



HILLINGDON
LONDON



North Planning Committee

Date: THURSDAY, 4 APRIL 2019

Time: 8.00 PM, OR UPON THE
RISING OF THE MAJOR
APPLICATIONS PLANNING
COMMITTEE, WHICHEVER
IS LATEST

Venue: COMMITTEE ROOM 5 -
CIVIC CENTRE, HIGH
STREET, UXBRIDGE

**Meeting
Details:** Members of the Public and
Media are welcome to attend.
This meeting may also be
broadcast live.

To Councillors on the Committee

Councillor Edward Lavery (Chairman)
Councillor Duncan Flynn (Vice-Chairman)
Councillor Scott Farley
Councillor Martin Goddard
Councillor Becky Haggard
Councillor Henry Higgins
Councillor John Oswell
Councillor Robin Sansarpuri
Councillor Steve Tuckwell

This Agenda is available online at:
www.hillingdon.gov.uk or use a smart phone
camera and scan the code below:



Published: Wednesday, 27 March 2019

Contact: Liz Penny

Tel: 01895 250185

Email: epenny@hillingdon.gov.uk

Putting our residents first

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
Phase II, Civic Centre, High Street, Uxbridge, UB8 1UW

Useful information for residents and visitors

Watching & recording this meeting

You can watch the public part of this meeting on the Council's YouTube channel, live or archived after the meeting. Residents and the media are also welcome to attend in person, and if they wish, report on the public part of the meeting. Any individual or organisation may record or film proceedings as long as it does not disrupt proceedings.

Watch a **LIVE** broadcast of this meeting on the Council's YouTube Channel: *Hillingdon London*

Those attending should be aware that the Council will film and record proceedings for both official record and resident digital engagement in democracy.



It is recommended to give advance notice of filming to ensure any particular requirements can be met. The Council will provide seating areas for residents/public, high speed WiFi access to all attending and an area for the media to report. The officer shown on the front of this agenda should be contacted for further information and will be available to assist.

When present in the room, silent mode should be enabled for all mobile devices.

Travel and parking

Bus routes 427, U1, U3, U4 and U7 all stop at the Civic Centre. Uxbridge underground station, with the Piccadilly and Metropolitan lines, is a short walk away. Limited parking is available at the Civic Centre. For details on availability and how to book a parking space, please contact Democratic Services.

Please enter from the Council's main reception where you will be asked to sign-in and then directed to the Committee Room.

Accessibility

For accessibility options regarding this agenda please contact Democratic Services. For those hard of hearing an Induction Loop System is available for use.

Emergency procedures

If there is a FIRE, you will hear a continuous alarm. Please follow the signs to the nearest FIRE EXIT and assemble on the Civic Centre forecourt.

Lifts must not be used unless instructed by a Fire Marshal or Security Officer. In the event of a SECURITY INCIDENT, follow instructions issued via the tannoy, a Fire Marshal or a Security Officer. Those unable to evacuate using the stairs, should make their way to the signed refuge locations.



A useful guide for those attending Planning Committees

Petitions, Speaking and Councillors

Petitions – Those who have organised a petition of 20 or more people who live in the Borough, can speak at a Planning Committee in support of or against an application. Petitions must be submitted in writing to the Council in advance of the meeting. Where there is a petition opposing a planning application there is also the right for the applicant or their agent to address the meeting for up to 5 minutes. The Chairman may vary speaking rights if there are multiple petitions

Ward Councillors – There is a right for local councillors to speak at Planning Committees about applications in their Ward.

Committee Members – The planning committee is made up of the experienced Councillors who meet in public every three weeks to make decisions on applications.

How the meeting works

The Planning Committees consider the more complex or controversial proposals for development and also enforcement action.

Applications for smaller developments such as householder extensions are generally dealt with by the Council's planning officers under delegated powers.

An agenda is prepared for each meeting, which comprises reports on each application

Reports with petitions will normally be taken at the beginning of the meeting.

The procedure will be as follows:-

1. The Chairman will announce the report;
2. The Planning Officer will introduce it; with a presentation of plans and photographs;
3. If there is a petition(s), the petition organiser will speak, followed by the agent/applicant followed by any Ward Councillors;
4. The Committee may ask questions of the petition organiser or of the agent/applicant;
5. The Committee discuss the item and may seek clarification from officers;
6. The Committee will vote on the recommendation in the report, or on an alternative recommendation put forward by a Member of the Committee, which has been seconded.

How the Committee makes decisions

The Committee must make its decisions by having regard to legislation, policies laid down by National Government, by the Greater London Authority – under 'The London Plan' and Hillingdon's own planning policies. The Committee must also make its decision based on material planning considerations and case law and material presented to it at the meeting in the officer's report and any representations received.

Guidance on how Members of the Committee must conduct themselves when dealing with planning matters and when making their decisions is contained in the 'Planning Code of Conduct', which is part of the Council's Constitution.

When making their decision, the Committee cannot take into account issues which are not planning considerations such as the effect of a development upon the value of surrounding properties, nor the loss of a view (which in itself is not sufficient ground for refusal of permission), nor a subjective opinion relating to the design of the property. When making a decision to refuse an application, the Committee will be asked to provide detailed reasons for refusal based on material planning considerations.

If a decision is made to refuse an application, the applicant has the right of appeal against the decision. A Planning Inspector appointed by the Government will then consider the appeal. There is no third party right of appeal, although a third party can apply to the High Court for Judicial Review, which must be done within 3 months of the date of the decision.

Agenda

10 **Mount Vernon Hospital, Rickmansworth Road, Northwood -**

3807/APP/2019/286

Replacement and upgrade of the mechanical ventilation system serving the Radio pharmacy with associated screening

Pages 1-12, 19-26

Recommendation: Approval

11 **Mount Vernon Hospital, Rickmansworth Road, Northwood -**

3807/APP/2019/287

Replacement and upgrade of the mechanical ventilation system serving the Radio pharmacy (Application for Listed Building Consent)

Recommendation: Approval

Pages 13-18, 27-28

PART I - Plans for North Planning Committee - Agenda B - pages 19 - 28

Report of the Head of Planning, Transportation and Regeneration

Address MOUNT VERNON HOSPITAL RICKMANSWORTH ROAD NORTHWOOD

Development: Replacement and upgrade of the mechanical ventilation system serving the Radiopharmacy with associated screening.

LBH Ref Nos: 3807/APP/2019/286

Drawing Nos: Operational Justification
Planning Statement
712MV01 Topographical Survey
712MV200 Existing Elevations
MV-201 Site Layout Plan and Building Key
200 Rev. P1 Proposed Elevations
18372 Design and Access Statement (January 2019)
100 Rev. T1 Block Plan Existing
101 Rev. T1 Proposed Plan and Elevation
Covering Letter (25 January 2019)

Date Plans Received: 25/01/2019 **Date(s) of Amendment(s):**

Date Application Valid: 25/01/2019

Reason for Urgency

In order to avoid delay to urgent equipment upgrades required at the hospital.

1. SUMMARY

This application seeks permission for the replacement and upgrade of the failing air conditioning and ventilation units serving the Radiopharmacy and the extension of the existing fence enclosure as screening. The proposed development is considered acceptable in principle and with regard to its impact on the Green Belt, Listed Building, character of the area, impact on neighbours, traffic, car parking, air quality, contamination and landscaping. Subject to conditions, this application is recommended for approval.

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 MV-201 Site Layout Plan and Building Key, 100 Rev. T1 Block Plan Existing, 712MV200 Existing Elevations, 712MV01 Topographical Survey, 101 Rev. T1 Proposed Plan and Elevation, 200 Rev. P1 Proposed Elevations and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the London Plan (March 2016).

3 NONSC Material Sample

Prior to the installation of the timber screen, a sample of the wood with the woodstain finish for the enclosure shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken and maintained in accordance with the approved materials and finishes.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE10 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

4 NONSC Noise

The external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 5dBA, by 10 dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

REASON

To safeguard the amenity of the surrounding area in accordance with Policy OE1 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

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.

NPPF- 12	NPPF-12 2018 - Achieving well-designed places
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment
LPP 7.8	(2016) Heritage assets and archaeology
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
BE8	Planning applications for alteration or extension of listed buildings
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
OE1	Protection of the character and amenities of surrounding properties and the local area
OE2	Assessment of environmental impact of proposed development

3 170 LBH worked applicant in a positive & proactive (Granting)

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

4

The facility should comply with the Environmental Permitting Regulations 2016, the Carriage of Dangerous Goods Regulations 2009, the Ionising Radiations Regulations 2017 and the Ionising Radiations (Medical Exposure) Regulations 2017.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located immediately next to and on the east side of the Radiopharmacy of Mount Vernon Hospital, a Grade II Listed Building. The site is situated to the north of the Hospital Chapel, a Grade II Listed Building, and is by a car park on the east side of the application site. The site is subject to potentially contaminated land and is designated as part of the Green Belt.

3.2 Proposed Scheme

This application seeks permission for the replacement and upgrade of the failing air conditioning and ventilation units serving the Radiopharmacy and extension of the existing enclosure with 2.4 metre high timber boarded fencing as screening. The proposed section of fencing would replace the existing bin storage area and would measure approximately 9 metres in length on 'elevation b' and 3.7 metres in length on 'elevation c'.

3.3 Relevant Planning History

Comment on Relevant Planning History

None.

