



HILLINGDON
LONDON



Major Applications Planning Committee

Date: TUESDAY, 2 JUNE 2015
Time: 6.00 PM
Venue: COMMITTEE ROOM 5 -
CIVIC CENTRE, HIGH
STREET, UXBRIDGE UB8
1UW

**Meeting
Details:** Members of the Public and
Press are welcome to attend
this meeting

To Councillors on the Committee

Eddie Lavery (Chairman)
Ian Edwards (Vice-Chairman)
Peter Curling
Jazz Dhillon
Janet Duncan (Labour Lead)
Carol Melvin
John Morgan
Brian Stead
David Yarrow

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Published: Friday, 22 May 2015

Contact: Danielle Watson
Tel: 01895 277488
Fax: 01895 277373
democratic@hillington.gov.uk

This Agenda is available online at:
<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=325&Year=0>

Putting our residents first

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
3E/05, Civic Centre, High Street, Uxbridge, UB8 1UW
www.hillingdon.gov.uk

Useful information for residents and visitors

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Please enter from the Council's main reception where you will be directed to the Committee Room.

Accessibility

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Reporting and filming of meetings

Residents and the media are welcomed to report the proceedings of the public parts of this meeting. Any individual or organisation wishing to film proceedings will be permitted, subject to 48 hours advance notice and compliance with the Council's protocol on such matters. The Officer Contact shown on the front of this agenda should be contacted first for further information.

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.

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A useful guide for those attending Planning Committee meetings

Security and Safety information

Fire Alarm - If there is a FIRE in the building the fire alarm will sound continuously. If there is a BOMB ALERT the alarm sounds intermittently. Please make your way to the nearest FIRE EXIT.

Recording of meetings - This is not allowed, either using electronic, mobile or visual devices.

Mobile telephones - Please switch off any mobile telephones and BlackBerries before the meeting.

Petitions and Councillors

Petitions - Those who have organised a petition of 20 or more borough residents 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.

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 Committee meeting works

The Planning Committees consider the most complex and controversial proposals for development or 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 debate 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.

About the Committee's decision

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 as contained in the 'Unitary Development Plan 1998' and supporting guidance. 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

CHAIRMAN'S ANNOUNCEMENTS

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meetings held on 13 May and 14 May 2015 1 - 6
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items marked in Part 1 will be considered in public and those items marked in Part 2 will be heard in private

PART I - Members, Public and Press

Items are normally marked in the order that they will be considered, though the Chairman may vary this. The name of the local ward area is also given in addition to the address of the premises or land concerned.

Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
6	Newnham Infant & Nursery School, Newnham Avenue, Ruislip - 12713/APP/2015/1364	Cavendish	Erection of a temporary double modular classroom unit, relocation of the existing modular library unit and associated external works (amended plans received to retain willow tree) Recommendation: Approval	7 - 26 90 - 96

7	Harefield Hospital, Hill End Road, Harefield - 9011/APP/2014/3602	Harefield	<p>Temporary retention of Acorn Ward and Oak Ward; temporary extension above Acorn Ward to provide new 18 bed ward with associated access, linking it to the existing main block via a new bridge; and single storey extension to provide additional ITU accommodation, CT and MRI scanners and associated patient, user and staff accommodation.</p> <p>Recommendation: Approval</p>	<p>27 - 62</p> <p>97 - 122</p>
8	Land to the west of Laurel Lane, West Drayton - 70019/APP/2015/1340	West Drayton	<p>Variation of conditions 2 (approved plans), 3 (approved documents), 4 (materials) and 5 (landscaping) of planning permission ref: 70019/APP/2014/1807 (for the erection of a new 2 storey Junior School (5 forms of entry) to provide a 3 Forms of Entry Primary School with 630 pupil places and 90 nursery places with associated adjustments to play areas to reflect nursery and reception age groups requirements including addition of covered play canopies to nursery classrooms along with amendment to boundary treatment.</p> <p>Recommendation: Approval</p>	<p>63 - 88</p> <p>123 - 134</p>

