

Report of the Head of Planning & Enforcement Services

Address BRUNEL UNIVERSITY - TOWER C KINGSTON LANE HILLINGDON

Development: Creation of an area of concrete hardstanding.

LBH Ref Nos: 532/APP/2010/2391

Drawing Nos: BUTC-PP-00-DET-302-A - Ground Floor Detail
BUTC-PP-00-PLN-301-A Site Block Plan
BUTC-PP-00-SIT-300-A Site Location Plan

Date Plans Received: 12/10/2010 **Date(s) of Amendment(s):** 13/07/2011

Date Application Valid: 12/10/2010

1. SUMMARY

The application seeks to install a new area of concrete hardstanding adjacent to the southern elevation of Tower C, a locally listed building within Brunel University utilised by the Universities Engineering Department.

Tower C is scheduled within the Council's Local List, however similar alterations have taken place in the past and the Council's Conservation Officer raises no objection to the installation of the proposed hardstanding adjacent to the building.

It is not considered that the proposal would have any significant impact on the openness of the Green Belt within this Major Developed Site and adequate soft landscaping would be retained in the vicinity of the application site.

The proposal is also considered acceptable in terms of highways safety.

Accordingly, the application is recommended for approval subject to conditions.

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
OL2	Green Belt -landscaping improvements
OL5	Development proposals adjacent to the Green Belt
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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE8	Planning applications for alteration or extension of listed buildings

3. CONSIDERATIONS

3.1 Site and Locality

The application site is the Tower C at Brunel University, this is one of the towers within a complex of 4 such concrete framed structures, incorporating exposed brickwork and single glazed metal windows. These buildings are utilised primarily by the Universities Engineering Department. The Building is located in Zone D of the Campus with the Howell Theatre to the north and the other engineering towers to the east and west. The South Loop Road is located to the south of the application site.

The building is contained on the Council's Local List of Buildings, but has a number of non-original features including roller shutters on the eastern elevation and other structures associated within the engineering related educational use taking place within this area of the campus.

Brunel University is a Major Developed Site within the Metropolitan Green Belt.

3.2 Proposed Scheme

The application seeks for the the creation of a 74sq.m area of hardstanding directly to the south of the building.

The hardstanding would facilitate easier servicing of the workshops within the building which are used as practical workshop for Mechanical and Electrical equipment thereby requiring deliveries of heavy and/or bulky goods to be delivered. The proposal would utilise the existing external roller shutter and equipment would then be moved internally between the workshops, as the building is only locally listed any internal works would not require planning permission.

Vehicular access would be via the Universities existing internal road network and the proposal would maintain the large majority of soft landscaping to the south of the building.

3.3 Relevant Planning History

Comment on Relevant Planning History

Brunel University has an extensive planning history, however none is considered directly relevant to the current proposal.

4. Planning Policies and Standards

None.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- | | |
|--------|---|
| PT1.1 | To maintain the Green Belt for uses which preserve or enhance the open nature of the area. |
| PT1.10 | To seek to ensure that development does not adversely affect the amenity and the character of the area. |
| PT1.16 | To seek to ensure enough of new residential units are designed to wheelchair and mobility standards. |

Part 2 Policies:

- | | |
|------|---|
| OL1 | Green Belt - acceptable open land uses and restrictions on new development |
| OL2 | Green Belt -landscaping improvements |
| OL5 | Development proposals adjacent to the Green Belt |
| 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. |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |
| BE8 | Planning applications for alteration or extension of listed buildings |

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **6th January 2011**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application was advertised via site notice and the closest residential occupiers were notified, including the Cleveland Road Residents Association were notified. No comments have been received.

Internal Consultees

TREES AND LANDSCAPE

No objection.

CONSERVATION

No objection.

HIGHWAYS

No objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site lies within a Major Developed Site located inside the Metropolitan Green Belt. However, no additional internal floorspace is proposed and, having regard to the immediate context, it is not considered that the proposed area of hardstanding would harm the openness or amenity of the Green Belt. There is no policy objection to the proposal which would accord with Policies OL1, OL2 and OL5 of the Saved Policies UDP.

7.02 Density of the proposed development

No additional built form or residential accommodation is proposed and density is not relevant to consideration of the current proposal.