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.HE1 (2012) Heritage
- PT1.CI1 (2012) Community Infrastructure Provision

Part 2 Policies:

- NPPF- 12 NPPF-12 2018 - Achieving well-designed places
- NPPF- 16 NPPF-16 2018 - Conserving & enhancing the historic environment
- LPP 7.8 (2016) Heritage assets and archaeology
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- BE8 Planning applications for alteration or extension of listed buildings
- 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
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE2 Assessment of environmental impact of proposed development

5. Advertisement and Site Notice

- 5.1 Advertisement Expiry Date:- **22nd February 2019**
- 5.2 Site Notice Expiry Date:- **25th February 2019**

6. Consultations

External Consultees

Letters were sent to neighbouring properties, a site notice was erected and an advert was posted in the local paper. All consultations expired on the 06/03/2019. No comments were received from members of the public.

ENVIRONMENT AGENCY

No comment.

Internal Consultees

TREES AND LANDSCAPING OFFICER:

This site is occupied mechanical ventilation equipment, partly screened by chevron patterned timber fencing on the east side of the Medical Physics building. The site is adjacent to one of the hospital estate roads. There are no TPO's or Conservation Area designations affecting the site and no soft landscaping.

COMMENT The proposal involves the replacement of the plant and an extension of the chevron patterned timber screen. There is no space / opportunity for soft landscape screening due to the

roadside location. The D&AS refers to the intention to stain the fence in a colour / product yet to be specified.

RECOMMENDATION: No objection.

CONTAMINATION OFFICER:

I understand the proposed works involve replacement of an existing air handling unit with a new, longer unit that is to extend into an area of hard-standing which currently provides space for storage of waste bins.

Therefore, I have no objection and no comment to make concerning land contamination matters.

I further understand the radiopharmacy is regulated under Environmental Permitting (EP) and has a permit from the Environment Agency to purchase, accumulate and dispose of radioactive materials and waste. Therefore, because of the EP the Environment Agency will likely have an interest in this application.

CASE OFFICER COMMENT:

The Environment Agency have been consulted but have not provided a consultation response. The supporting documentation states that the facility has a permit from the Environment Agency to purchase, accumulate and dispose of radioactive materials and waste. The facility is controlled under the Environmental Permitting Regulations 2016, the Carriage of Dangerous Goods Regulations 2009, the Ionising Radiations Regulations 2017 and the Ionising Radiations (Medical Exposure) Regulations 2017.

SUSTAINABILITY OFFICER:

Matters relating to the management of radioactive waste fall to an existing environmental permit regulated by the Environment Agency. The Agency has raised no in principle concerns related to the proposed development and this permit. Consequently, there are no material planning concerns relevant to this application and the matters covered by the permit

CONSERVATION AND URBAN DESIGN OFFICER:

Mount Vernon Hospital was listed grade II in February 1990. The building was designed by FL Wheeler and erected in 1902-4 in the Edwardian Free style. The application seeks consent to upgrade the mechanical ventilation system serving the Radiopharmacy.

The area affected by the proposals already contains two enclosures one for the existing mechanical ventilation system and the other that screens a bin store. The enclosures are located at the eastern end of the Nuclear Medicine building and comprise timber cladding that detracts from the setting of the listed building.

The air handling unit supplies clean filtered air to the Radiopharmacy and is a critical item of equipment. In recent months this equipment has failed on two occasions so is in urgent need of repair requiring upgraded equipment and a slightly larger compound.

It is proposed that the existing 2.4m fence, that encloses the existing equipment, will be extended to screen the additional ventilation plant. The new plant is lower, but because it covers a larger area the enclosure will need to be enlarged by another 4 metres.

The new equipment will connect to the existing within the building and will not require any new holes

to be formed in the external wall of the listed building.

Although the enclosure and plant would have a negative impact on the setting of the hospital building it is acknowledged that it will not impact on its principal formal elevation being located on one of the lesser elevations. It is also acknowledged that the screen and external plant could be removed at a later date and that the land and building could be restored back to its former state. The proposals are considered to cause less than substantial harm to the listed building's setting as set out within the NPPF. This has to be weighed against the public benefits of the scheme which has been clearly argued and presented within the application. The public benefits outweigh the harm that would result from the works and the proposals could, therefore, be supported in this instance.

The grade II* listed chapel further to the east of the main hospital building is of a sufficient distance away from the proposed extended enclosure that its setting will not be adversely affected by the proposals.

RECOMMENDATION: Grant listed building consent with conditions requesting samples of the timber cladding and woodstain finish to be agreed in writing by the LPA.

ENVIRONMENTAL PROTECTION UNIT OFFICER:

Condition: The external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 5dBA, by 10 dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

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

WASTE STRATEGY OFFICER:

Satisfactory for waste and recycling requirements as there are other suitable storage areas on the wider site and all waste is managed by on site personnel.

AIR QUALITY OFFICER:

I have evaluated the application and have no reservations for air quality.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy CI1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) requires that community and social infrastructure is provided in Hillingdon to cater for the needs of the existing community and future populations by supporting the retention and enhancement of existing community facilities.

The proposed replacement and upgrade of the air conditioning and ventilation system is required to supply clean filtered air to the Radiopharmacy. It is noted in the submission that the existing system has failed and its replacement is required to maintain the Manufacturer's Specials Licence issued by the Medicines and Healthcare Products Regulatory Agency in order to comply with Good Manufacturing Practice. It is acknowledged that there are no other radiopharmacies within North West London or the Home Counties with the capacity to supply the eight hospitals supplied from Mount Vernon Hospital.

The proposed works are considered to enhance the existing community facility in order to cater for the needs of existing communities and future populations. The proposal is therefore considered to accord with Policy CI1.

7.02 Density of the proposed development

Not relevant to the consideration of this application.

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

Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) will only permit applications to alter or extend listed buildings if no damage is caused to the historic structures and additions should be in keeping with other parts of the building and any new external or internal features should harmonise with their surroundings.

Policy BE10 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that planning permission or Listed Building Consent will not normally be granted for proposal which are considered detrimental to the setting of a Listed Building. This is supported by Policy 7.8 of the London Plan (March 2016).

The proposed ventilation unit is larger in footprint than the existing unit but is lower in height. The proposal would also extend the existing fencing enclosure with a 2.4 metre high timber boarded fence. This would extend 9 metres in length on 'elevation b' and 3.7 metres in length on 'elevation c' and would completely screen the proposed unit.

As stated by the Council's Conservation Officer, the proposal would have a negative impact on the setting of the hospital building but it is acknowledged that it would not impact on its principal formal elevation. The proposals are considered to cause less than substantial harm to the listed building's setting as set out within the National Planning Policy Framework (February 2019). It is also considered that the public benefits of the proposal would outweigh the harm that would result from the works. The proposed development is not, therefore, considered contrary to Policies BE8 and BE10 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.04 Airport safeguarding

Not relevant to the consideration of this application.

7.05 Impact on the green belt

Paragraph 145 of the National Planning Policy Framework (NPPF) (February 2019) states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this include limited infilling or complete redevelopment of previously developed land, which would not have a greater impact on the openness of the Green Belt than the existing development.

Policy OL4 of the Local Plan: Part 2 - Saved UDP Policies (November 2012) states that the Local Planning Authority will only permit the replacement or extension of buildings within the Green Belt if:

- (i) The development would not result in any disproportionate change in the bulk and character of the original building;
- (ii) The development would not significantly increase the built up appearance of the site;
- (iii) Having regard to the character of the surrounding area the development would not injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated.

The proposed ventilation unit would be slightly larger than the existing unit but would be screened such that the impact on the Green Belt would not be considered detrimental. The proposal would not be disproportionate, significantly increase the built up appearance of the

site or injure the visual amenities of the Green Belt. As such, the proposal is considered acceptable within the Green Belt and accords with Policy OL4 and the National Planning Policy Framework (February 2019).

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the Local Planning Authority considers it desirable to retain or enhance.

Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that proposals for alterations and extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original building.

The proposed ventilation unit is larger in footprint than the existing unit but is lower in height. The proposal would also extend the existing fencing enclosure with a 2.4 metre high timber boarded fence. This would extend 9 metres in length on 'elevation b' and 3.7 metres in length on 'elevation c' and would completely screen the proposed unit. As such, the proposed development is considered to complement the existing aesthetic, in compliance with Policies BE13 and BE15 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

Policy OE1 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that planning permission will not normally be granted for uses and associated structures which are, or are likely to become, detrimental to the character or amenities of surrounding properties or the area generally, because of:

"(i) The siting or appearance;

(ii) The storage or display of vehicles, goods, equipment or other merchandise;

(iii) Traffic generation and congestion;

(iv) Noise and vibration or the emission of dust, smell or other pollutants, unless sufficient measures are taken to mitigate the environmental impact of the development and ensure that it remains acceptable."

Policy OE3 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact is mitigated within the acceptable levels by engineering, lay-out or administrative measures.

The proposed ventilation system is to be screened by timber boarded fencing and the impact on the character and amenities of the hospital are considered in the 'Impact on Street Scene' section of the report. Given the location and nature of the proposed development, it is not considered that the proposal would have detrimental impacts in terms of traffic generation or congestion. As stated by the Council's Environmental Protection Unit Officer, the proposal is acceptable subject to a condition controlling noise. As such, the proposal is not considered contrary to Policy OE1 and OE3.

7.09 Living conditions for future occupiers

Not relevant to the consideration of this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Not relevant to the consideration of this application.