**PART I - Plans for Major Applications Planning Committee
Pages 89 - 134**

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Minutes

MAJOR APPLICATIONS PLANNING COMMITTEE

13 May 2015

Meeting held at Committee Room 5 - Civic Centre,
High Street, Uxbridge UB8 1UW

	<p>MEMBERS PRESENT: Councillors: Eddie Lavery (Chairman) Ian Edwards (Vice-Chairman) Peter Curling Jazz Dhillon Janet Duncan (Labour Lead) Carol Melvin John Morgan Brian Stead David Yarrow</p>
	<p>OFFICERS PRESENT: James Rodger - Head of Planning and Enforcement Adrien Waite - Major Applications Manager Syed Shah - Highways Engineer Tim Brown - Legal Officer Ainsley Gilbert - Democratic Services Officer</p>
171.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Councillor Jazz Dhillon had sent his apologies for lateness. He subsequently arrived at the conclusion of Item 3 (<i>Minutes</i>).</p>
172.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
173.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE MEETINGS HELD ON 24 MARCH 2015 AND 14 APRIL 2015 (<i>Agenda Item 3</i>)</p> <p>The minutes of the meetings held on 24 March and 14 April 2015 were agreed to be accurate.</p>
174.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>There were no such matters.</p>
175.	<p>TO CONFIRM THAT THE ITEMS MARKED IN PART 1 WILL BE CONSIDERED IN PUBLIC AND THOSE ITEMS MARKED IN PART 2 WILL BE HEARD IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items would be considered in public.</p>

176.	<p>THE OLD VINYL FACTORY, BLYTH ROAD, HAYES 59872/APP/2015/665 (Agenda Item 6)</p> <p>Officers introduced the report, explaining that the application was for the approval of appearance and landscaping reserved matters for the Powerhouse Energy Centre, Music Venue, Restaurant and Cafe. There was a large public realm space around the extended building, including seating areas. The existing building would be refurbished with sympathetic materials, whilst the extension would be treated with an open cladding system. The Conservation and Landscape Officers had been consulted and were happy with the design. Officers therefore recommended approval of the application.</p> <p>Councillors raised concerns that the cladding system might attract litter. Officers confirmed that the site managers would be responsible for keeping the building clean, and that building control officers could ensure that there was no fire risk arising from the design.</p> <p>The recommendation for approval was moved, seconded, and on being put to the vote, unanimously agreed.</p> <p>RESOLVED - That the application be approved, subject to the conditions and informatives set out in the officers report.</p>
177.	<p>VYNERS SCHOOL, WARREN ROAD, ICKENHAM 4514/APP/2015/1241 (Agenda Item 7)</p> <p>Officers introduced the report, explaining that the application was for a temporary classroom, which would be sited on green belt land. This land was currently part of the school car park, near to existing three storey buildings and so the impact on the green belt was limited. The principle of the application was considered acceptable by officers, and there was nothing in the details of the application which concerned them, and so approval was recommended.</p> <p>Councillors agreed that the application would have only a limited impact on the green belt, because of its location on the site.</p> <p>The recommendation for approval was moved, seconded, and on being put to the vote was unanimously agreed.</p> <p>RESOLVED - That the application be approved, subject to the conditions and informatives set out in the officers report.</p>
178.	<p>BOURNE PRIMARY SCHOOL, CEDAR AVENUE, RUISLIP 4328/APP/2015/1018 (Agenda Item 8)</p> <p>Officers introduced the report, explaining that the application was for a temporary classroom, which would be sited on green belt land. The classroom would be sited next to the existing building which would minimise its impact on the green belt.</p>

	<p>The recommendation for approval was moved, seconded, and on being put to the vote was unanimously agreed.</p> <p>RESOLVED - That the application be approved, subject to the conditions and informatives set out in the officers report.</p>
179.	<p>33-37 BELMONT ROAD, UXBRIDGE 45222/APP/2015/1005 (<i>Agenda Item 9</i>)</p> <p>Officers introduced the report, explaining that the application was for the reserved matter of landscaping at the site. The land was currently hard standing and it was proposed that this be re-provided. There was very limited scope for soft landscaping owing to the site constraints and the need to provide cycle storage, which officers considered made the proposals acceptable.</p> <p>The recommendation for approval was moved, seconded, and on being put to the vote was unanimously agreed.</p> <p>RESOLVED - That the application be approved, subject to the conditions and informatives set out in the officers report.</p>
	<p>The meeting, which commenced at 6.00 pm, closed at 6.15 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Ainsley Gilbert, Democratic Services Officer agilbert@hillingdon.gov.uk 01895 250692 on agilbert@hillingdon.gov.uk or 01895 250692. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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Minutes

