existing building and the complex as a whole. It would not be visible from the public domain and as such, the proposed development is not considered to harm the character and appearance of the surrounding area, in accordance with policies BE13, BE15 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.

7.09 Living conditions for future occupiers

This is not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The siting of the proposed development will not result in the loss of off-street parking.

The area is not used (or required by condition on any earlier consent) for unloading, or for manoeuvring area for vehicles. No objection is raised in terms of traffic or parking.

7.11 Urban design, access and security

The application was referred to the Metropolitan Police Crime Design Advisor who raised no objection to the scheme. The proposal does not involve access to members of the public.

7.12 Disabled access

No access to the plant area is to be provided for members of the public, and given the small scale and nature of the proposal; no objection is raised in terms of disabled access.

7.13 Provision of affordable & special needs housing

This is not applicable to this application.

7.14 Trees, landscaping and Ecology

The proposal would not result in the loss of trees or greenery.

7.15 Sustainable waste management

This is not strictly applicable to this application. The scheme does not involve any inherent waste generating activities, no objection is raised.

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

The Environmental Health Officer considers that the proposed chiller units are unlikely to result in a significant increase in noise and disturbance. However a noise level condition has been recommended. Subject to this condition, the proposal would comply with policy OE1 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

This is not applicable to this application.

10. CONCLUSION

The proposal would comply with relevant policies, it would not be visible from any near by residential properties. Subject to conditions, planning permission is recommended.

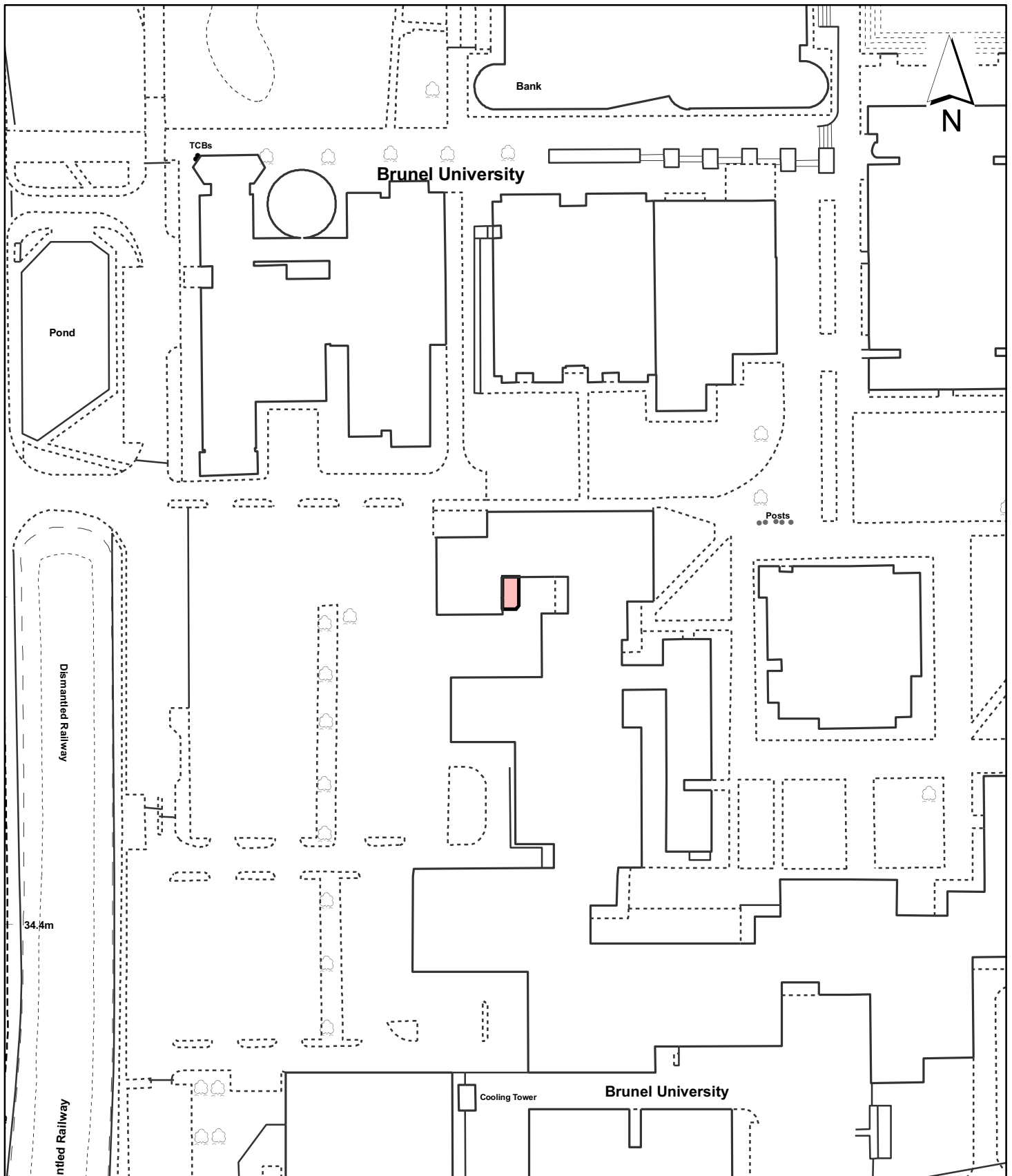
11. Reference Documents



PPG2

Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007)

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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 2011</p>	<p>Site Address</p> <p align="center">Brunel University Kingston Lane Hillingdon</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Planning, Environment & Community Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p align="center">532/APP/2010/1964</p>	<p>Scale</p> <p align="center">1:1,250</p>	 <p align="center">HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p align="center">Central and South</p>	<p>Date</p> <p align="center">January 2011</p>	