7.11 Urban design, access and security

Urban design is addressed in the 'Impact on Street Scene' section of the report.

ACCESS & SECURITY

Not relevant to the consideration of this application.

7.12 Disabled access

Not relevant to the consideration of this application.

7.13 Provision of affordable & special needs housing

Not relevant to the consideration of this application.

7.14 Trees, Landscaping and Ecology

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development proposals will be expected to retain and utilise topographical and landscape features of merit and provide new planting and landscaping wherever it is appropriate. Planning applicants for planning consent will be required to provide an accurate tree survey showing the location, height, spread and species of all trees where their proposals would affect any existing trees.

There are no Tree Preservation Order's or Conservation Area designations affecting the site. As stated by the Council's Trees and Landscaping Officer, there is no space or opportunity for soft landscape screening due to the roadside location. As such, the proposal is not considered contrary to Policy BE38.

7.15 Sustainable waste management

Through further correspondence, it has been clarified that the bin storage area adjacent to the plant is not particularly well used and other bin storage areas would be used as a result of its removal.

7.16 Renewable energy / Sustainability

Not relevant to the consideration of this application.

7.17 Flooding or Drainage Issues

Not relevant to the consideration of this application.

7.18 Noise or Air Quality Issues

Please see the 'Impact on Neighbours' section of the report.

7.19 Comments on Public Consultations

7.20 Planning Obligations

Not relevant to the consideration of this application.

7.21 Expediency of enforcement action

Not relevant to the consideration of this application.

7.22 Other Issues

CONTAMINATION

The application site is subject to potentially contaminated land. The nature of the proposed works is not likely to disturb such land and, as stated by the Council's Contamination Officer, there is no objection to the proposed development.

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.

10. CONCLUSION

In conclusion, the proposed replacement and upgrade of the ventilation system and associated fencing is considered acceptable in principle and with regard to its impact on the Listed Building, character of the area, impact on neighbours, traffic, car parking, air quality, contamination and landscaping. As such, the proposal is recommended for approval.

11. Reference Documents

National Planning Policy Framework (February 2019)

The London Plan (March 2016)

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)

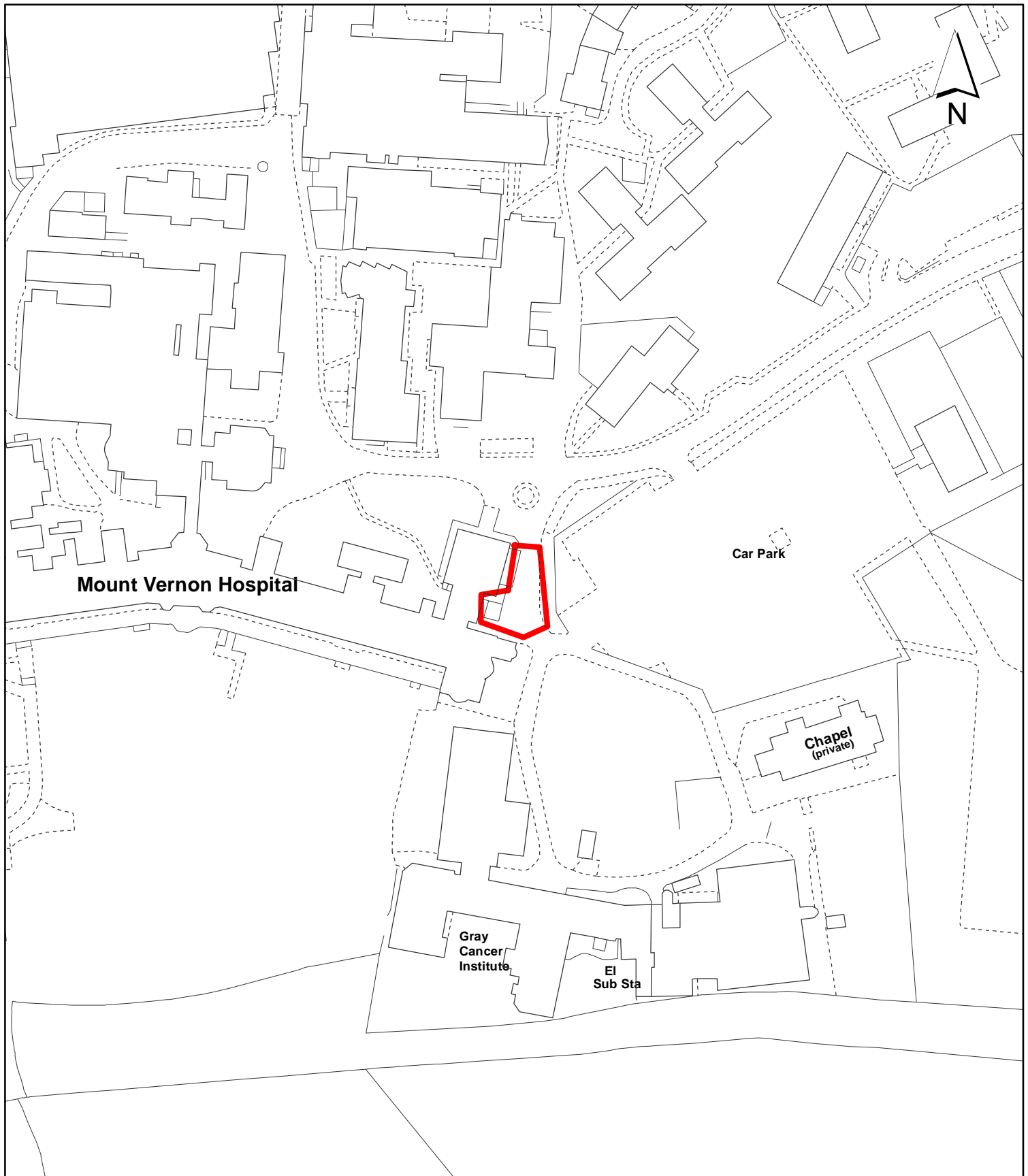
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)

Emerging Hillingdon Local Plan: Part 2 - Development Management Policies (October 2015)

Hillingdon Design and Accessibility Statement: Accessible Hillingdon (December 2008)

Contact Officer: Michael Briginshaw

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
 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.
 © Crown copyright and database rights 2018 Ordnance Survey 100019283

Site Address:

**Mount Vernon Hospital
 Mickmansworth Road
 Northwood**

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

Planning Application Ref:

3807/APP/2019/286

Scale:

1:1,250

Planning Committee:

North Page 12

Date:

April 2019



HILLINGDON
 LONDON

Report of the Head of Planning, Transportation and Regeneration

Address MOUNT VERNON HOSPITAL RICKMANSWORTH ROAD NORTHWOOD

Development: Replacement and upgrade of the mechanical ventilation system serving the Radiopharmacy (Application for Listed Building Consent).

LBH Ref Nos: 3807/APP/2019/287

Drawing Nos: 18372 Design and Access Statement (January 2019)
Operational Justification
Planning Statement
712MV01 Topographical Survey
712MV200 Existing Elevations
MV-201 Site Layout Plan and Building Key
200 Rev. P1 Proposed Elevations
100 Rev. T1 Block Plan Existing
101 Rev. T1 Proposed Plan and Elevation
Covering Letter (25 January 2019)

Date Plans Received: 25/01/2019

Date(s) of Amendment(s):

Date Application Valid: 25/01/2019

REASON FOR URGENCY

In order to avoid delay to urgent equipment upgrades required at the hospital.

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located immediately next to and on the east side of the Radiopharmacy of Mount Vernon Hospital, a Grade II Listed Building. The site is situated to the north of the Hospital Chapel, a Grade II Listed Building, and is by a car park on the east side of the application site. The site is subject to potentially contaminated land and is designated as part of the Green Belt.

1.2 Proposed Scheme

This application seeks Listed Building Consent for the replacement and upgrade of the failing air conditioning and ventilation units serving the Radiopharmacy and extension of the existing enclosure with 2.4 metre high timber boarded fencing as screening. The proposed section of fencing would replace the existing bin storage area and would measure approximately 9 metres in length on 'elevation b' and 3.7 metres in length on 'elevation c'.

1.3 Relevant Planning History Comment on Planning History

None.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 22nd February 2019

2.2 Site Notice Expiry Date:- Not applicable

3. **Comments on Public Consultations**

EXTERNAL CONSULTATION

Letters were sent to neighbouring properties, a site notice was erected and an advert was posted in the local paper. All consultations expired on the 06/03/2019.

INTERNAL CONSULTATION

Urban Design and Conservation Officer:

Mount Vernon Hospital was listed grade II in February 1990. The building was designed by FL Wheeler and erected in 1902-4 in the Edwardian Free style. The application seeks consent to upgrade the mechanical ventilation system serving the Radiopharmacy.

The area affected by the proposals already contains two enclosures one for the existing mechanical ventilation system and the other that screens a bin store. The enclosures are located at the eastern end of the Nuclear Medicine building and comprise timber cladding that detracts from the setting of the listed building.

The air handling unit supplies clean filtered air to the Radiopharmacy and is a critical item of equipment. In recent months this equipment has failed on two occasions so is in urgent need of repair requiring upgraded equipment and a slightly larger compound.

It is proposed that the existing 2.4m fence, that encloses the existing equipment, will be extended to screen the additional ventilation plant. The new plant is lower, but because it covers a larger area the enclosure will need to be enlarged by another 4 metres.