MAJOR APPLICATIONS PLANNING COMMITTEE

14 May 2015

Meeting held at Council Chamber - Civic Centre,
High Street, Uxbridge UB8 1UW



	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), Ian Edwards (Vice-Chairman), Peter Curling, Jazz Dhillon, Janet Duncan (Labour Lead), Carol Melvin, John Morgan, Brian Stead and David Yarrow</p>
1.	<p>ELECTION OF CHAIRMAN (<i>Agenda Item 1</i>)</p> <p>RESOLVED: That Councillor Eddie Lavery be elected Chairman of the Major Applications Planning Committee for the 2015/2016 municipal year.</p>
2.	<p>ELECTION OF VICE-CHAIRMAN (<i>Agenda Item 2</i>)</p> <p>RESOLVED: That Councillor Ian Edwards be elected Vice-Chairman of the Major Applications Planning Committee for the 2015/2016 municipal year.</p>
	<p>The meeting, which commenced at 8.42 pm, closed at 8.47 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Danielle Watson on Democratic Services Officer: 01895 277488. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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Report of the Head of Planning, Sport and Green Spaces

Address NEWNHAM INFANT & NURSERY SCHOOL NEWNHAM AVENUE RUISLIP

Development: ERECTION OF A TEMPORARY DOUBLE MODULAR CLASSROOM UNIT, RELOCATION OF THE EXISTING MODULAR LIBRARY UNIT AND ASSOCIATED EXTERNAL WORKS (AMENDED PLANS RECEIVED TO RETAIN WILLOW TREE)

LBH Ref Nos: 12713/APP/2015/1364

Drawing Nos: 2015/D/147/02 Rev.B (Proposed Site Plan)
2015/D/147/03 Rev.A (Proposed Plans and Elevations Design and Access Statement (Version 3
2015/D/147/01 (Site Location Plan)
2015/D/147/04 (Existing Site Plan)
2015/D/147/05 (Existing Library Plans and Elevations

Date Plans Received: 13/04/2015 **Date(s) of Amendment(s):** 13/04/2015

Date Application Valid: 15/04/2015

1. **SUMMARY**

This application seeks planning permission for the erection of a new temporary classroom unit, the relocation of an existing unit which accommodates the school's library, and associated works at Newnham Infant and Junior Schools in Ruislip.

Latest population figures show that there is continuing and growing demand for primary school places within the north of the borough. As such, applications have been submitted for the provision of temporary accommodation to accommodate bulge classes, at this school and at other schools in the north of the borough, to provide sufficient capacity to accommodate the additional pupil numbers over coming years. The unit would accommodate one additional class of 30 children.

Following numerous objections to the proposed loss of a large willow tree at the site as part of the proposals and following discussions with the Council's Green Spaces Team, the scheme has been amended to allow the retention of the tree, albeit that some crown reduction would be required.

The proposal complies with current local, regional and national planning policies, which seek to encourage new and enhanced educational facilities. Furthermore, due to its location and temporary nature it would have very limited impact on the character or appearance of the school site or on the visual amenities of the surrounding area.

The proposal would not have any detrimental impact on the amenities of the occupiers of neighbouring residential units and it is not considered that it would result in such an increase in traffic to/from the site that refusal could be justified. The proposal is considered to comply with relevant Local Plan and London Plan policies and, accordingly, approval is recommended.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 SP01 **Council Application Standard Paragraph**

(This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall enure only for the benefit of the land).

2 T4 **Temporary Building - Removal and Reinstatement**

The building hereby permitted shall be removed and the land restored to its former condition within three years of the date of this consent.