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

The proposed area of hardstanding is located directly adjacent to Tower C, a locally listed building within Brunel University. The area surrounding the Tower is a mixture of hardstanding areas and soft landscaping. The Council's Conservation Officer raises no objection to the proposal which would not result in harm to setting or value of the locally listed building. The proposal would therefore comply with Policy BE10 of the Saved Policies UDP.

The proposal is not located within a Conservation Area or Area of Special Local Character and it is not considered the proposed hardstanding would result in any harm to remains of archaeological importance.

7.04 Airport safeguarding

The proposal does not have any implications for airport safeguarding.

7.05 Impact on the green belt

The proposal, which consist a new area of concrete hardstanding would not add any significant built form to the building nor is it considered that it would have any significant impact on the openness or amenity of the Green Belt within this Major Developed Site. Accordingly, the proposal is considered to comply with Policies OL1, OL2 and OL5 of the Saved Policies UDP.

7.07 Impact on the character & appearance of the area

The proposed hardstanding is located within Brunel University which is a Major Developed Site within the Green Belt characterised by large educational buildings including a number of locally listed buildings, soft landscaping and extensive areas of hard landscaping.

It is not considered that the proposal would harm the setting or value of the neighbouring

locally listed building, nor would it have any adverse impacts on the overall character or appearance of the University Campus. Accordingly, the proposal would accord with Policies BE10 and BE13 of the Saved Policies UDP.

7.08 Impact on neighbours

The proposal would not have any detrimental impact on the amenity neighbouring halls of residence and there are no other residential properties nearby.

7.09 Living conditions for future occupiers

The proposal relates to an educational building within Brunel University. As such there are no future residential occupiers to consider.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The proposal seeks the installation of a new area of hardstanding in order to enable easier deliveries to an existing educational building at Brunel University and accessed via the Universities internal roads. It is not considered that the proposal would have any implications with regard to traffic generation, cycle parking or car parking.

The location of the proposed roller shutter and hardstanding is considered to be acceptable in terms of high way and pedestrian safety.

7.11 Urban design, access and security

Issues of design are addressed elsewhere within this report. The proposal would not raise any access or security issues.

7.12 Disabled access

The proposed hardstanding does not raise any concerns regarding inclusive or accessible design.

7.13 Provision of affordable & special needs housing

The proposal relates to works to an existing educational building and the provision of affordable or special needs housing is therefore not considered to be relevant.

7.14 Trees, landscaping and Ecology

There are no trees or other landscape features of merit which would be impacted on by the proposal. The proposed area of concrete hardstanding is small when considered in the context of the existing hardstanding areas surrounding the building and the proposal would maintain a significant level of the existing grass located to the south of the building.

It is considered that the proposal would maintain an appropriate landscape setting having regard to the surrounding context and would comply with Policy BE38 of the Saved Policies UDP.

7.15 Sustainable waste management

The proposal would not impact on the existing waste and recycling management arrangements serving Tower C.

7.16 Renewable energy / Sustainability

The application is not of a scale of type which would necessitate measures to reduce carbon dioxide emissions.

Accordingly, the proposal is considered to comply with Policies 4A.1, 4A.3 and 4A.7 of the London Plan in addition to other policies within section 4A.

7.17 Flooding or Drainage Issues

The application site is not located within a Flood risk zone. Having regard to the level of existing hardstanding in the vicinity, which is served by traditional drainage techniques and the amount of soft landscaping which would be retained to the south of the proposed hardstanding, it is not considered that the amount of additional hardstanding proposed is

sufficient to require any measures relating to flood risk or sustainable urban drainage, the proposal is therefore considered to comply with Policies OE8 and OE9 of the Saved Policies UDP and Policy 4A.14 of the London Plan.

7.18 Noise or Air Quality Issues

It is not considered that the proposal to provide an additional area of hardstanding to the existing building would have any detrimental impacts on air quality or the noise environment.

7.19 Comments on Public Consultations

None.

7.20 Planning obligations

The proposal is not of a nature which would necessitate the provision of planning obligations.

7.21 Expediency of enforcement action

Not applicable.

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

10. CONCLUSION

The application seeks to install a new area of concrete hardstanding adjacent to the southern elevation of Tower C, a locally listed building within Brunel University utilised by the Universities Engineering Department.

Tower C is scheduled within the Council's Local List, however similar alterations have taken place in the past and the Council's Conservation Officer raises no objection to the installation of the proposed hardstanding adjacent to the building.