The new equipment will connect to the existing within the building and will not require any new holes to be formed in the external wall of the listed building. Although the enclosure and plant would have a negative impact on the setting of the hospital building it is acknowledged that it will not impact on its principal formal elevation being located on one of the lesser elevations. It is also acknowledged that the screen and external plant could be removed at a later date and that the land and building could be restored back to its former state.

The proposals are considered to cause less than substantial harm to the listed building's setting as set out within the NPPF. This has to be weighed against the public benefits of the scheme which has been clearly argued and presented within the application. The public benefits outweigh the harm that would result from the works and the proposals could, therefore, be supported in this instance.

The grade II* listed chapel further to the east of the main hospital building is of a sufficient distance away from the proposed extended enclosure that its setting will not be adversely affected by the proposals.

RECOMMENDATION: Grant listed building consent with conditions requesting samples of the timber cladding and woodstain finish to be agreed in writing by the LPA.

Case Officer Comment:

It is noted that conditions requesting samples of the timber cladding and woodstain finish are to be added to the full planning application reference 3807/APP/2019/286.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.HE1 (2012) Heritage
- PT1.BE1 (2012) Built Environment
- PT1.CI1 (2012) Community Infrastructure Provision

Part 2 Policies:

- NPPF- 16 NPPF-16 2018 - Conserving & enhancing the historic environment
- LPP 7.8 (2016) Heritage assets and archaeology
- BE8 Planning applications for alteration or extension of listed buildings
- BE15 Alterations and extensions to existing buildings

5. MAIN PLANNING ISSUES

The main planning issues relate to the impact the proposed works would have on the character and appearance of the Grade II Listed Building.

LAND USE

The works proposed relate to a replacement and upgrade of an existing ventilation system and are acceptable in principle subject to meeting the requirements of all other planning policies.

DESIGN

Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) will only permit applications to alter or extend listed buildings if no damage is caused to the historic structures and additions should be in keeping with other parts of the building and any new external or internal features should harmonise with their surroundings.

Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that proposals for alterations and extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original building.

The proposed ventilation unit is larger in footprint than the existing unit but is lower in height. The proposal would also extend the existing fence enclosure with a 2.4 metre high timber boarded fence. This would extend 9 metres in length on 'elevation b' and 3.7 metres in length on 'elevation c' and would completely screen the proposed unit.

As stated by the Council's Conservation Officer, the proposal would have a negative impact on the setting of the hospital building but it is acknowledged that it would not impact on its principal formal elevation. The proposals are considered to cause less than substantial harm to the listed building's setting as set out within the National Planning Policy Framework (February 2019). It is also considered that the public benefits of the proposal would outweigh the harm that would result from the works. The proposed development is not, therefore, considered contrary to Policies BE8 and BE15 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

RECOMMENDATION: Approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 **LB1** Time Limit (3 years) - Listd Building Consent

The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

REASON

To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) 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 MV-201 Site Layout Plan and Building Key, 100 Rev. T1 Block Plan Existing, 712MV200 Existing Elevations, 712MV01 Topographical Survey, 101 Rev. T1 Proposed Plan and Elevation, 200 Rev. P1 Proposed Elevations 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 (March 2016).

3 **LB2** Making good of any damage

Any damage caused to the building in execution of the works shall be made good to the satisfaction of the Local Planning Authority within 3 months of the works being completed.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

4 **LB3** Works to building's interior

Unless specified on the approved drawings, the Local Planning Authority's agreement must be sought for the opening up of any part of the interior of the building.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance

with Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

- 1** The decision to GRANT Listed Building Consent 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** The decision to GRANT Listed Building Consent 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.

NPPF- 1 NPPF-16 2018 - Conserving & enhancing the historic environment

LPP 7.8 (2016) Heritage assets and archaeology

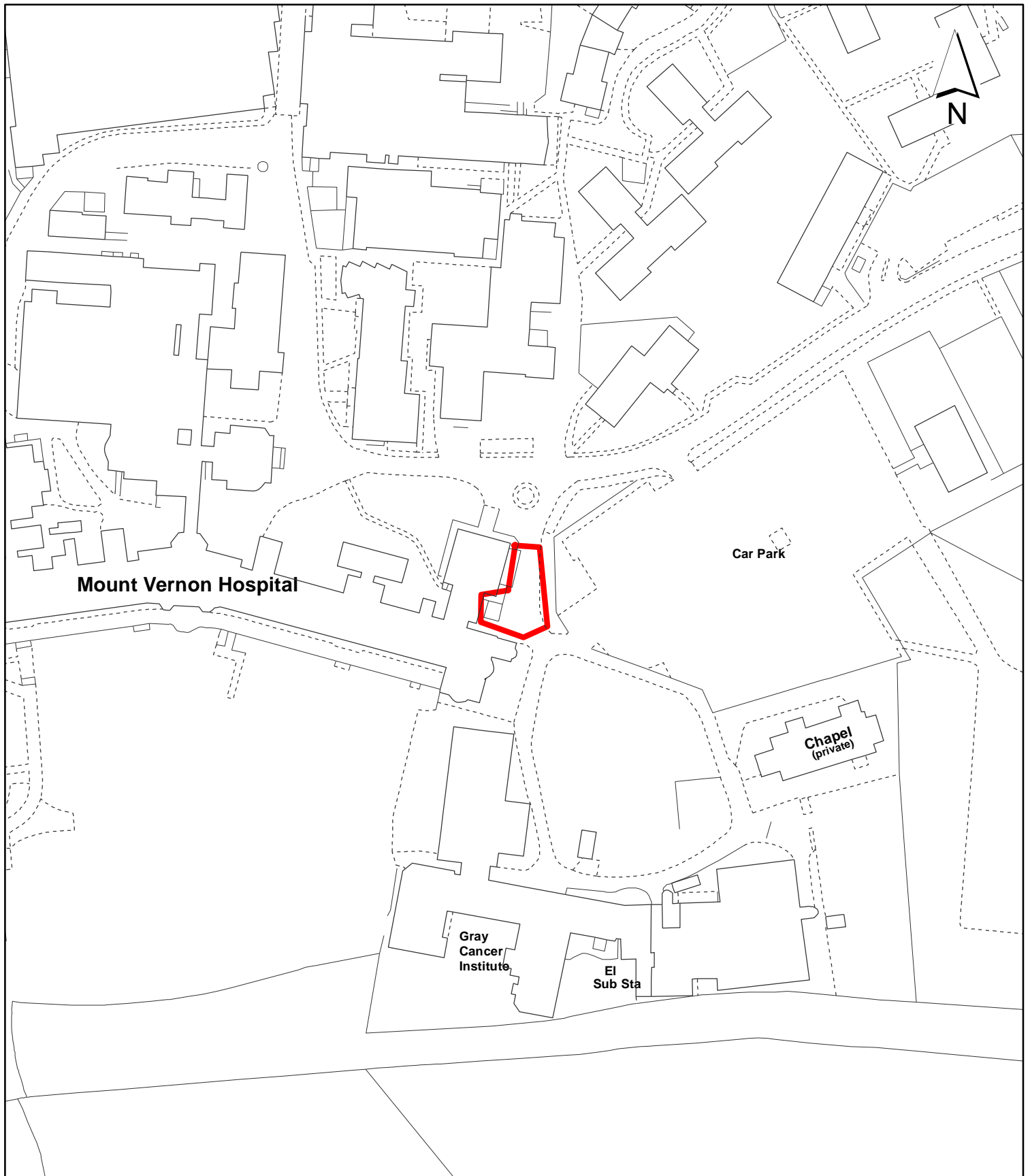
BE8 Planning applications for alteration or extension of listed buildings

BE15 Alterations and extensions to existing buildings

- 3** In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

Contact Officer: Michael Briginshaw

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
 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.
 © Crown copyright and database rights 2018 Ordnance Survey 100019283

Site Address:

**Mount Vernon Hospital
 Mickmansworth Road
 Northwood**

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

Planning Application Ref:

3807/APP/2019/287

Scale:

1:1,250

Planning Committee:

North Page 18

Date:

April 2019



HILLINGDON
 LONDON

Report of the Head of Planning, Transportation and Regeneration

Address MOUNT VERNON HOSPITAL RICKMANSWORTH ROAD NORTHWOOD

Development: Replacement and upgrade of the mechanical ventilation system serving the Radiopharmacy with associated screening.