REASON

The building, by reason of its design and temporary nature, is not considered suitable for permanent retention in compliance with Policies BE13 and OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

3 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 2015/D/147/01, 2015/D/147/02 Rev.B, 2015/D/147/03 Rev.A, 2015/D/147/04 & 2015/D/147/05, 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 (2015).

4 HO4 **Materials**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in keeping with the character and appearance of the existing school buildings and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing school site in accordance with Policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 TW2 **Tree Works - Crown Reduction**

Prior to commencement of development full details of proposed pruning and crown reduction to the willow tree shall be submitted to and approved in writing by the Local Planning Authority. This work shall comprise a reduction in both height and spread over the whole crown by shortening or removing peripheral branches in a uniform and systematic manner. Where branches are shortened, they should be cut back to a suitably positioned secondary branch.

Crown reduction shall not be construed as 'lopping' or 'topping' and shall result in a tree of typical form for the species and of balanced appearance. The works shall be carried out in accordance with the recommendations contained in BS 3998:2010 'Tree work - Recommendations'. Climbing irons or 'spikes' shall not be used during the execution of the work.

REASON

In order to protect the health of the tree and the visual amenity of the area in accordance with Policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November

2012).

6 COM8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two 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 (2015) and national guidance.

- | | |
|------|---|
| 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.
OE1	Protection of the character and amenities of surrounding properties and the local area
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.

3 I1 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

4 I11 The Construction (Design and Management) Regulations 1994

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

5 I12 Notification to Building Contractors

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

6 I15 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 which are audible at the site boundary shall only be carried out between the hours of 08.00 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 or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) 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.

7 119 Sewerage Connections, Water Pollution etc.

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.
Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

8 134 Building Regulations 'Access to and use of buildings'

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is

reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

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The submitted plans indicate that the willow tree's crown will be raised. You are advised that this would be inappropriate for this species of tree and that the crown should be reduced in accordance with details submitted under condition 4.

3. CONSIDERATIONS

3.1 Site and Locality

Newnham Infant and Junior Schools occupy an approximately 1.9 hectare plot located on the north east side of Newnham Avenue in Ruislip. The school buildings, which occupy the north west side of the site have been expanded and altered significantly over the years in a piecemeal fashion such that the buildings now occupy a large footprint. Multi-use games areas/all weather pitches accommodate the southern part of the site and the playing fields are situated in the north east corner of the site. Playgrounds are located in and around the buildings and at the front (south west) of the site. Car parking is provided along the site's north west boundary.

Vehicular and pedestrian access to the site is currently via Newnham Avenue, although a maintenance vehicle access also exists via Windermere Avenue.

The site lies within a predominantly residential area, largely characterised by two-storey terraced and semi-detached properties. It is immediately abutted by residential gardens on all sides, albeit for a part of its north west boundary with directly fronts Newnham Avenue, with residential properties opposite.

The application site itself comprises an area of approximately 1,500m² which is located relatively centrally to the school site and currently predominantly accommodates playground and circulation space, in addition to the school's library (which is located within a mobile unit) and bicycle stores.

The site falls within the development area as designated in the Hillingdon Local Plan.

3.2 Proposed Scheme

This application seeks temporary planning permission for the provision of a new classroom unit at Newnham Infant and Junior Schools.

The proposed building would be located on the site of the existing school library, which would be relocated to an area of hardstanding adjacent to the junior school.

The single-storey flat roofed building, which would comprise two classrooms, WC facilities, store rooms and a lobby, would measure approximately 16m by 9m by 3.5m high.

It is noted that some residents appear to believe that this would allow a full one form of entry expansion to the school (ie, one new class for each year group). For clarity the unit would accommodate one class of up to 30 additional children and two new members of staff.

Two additional staff car parking spaces would be provided adjacent to the existing school car park at the front (southern corner) of the site.

Amended plans show a willow tree, previously shown to be removed, to now be retained, subject to some crown reduction works.

3.3 Relevant Planning History

12713/APP/2013/1141 Newnham Junior And Infant School Newnham Avenue Ruislip
Single storey detached building to be used as a temporary classroom.