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The proposal is also considered acceptable in terms of highways safety.

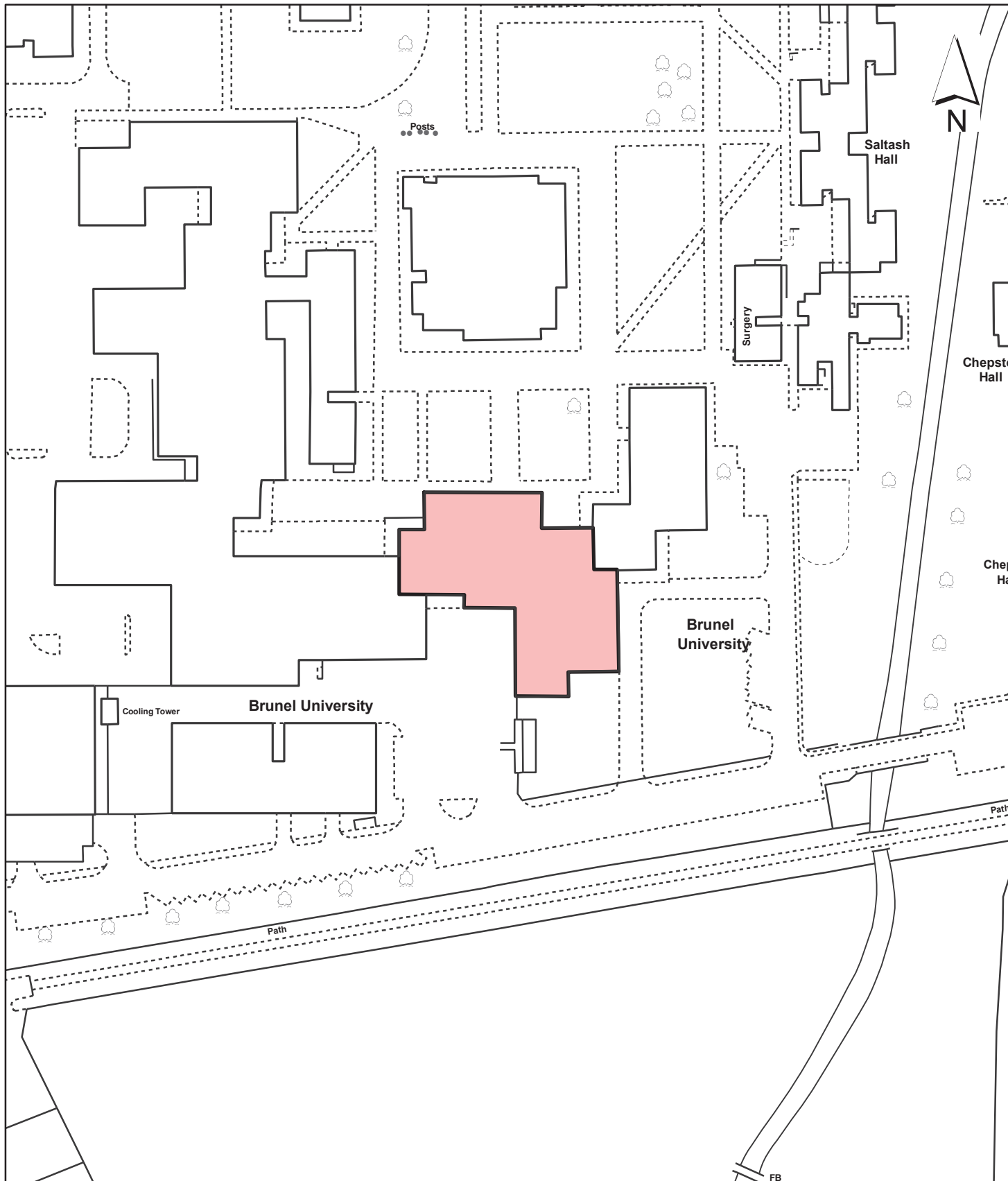
Accordingly, the application is recommended for approval subject to conditions.

11. Reference Documents

Saved Policies UDP (September 2008)
London Plan (July 2011)

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Notes



Site boundary

For identification purposes only.

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Site Address

Brunel University (Tower C)
Kingston Lane
Hillingdon

Planning Application Ref:

532/APP/2010/2391

Planning Committee

Central and South

Scale

1:1,250

Date

July
2011

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