LBH Ref Nos: 3807/APP/2019/286

Date Plans Received: 25/01/2019

Date(s) of Amendment(s):

Date Application Valid: 25/01/2019

BUILDING KEY

- 22 BISHOP'S WOOD HOSPITAL
- 25 NPT
- 35 MEDICAL BLOCK
- 36 TREATMENT CENTRE
- 41 SECOND HAND SHOP
- 43 COMFORTS FUND SHOP / MINICAB
- 44 BETTSMOUTH HALL / SOCIAL CLUB
- 49 BOILER HOUSE / OLD INCINERATOR
- 52 THE NEW RADIOLOGY BUILDING
- 53 OAK TREE RESTAURANT
- 54 ADMIN / IT
- 55 PATIENT AFFAIRS MAIN ENTRANCE
- 56 OUTPATIENTS
- 57 CRECHE / SCHOOL HOUSE
- 58 CRECHE
- 60 STAFF ACCOMMODATION - HOME 3
- 61 STAFF ACCOMMODATION - HOME 1
- 62 STAFF ACCOMMODATION - HOME 2
- 63 STAFF ACCOMMODATION - HOME 5
- 64 ESTATES / MEDNOVA
- 65 STAFF HOUSE
- 66 STAFF ACCOMMODATION - HOME 4
- 66a BUILDING 66a
- 67 POST GRAD MED CENTRE
- 68 PATH / STORES / LINEN / DENTAL UNIT
- 69 PHARMACY
- 70 PLASTER MOULD WORKSHOP
- 72 STORE
- 73 STORE
- 74 LINDA JACKSON MACALLAN CENTRE
- 79 WARD 11
- 80 WARD 10
- 82 RADIO THERAPY
- 83 RESEARCH CLINIC
- 84 MAIN BUILDING
- 85 MEDICAL PHYSICS
- 86 CHAPEL / MORTUARY / HISTOLOGY
- 87 PAUL STRICKLAND SCANNER CENTRE
- 87a PAUL STRICKLAND SCANNER CENTRE
- 88 ANNEXE TO MICHAEL SOBELL CENTRE
- 88 MICHAEL SOBELL HOUSE
- 91 FUND RAISING MICHAEL SOBELL
- 92 RADIO THERAPY
- 93 CHAPEL
- 94 CHAPEL
- 95 GREY CANCER INSTITUTE
- 96 BUILDING 96
- 97 BAXTERS PHARMACY
- 98 PHARMACY
- 99 PAUL STRICKLAND ADMINISTRATION CENTRE

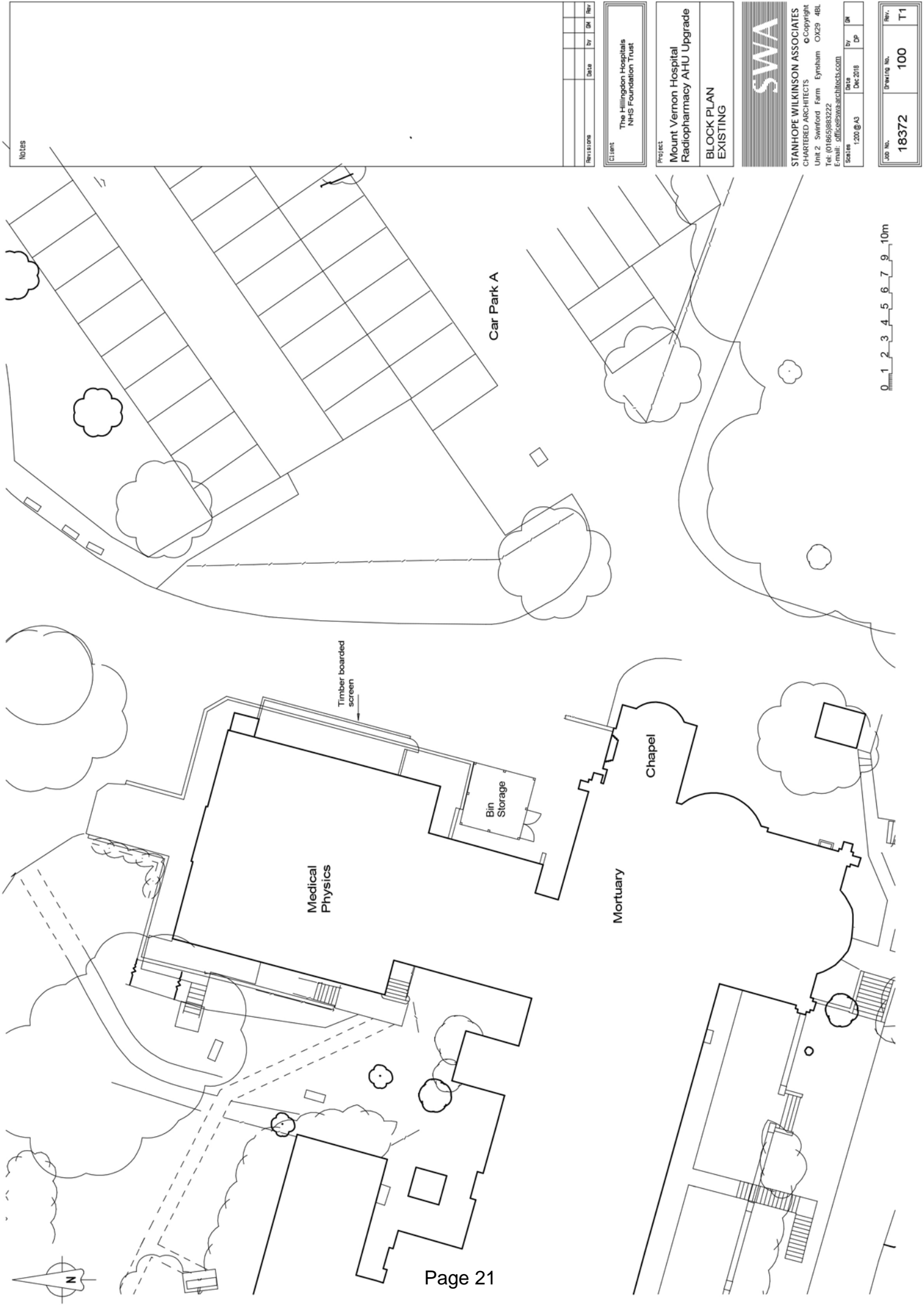


**Proposed site of new
Radiopharmacy Air Handling Unit
and Enclosure**

20/02/18	Paul Strickland Procurement added	REV H
20/06/15	White Hill road re-design	REV G
22/07/10	LAYBYE ADDED TO BLDG 64	REV E
22/07/10	BUILDING 99 ADDED	REV D
16/09/09	PHARMACY CENTRE ADDED	REV C
22/04/09	C BLOCK REMOVED	REV B
07/02/09	ASSET NO'S REVISED	REV A

MOUNT VERNON HOSPITAL	
Estates Department Rickmansworth Road Uxbridge, Middlesex UB8 3RN	
01823 626111	
Project	Mount Vernon Hospital Site Plan
Drawing	
Site Layout Plan and Building Key	
Drawn by	Scale 1:1250 @ A1
Date 23/05/02	Ctrl ref MV-201
DRG No MV-201	REV H

Stanhope Wilkinson Associates
Radiopharmacy AHU Upgrade
Project Ref. 18372



Notes

Revisions	Date	By	DA	Rev.

Client
The Hillingdon Hospitals
NHS Foundation Trust

Project
Mount Vernon Hospital
Radiopharmacy AHU Upgrade

BLOCK PLAN
EXISTING



STANHOPE WILKINSON ASSOCIATES
CHARTERED ARCHITECTS
Unit 2, Swinford Farm, Eynsham, OX29 4BL
Tel: 01865988322
Email: office@swaarchitects.com

Date	By	DA
12/02/18	DP	

Job No.	Drawing No.	Rev.
18372	100	T1



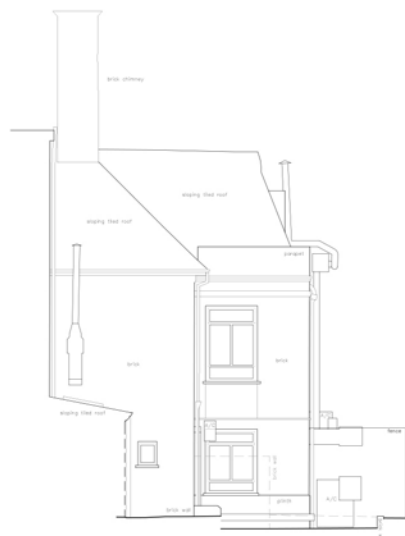
Datum: 48.00 (orbital)

Elevation A



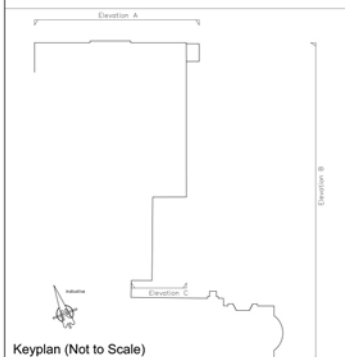
Datum: 48.00 (orbital)

Elevation B



Datum: 48.00 (orbital)