Decision: 15-07-2013 Approved

Comment on Relevant Planning History

The site has an extensive planning history. That most relevant to this application is summarised above.

4. Planning Policies and Standards

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
Policy Statement - Planning for Schools Development (DCLG, 15/08/11)
London Plan (2015)
National Planning Policy Framework
Hillingdon Supplementary Planning Document: Accessible Hillingdon

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

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.
OE1	Protection of the character and amenities of surrounding properties and the local area
R10	Proposals for new meeting halls and buildings for education, social, community and health services
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AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 75 local owner/occupiers and the Eastcote Residents's Association. Letters were also sent to each school Headteacher and Chair of Governors. Site notices were also posted. 60 responses have been received. 37 of these are in objection to the scheme and 23 are in support of the scheme. The comments received are summarised below:

Objections:

- i) Why is an additional classroom being built - does this mean the school is expanding?
- ii) The Design and Access Statement has been copied from another application and erroneously refers to a replacement school and roads and transport in Northwood. Which school does the application relate to?
- iii) Impact on traffic, parking and congestion in the surrounding roads.
- iv) The increased traffic predictions fail to take into account recent expansions at Field End School.
- v) Impact on pedestrian and highway safety from increased traffic and illegal /unsafe parking.
- vi) Newnham Avenue should be made one way, parking restrictions applied to surrounding roads which don't currently have them, surrounding roads should be made 20mph zones and there should be an increased presence of traffic wardens.
- vii) If another bulge class is added in later years this will make the parking situation even worse.

- viii) The school can't cope with another four classes per year.
- ix) Loss of the willow tree would affect the character and scenery of the school and would send a negative message to children about conservation and how to treat the environment. This is a beautiful tree which is a focal point and part of the school's history. It provides shelter, ambience, helps the environment, provides a calming effect and the children benefit massively from having it in their playground.
- x) Additional tree planting is welcomed but will not provide the same shade, natural setting and feel that the willow tree does.
- xi) The willow tree is part of local heritage and should have a Tree Preservation Order on it.
- xii) Loss of the tree goes against the schools 'eco friendly' ethos.
- xiii) Additional pressure on staff and resources. The school's hall, dining room, kitchen, corridors, library, WCs, play space, playgrounds, etc, are all already at capacity. This will exacerbate existing problems associated with a lack of space.
- xiv) There are already waiting lists for after school clubs. The building should be used to accommodate the after school club as children are currently walked off-site.
- xv) The school is already big enough for the size of land it has.
- xvi) The school has character and is unique - expanding it will lead to existing and future pupils losing out.
- xvii) Other schools should be looked at for expansion instead or a new school built elsewhere.
- xviii) Schools in the area already strongly discourage travel by car but widening the school's catchment area will force parents to drive adding to traffic and parking problems.
- xix) The PTA work tirelessly to raise funds to provide learning resources and free transportation for school field trips - this would stretch funds further.
- xx) Insufficient time to get the building in place for the new academic year - children get to meet their teacher and new classmates at the start of July.
- xxi) When appealing for places at the school parents have been told by the appeal panel that the erection of a modular classroom was not needed as there were more than sufficient places available at alternative schools and that Newnham was a small school and a new building would put additional pressure on its outdoor space. It is worrying that these valid arguments and the wellbeing of children at the school are now being overlooked to accommodate those that submit late applications.
- xxii) The process would involve the relocation of the brand new library.
- xxiii) Newnham is an amazing school and this would damage its ethos and well known family atmosphere.
- xxiv) This part of the school is already congested at school drop-off/pick-up times making it difficult for parents/carers to keep track of their children as they arrive/leave.
- xxv) Loss of daylight to surrounding classrooms, the staff room and outdoor space.
- xxvi) If this is built the infant children will have no access to any grass areas - other grassed areas are for use by the juniors only.
- xxvii) The Council should carry out a more in depth review of where in the borough the primary places are required and choose another site with more space to expand.
- xxviii) The Council should conduct a fuller consultation with the school itself, school governors, parents and those living close to the school. This application has been submitted without the necessary consultation.
- xxix) Further funding will be required to provide extra staff.
- xxx) It will be unsafe for this many children to play outside together.
- xxxi) The old Express Dairy site should be used to build a new school as this would be better for the community than an Asda.
- xxxii) The application suggests this is required on a temporary basis whilst a permanent solution is found. What are the implications of a permanent solution, which areas of the school would be affected and how would this affect residents?
- xxxiii) There are rumours that the Council intends to replace the school with a larger two-storey building - this will mean 210 more children and 14 more staff with 109 additional cars at drop-off and

pick-up and 111 additional pupils walking to school, in an area where it is already bedlam during the school run.

xxxiv) Younger siblings of those attending the bulge class would get priority over those living close to the school so how is this remaining a 'local' school.

xxxv) This seems to be a short term fix which will end up as a long term solution.

xxxvi) If there is not enough space then the Council should stop building new flats and houses and build more schools.

Support:

i) Children who weren't accepted into this school will have to travel miles to an alternative and they shouldn't be required to walk this far at four years old, especially if they are already in the Nursery at Newnham.

ii) An extra class would greatly help the area with a clear shortage of places which means some children will have to travel very long distances everyday to an alternative school and will be separated from the peers that they've been with at nursery.

iii) There aren't enough school places for children in this area so smaller schools need to be increased in size or many will miss out of places they deserve.

iv) This will help those looking to move to the area as places are very limited.

v) Newnham is an excellent school and this would benefit the local community.

vi) Alternative schools offered are simply not practical or reasonable for some families and will have a significant impact on their functioning. They are also too far away to walk.

vii) Smaller schools need to be expanded to allow parents to get their first choice school

viii) There is a need for more places for local children.

ix) There are not enough schools in the area so good use needs to be made of existing facilities.

x) Four year old pupils and elderly carers cannot walk to alternative schools further away.

xi) As there are a shortage of school places in the borough schools have to expand. Newnham is no exception to this and it is a good school and will continue to be.

Following concerns raised by residents and by the Council's Trees/Landscape Officer over the removal of the existing willow tree at the site amended plans have been received which show the tree to be retained, albeit that some crown reduction would be required. Residents have been reconsulted for a period of 14 days, which expires on the 1st June. To date one additional letter of objection has been received. This raises no new issues.

Comments have been received from the Chair of Governors of the Infant School, complaining that residents received their consultations (on the revised plans) before the school did. This is because anyone who had already commented on the application and provided an email address would have received their consultation via email, whereas those who had not would have received them via the post.

Internal Consultees

HIGHWAY ENGINEER

The small scale of the proposals would not have a significant traffic or safety impact on the adjacent highways. The proposals include car parking on-site for the additional two staff and there are on-street parking and waiting restrictions to manage the small number of vehicular trip that would be generated from parents dropping off and picking up some of the thirty additional pupils to be accommodated at this school.

There are no highway objections to the proposal.

TREES/LANDSCAPE OFFICER

Site description:

- The site is situated in an irregular-shaped open space surrounded by residential properties on all sides.
- Accessed from Newnham Road to the west, the rear gardens of Sunningdale Avenue form the northern boundary, with those of Windermere Avenue to the east and Woodlands Avenue to the south.
- The site and surrounding area is relatively flat and the existing school buildings occupy the northern part of the site. School buildings along the southern edge of the built up area are generally single-storey / low rise.
- The most significant landscape feature on this part of the site is a magnificent Weeping Willow situated directly opposite an entrance into the site. Situated between the southern extent of the built development and the open space to the south, the tree canopy stands proud of the surrounding single-storey buildings and is clearly visible from the road - and many neighbouring households which overlook the site.
- The area is characterised by inter-war terraced and semi-detached housing with established suburban gardens enriched by occasional trees.

Landscape Planning designations:

- There are no Tree Preservation Orders and no Conservation Area designations affecting the site.

Proposal:

The proposal is to erect a temporary double modular classroom unit, relocate an existing modular library unit and associated external works.