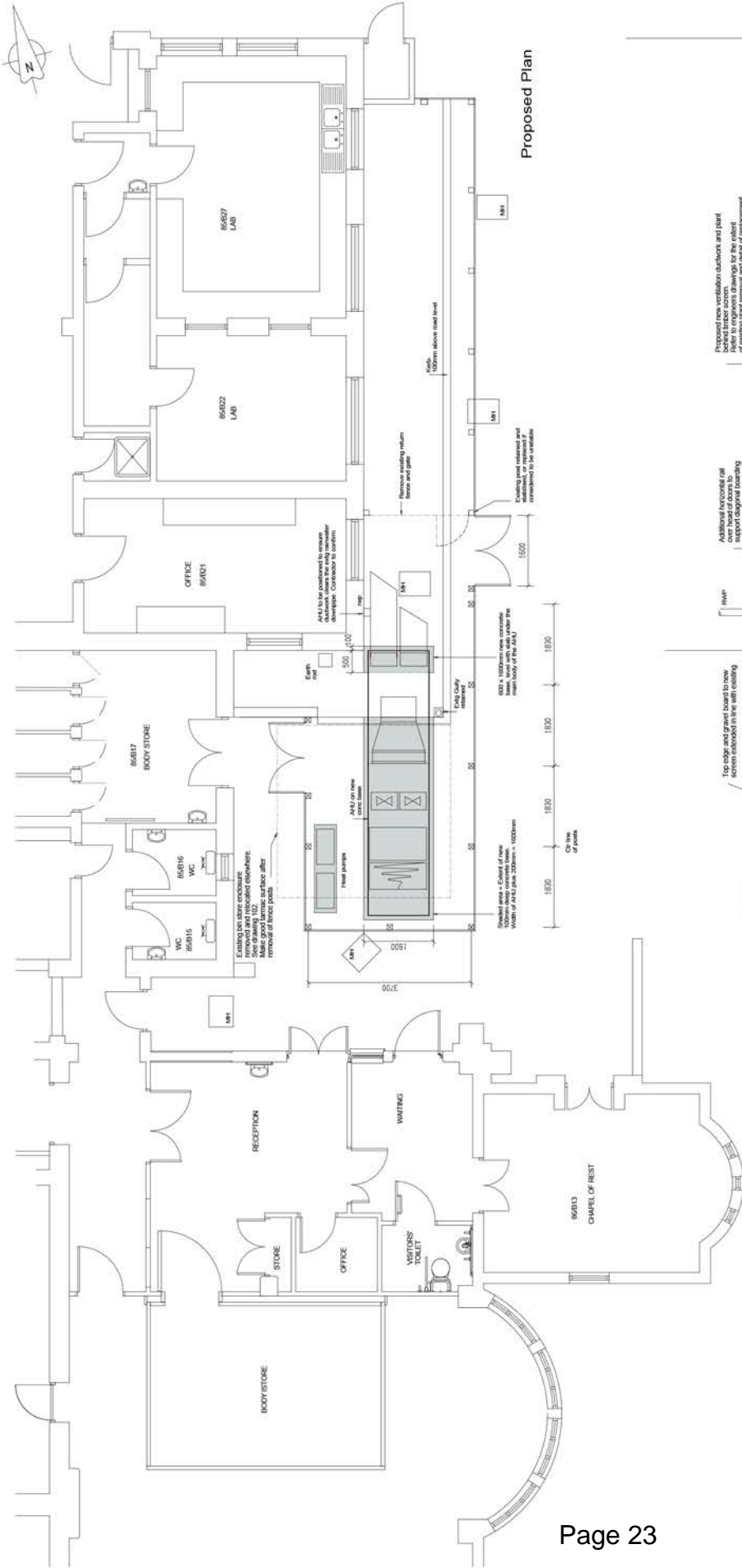
Elevation C
Page 22



NOTES:
Levels are related to an arbitrary Datum

Geomatic Surveyors	siteline Unit E, Woodside 34 Parham Drive Eastleigh SO50 4NU t: 023 8081 5081 f: 023 8081 5012 w: siteline.co.uk
HILLINGDON HOSPITAL NHS TRUST	Client
MOUNT VERNON HOSPITAL RICKMANSWORTH ROAD NORTHWOOD	Contract
ELEVATIONS (PARTIAL)	Title
712M/200 - Sheet 1 of 1	Drawing No.
JANUARY 2019	Date
1:50 (A0)	Scale
JC / JS	Surveyor

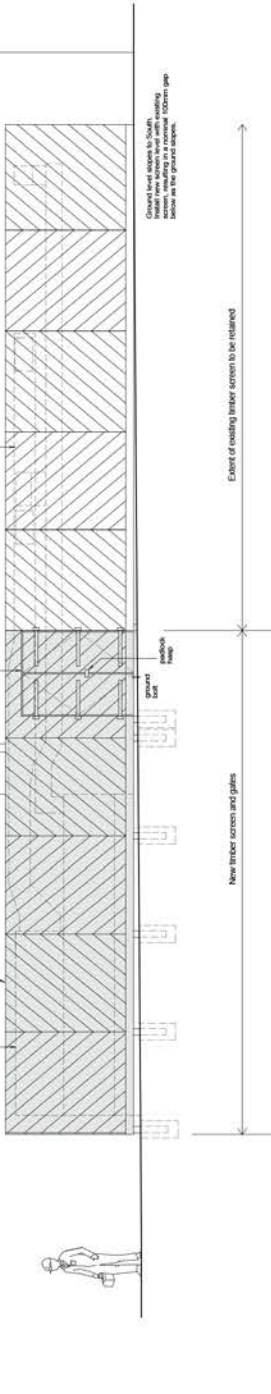




Proposed Plan

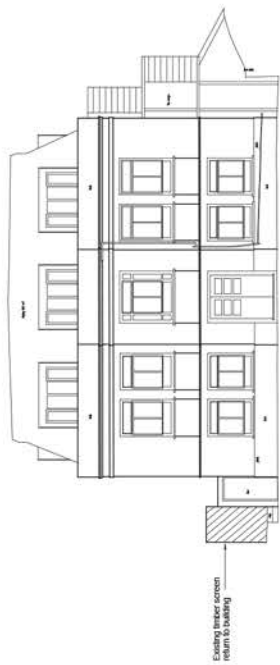
TIMBER SCREEN ENCLOSURE SPECIFICATION

- 01. TIMBER SCREEN ENCLOSURE (BS 1722)
 - 01.1. The contractor shall be responsible for providing the following minimum standard of construction:
 - Timber: Vacuum pressure treated Douglas Fir or approved softwood.
 - Diagonal Bracing: Not to 150 x 200mm square edge timber plates fixed to posts with approx. 300mm gaps.
 - Horizontal Bracing: Not to 50 x 50mm top, mid and bottom rails (notched into posts) (see coating section).
 - Posts: 120mm square heavy duty timber posts (not to be for fence rails) and self-filling concrete rails at 3000mm centres.
 - Self-filling concrete: 3000mm and to suit overall length of the new fence.
 - Post holes: Min. 700mm deep x 300mm square, and as close as 140.
- 02. GATES
 - 02.1. Gates: 200 x 100mm high double gates as shown, to fit between posts shown in drawing to match the main screen.
 - 02.2. Self-filling concrete: 3000mm and to suit overall length of the new fence.
 - 02.3. An insect compound to be hot dip galvanised to BS EN ISO 1461.
- 03. INSTALLATION GENERALLY
 - 03.1. By an experienced fencing contractor.
 - 03.2. The contractor shall be responsible for providing the following minimum standard of construction:
 - 03.3. Self-filling concrete: 3000mm and to suit overall length of the new fence.
 - 03.4. Diagonal Bracing: Not to 150 x 200mm square edge timber plates fixed to posts with approx. 300mm gaps.
 - 03.5. Horizontal Bracing: Not to 50 x 50mm top, mid and bottom rails (notched into posts) (see coating section).
 - 03.6. Posts: 120mm square heavy duty timber posts (not to be for fence rails) and self-filling concrete rails at 3000mm centres.
 - 03.7. Self-filling concrete: 3000mm and to suit overall length of the new fence.
 - 03.8. Post holes: Min. 700mm deep x 300mm square, and as close as 140.
- 04. COCCINATION
 - 04.1. Timber screen, apply two coats of exterior woodstain to all new and existing timbers.
 - 04.2. Self-filling concrete: 3000mm and to suit overall length of the new fence.
 - 04.3. Diagonal Bracing: Not to 150 x 200mm square edge timber plates fixed to posts with approx. 300mm gaps.
 - 04.4. Horizontal Bracing: Not to 50 x 50mm top, mid and bottom rails (notched into posts) (see coating section).
 - 04.5. Posts: 120mm square heavy duty timber posts (not to be for fence rails) and self-filling concrete rails at 3000mm centres.
 - 04.6. Self-filling concrete: 3000mm and to suit overall length of the new fence.
 - 04.7. Post holes: Min. 700mm deep x 300mm square, and as close as 140.



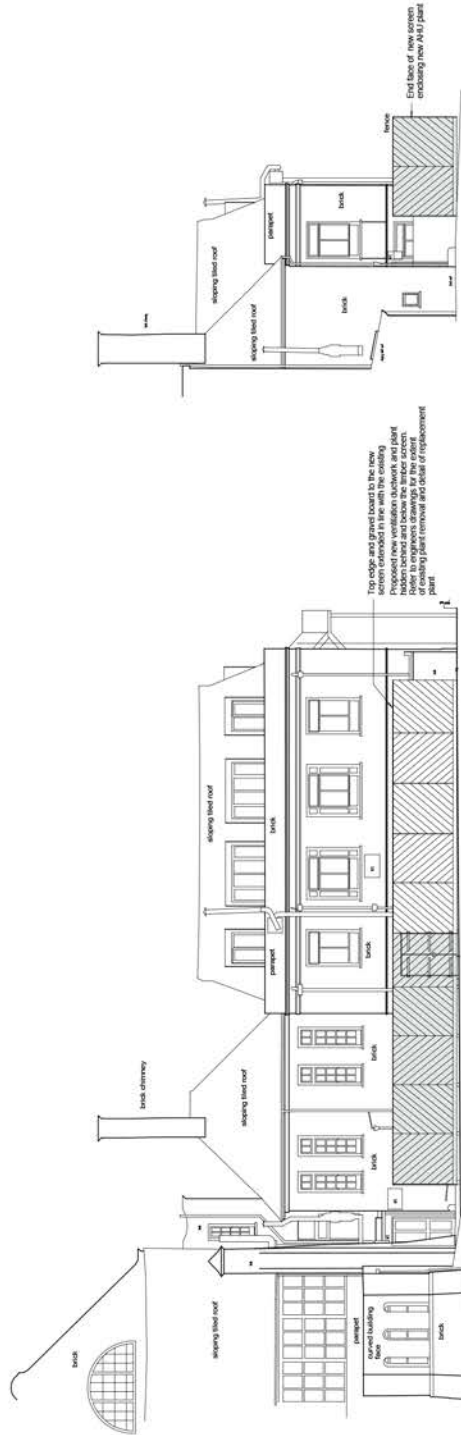
Proposed Elevation (East Facing to Road)

<p>DATE: 18/11/2018 DRAWN BY: S.L.B. CHECKED BY: S.L.B. PROJECT NO: 18322</p>	<p>18322</p>	<p>101</p>	<p>11</p>	<p>18322</p>	<p>101</p>	<p>11</p>
<p>CLIENT: The Hillington Hospitals NHS Foundation Trust</p>						
<p>PROJECT: Mount Vernon Hospital Radiopharmacy AHU Upgrade</p>						
<p>AHU INSTALLATION PROPOSED PLAN & ELEVATIONS</p>						
<p>STANHOPE WILKINSON ASSOCIATES CHARTERED ARCHITECTS Unit 2, Sverford Farm, Iynton, Gloucestershire, GL29 4BL Tel: (01865) 883222 Email: office@swaarchitects.co.uk</p>						
<p>Scale: 1:50 @ A1 Date: Dec-2018 Dp</p>						



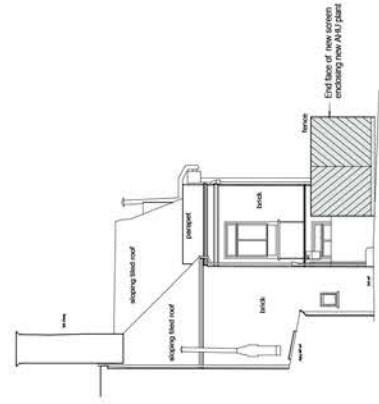
Datum 48.00 (arbitrary)

Elevation A



Datum 48.00 (arbitrary)

Elevation B



Datum 48.00 (arbitrary)

Elevation C

REV	DATE	BY	CHKD

Client
**The Hillingdon Hospitals
NHS Foundation Trust**

Project
**Mount Vernon Hospital
Radio-pharmacy AHU Upgrade
AHU INSTALLATION
PROPOSED ELEVATIONS**



STANHOPE WILKINSON ASSOCIATES
CHARTERED ARCHITECTS
Unit 2, Swinford Farm, Lymington, Hampshire, SO52 2ZL
Tel: 01978 883222
Email: stan@swawilkinsonarchitects.co.uk

Series
1:100 @ A1
Date
Jan 2019
By
DP

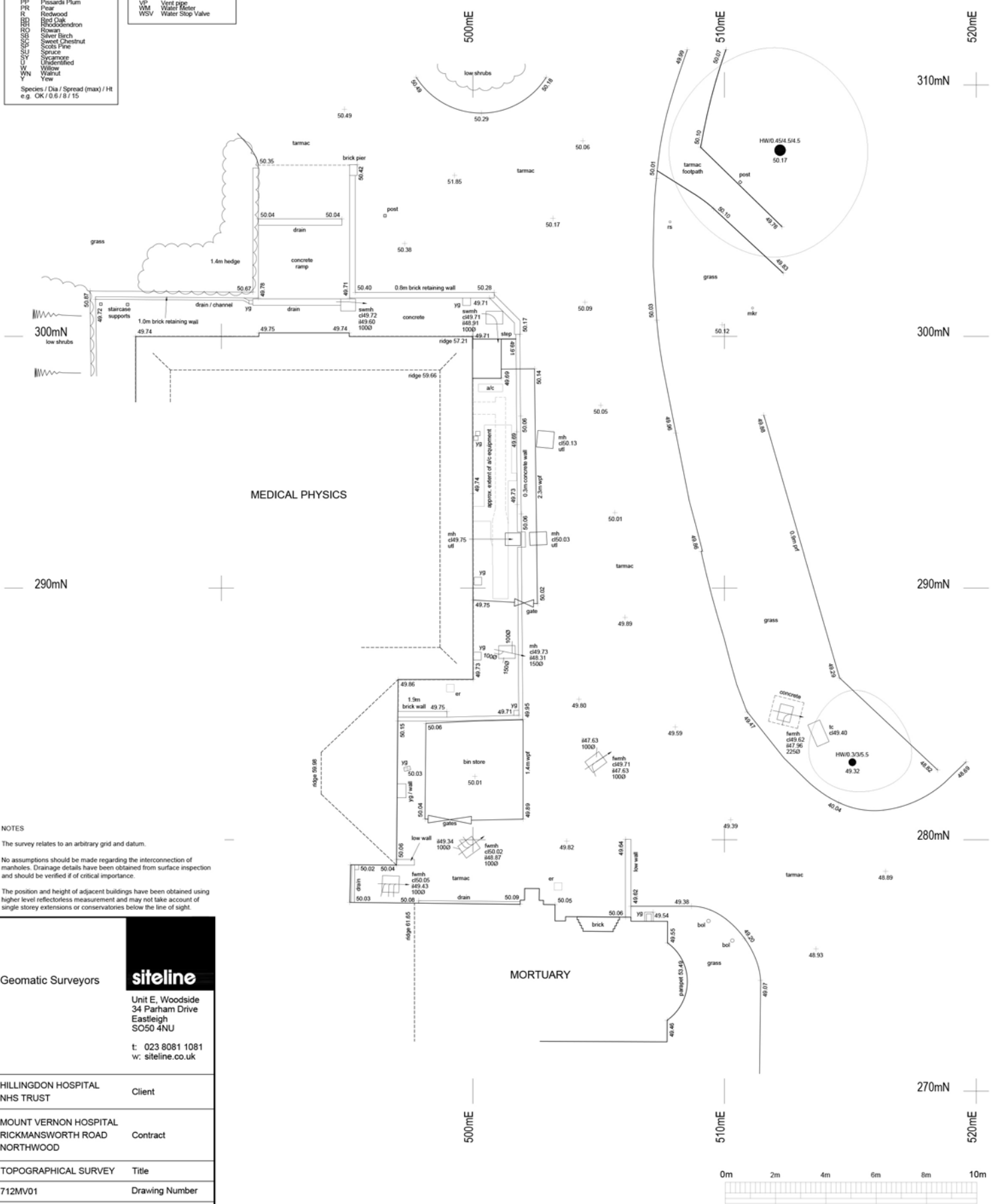
Job No.	18372	Drawing No.	200	Rev.	P1
---------	-------	-------------	-----	------	----



- TREES**
- A Ash
 - AL Alder
 - B Birch
 - CB Cedar
 - CBH Copper Beech
 - CU Cherry
 - EL Elder
 - EU Eucalyptus
 - F Field Maple
 - FR Fruit
 - HZ Hazel
 - HC Horse Chestnut
 - HO Horn Oak
 - HV Hawthorn
 - HM Holly
 - JM Japanese Maple
 - LB Laburnum
 - LM Lime
 - LO Locust Tree
 - L Laurel
 - M Magnolia
 - OK Oak
 - P Palm
 - PA Plane
 - PM Plum
 - PO Poplar
 - PP Prunella Plum
 - PR Pear
 - R Redwood
 - RH Red Oak
 - RHO Rhododendron
 - RW Rowan
 - SB Silver Birch
 - SC Sweet Chestnut
 - SP Scots Pine
 - SPR Spruce
 - SU Sycamore
 - U Unidentified
 - W Willow
 - WN Walnut
 - Y Yew
- Species / Dia / Spread (max) / HR
e.g. OK / 0.6 / 8 / 15

- ABBREVIATIONS**
- BT British Telecom
 - CB Control Box
 - CL Cover Level
 - CTV Cable Television
 - E Electric
 - EP Electricity Pole
 - FH Fire Hydrant
 - GSV Gas Stop Valve
 - H Height
 - HVC High Voltage Cable
 - I Invert Level
 - IP Invert Point
 - MH Man-Hole
 - MK Marker
 - MW Monitoring Well
 - OH Overhead
 - OS Road Sign
 - PC Pram Crossing
 - RNP Road Name Plate
 - RS Road Sign
 - SA Skewaway
 - SV Stair / Shut
 - SVV Stop Valve (Unidentified)
 - TB Telephone Box
 - T Telephone
 - TH Trail Hole
 - TL Traffic Light
 - TP Telegraph Pole
 - UL Unidentified
 - VP Vent pipe
 - WM Water Meter
 - WSV Water Stop Valve

- FENCES**
- BWF Barbed Wire Fence
 - CBF Closed Board Fence
 - CPF Concrete Piling Fence
 - CWF Chain Wire Fence
 - IF Iron Rolling Fence
 - PKF Picket Fence
 - P&R Post & Rail Fence
 - PSF Post & Wire Fence
 - SEC Security Fence
 - SF Steel Fence
 - WMF Wire Mesh Fence
 - WPF Wood Panel Fence



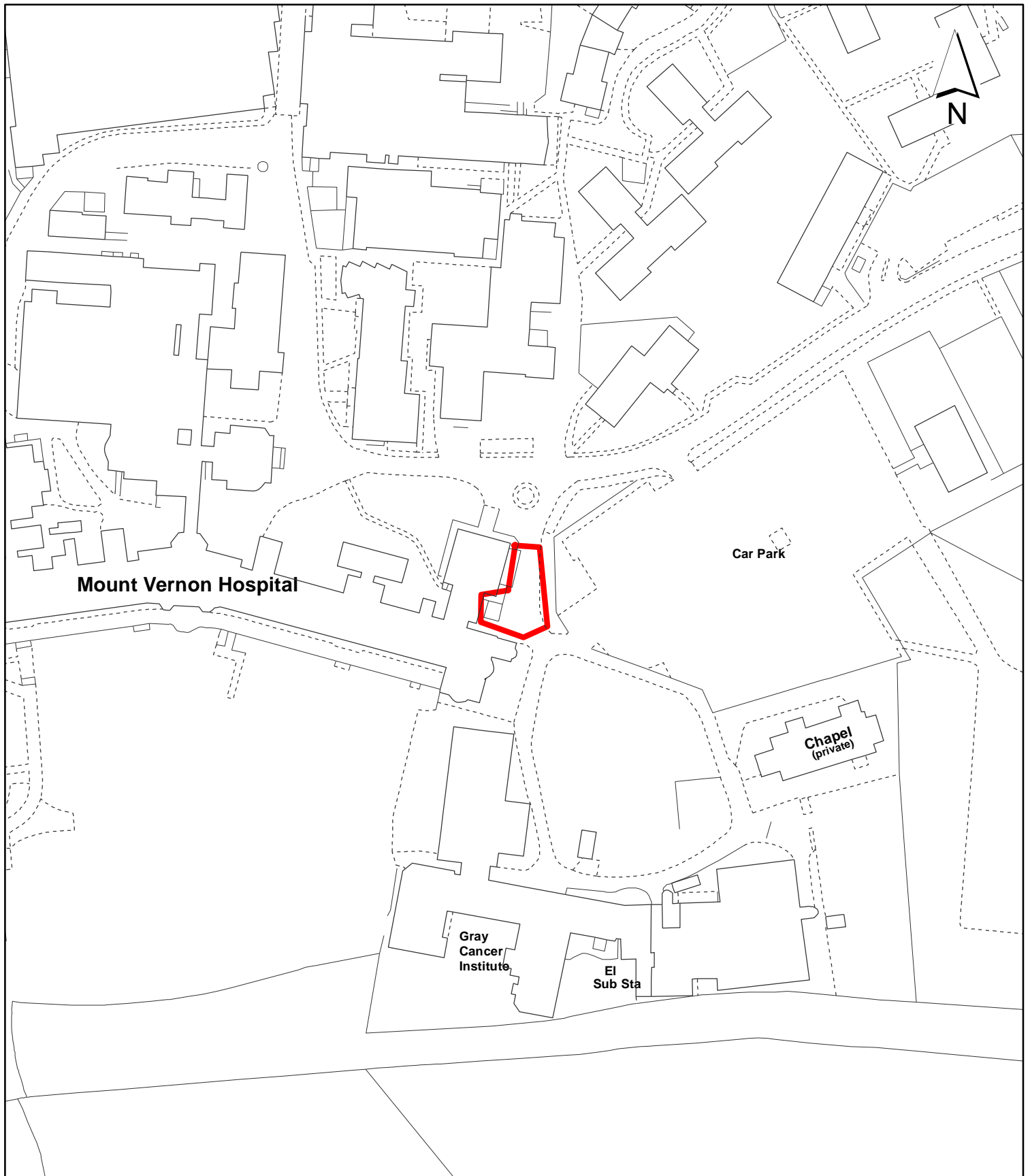
NOTES

The survey relates to an arbitrary grid and datum.

No assumptions should be made regarding the interconnection of manholes. Drainage details have been obtained from surface inspection and should be verified if of critical importance.

The position and height of adjacent buildings have been obtained using higher level reflectorless measurement and may not take account of single storey extensions or conservatories below the line of sight.

<p>Geomatic Surveyors</p> <p>siteline</p> <p>Unit E, Woodside 34 Parham Drive Eastleigh SO50 4NU</p> <p>t: 023 8081 1081 w: siteline.co.uk</p>	
HILLINGDON HOSPITAL NHS TRUST	Client
MOUNT VERNON HOSPITAL RICKMANSWORTH ROAD NORTHWOOD	Contract
TOPOGRAPHICAL SURVEY	Title
712MV01	Drawing Number
JANUARY 2019	Date
1:100 (at A2)	Scale
JC / JS / CC	Surveyor(s)



Notes:

 Site boundary

For identification purposes only.
 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.
 © Crown copyright and database rights 2018 Ordnance Survey 100019283

Site Address:

**Mount Vernon Hospital
 Mickmansworth Road
 Northwood**

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

Planning Application Ref:
3807/APP/2019/286

Scale:
1:1,250

Planning Committee:
North Page 26

Date:
April 2019

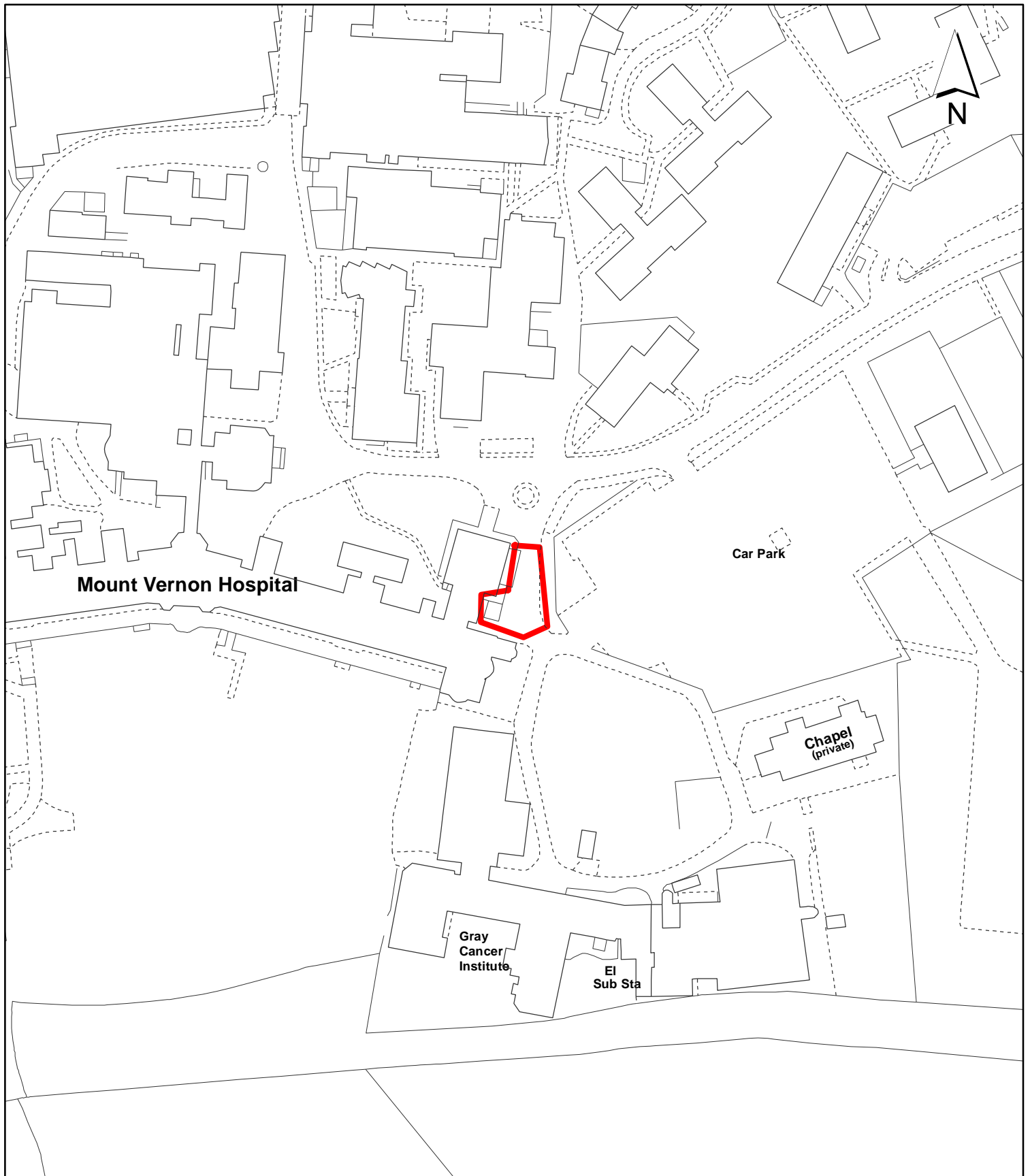


Report of the Head of Planning, Transportation and Regeneration

Address MOUNT VERNON HOSPITAL RICKMANSWORTH ROAD NORTHWOOD
Development: Replacement and upgrade of the mechanical ventilation system serving the Radiopharmacy (Application for Listed Building Consent).
LBH Ref Nos: 3807/APP/2019/287

Date Plans Received: 25/01/2019
Date Application Valid: 25/01/2019

Date(s) of Amendment(s):



Notes:

 Site boundary

For identification purposes only.
 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.
 © Crown copyright and database rights 2018 Ordnance Survey 100019283

Site Address:

**Mount Vernon Hospital
 Mickmansworth Road
 Northwood**

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

Planning Application Ref:

3807/APP/2019/287

Scale:

1:1,250

Planning Committee:

North Page 28

Date:

April 2019



HILLINGDON
 LONDON