Landscape Considerations:

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

- A Tree Report, by John Cromar, considers the condition and value of the tree and the impact of the development on the Weeping Willow (T1 on the schedule).
- The survey concludes that this is a 'B' grade tree, a rating which would normally justify retention within a development site. There is no objection to this assessment.
- The survey then concludes, at 05.11, that the 'tree is not of special public amenity value', which is more contentious. This is a highly visible tree to the public of visual interest and character.
- In section 06, titled Tree Protection Proposals, (Method 2), the removal of T1 is recommended.
- The Design & Access Statement confirms that the tree will be removed and replaced elsewhere as part of the proposal.

Recommendations:

This application has been subject to pre-application discussions.

Given that the application is for a 'temporary' structure, the permanent removal and loss of this tree is not acceptable.

Additional comments:

Following receipt of amended plans the Trees/Landscape Officer has provided the following additional comments:

The amended plans show the willow tree to be retained subject to crown reduction works (although it is noted that the plans incorrectly refer to crown raising, which would not be appropriate for a willow tree). On this basis, no objections are raised subject to conditions TW2 and COM8.

ENVIRONMENTAL PROTECTION UNIT

No objection subject to standard informative regarding nuisance from construction works.

EDUCATION SERVICES

The Council is committed to ensuring that all children in Hillingdon have access to a high quality school place as close to home as possible. In response to growing demand for school places, the Council has already put in place a large programme of primary schools expansions and new schools. This includes school expansions in the Eastcote/South Ruislip area.

Based on current pupil forecasts, some further places will be needed and options for meeting the need in future years are being considered. However, in the interim, there is a need to make 'bulge' year group provision in order to be able to manage fluctuations in demand so that children are able to access places within a reasonable distance of their homes.

We have carefully reviewed all options and, in view of the forecast rise in demand for primary school places, the Newnham site has been identified as well placed to serve the community with a bulge year class. A modular classroom unit is needed to give the schools sufficient teaching space to accommodate this. A bulge year group would result in a maximum of thirty additional children and it is felt that, whilst not without its challenges, an increase of this scale would be manageable in relation to the schools' infrastructure.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy R10 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to encourage the provision of enhanced educational facilities across the borough, stating:

"The Local Planning Authority will regard proposals for new meeting halls, buildings for education, social, community and health services, including libraries, nursery, primary and secondary school buildings, as acceptable in principle subject to other policies of this plan."

This is reiterated in the London Plan Policy 3.18 which states:

"Development proposals which enhance education and skills provision will be supported, including new build, expansion of existing facilities or change of use to educational purposes. Those which address the current projected shortage of primary school places and the projected shortage of secondary school places will be particularly encouraged."

Furthermore, on 15/08/11 the DCLG published a policy statement on planning for schools development, which is designed to facilitate the delivery and expansion of state-funded schools. It states:

"The Government is firmly committed to ensuring there is sufficient provision to meet growing demand for state-funded school places, increasing choice and opportunity in state-funded education and raising educational standards. State-funded schools - which include Academies and free schools, as well as local authority maintained schools (community, foundation and voluntary aided and controlled schools) - educate the vast majority of children in England. The Government wants to enable new schools to open, good schools to expand and all schools to adapt and improve their facilities. This will allow for more provision and greater diversity in the state-funded school sector to meet both demographic needs and the drive for increased choice and higher standards."

It goes on to say that:

"It is the Government's view that the creation and development of state-funded schools is strongly in the national interest and that planning decision-makers can and should support that objective, in a manner consistent with their statutory obligations. We expect all parties to work together proactively from an early stage to help plan for state-school development and to shape strong planning applications. This collaborative working would help to ensure that the answer to proposals for the development of state-funded schools should be, wherever possible, "yes."

The statement clearly emphasises that there should be a presumption in favour of the development of schools and that "Local Planning Authorities should make full use of their planning powers to support state-funded schools applications."

The site does not fall within the Green Belt and has no other specific designations which would preclude development. Accordingly, no objections are raised to the principle of the development subject to the proposal meeting site specific criteria.

7.02 Density of the proposed development

Not applicable to this type of development. London Plan density guidelines relate to residential development and are not applicable to schools.

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

Not applicable. The site does not fall within an Archaeological Priority Area and there are no Conservation Areas, Areas of Special Local Character or Listed Buildings within the vicinity

7.04 Airport safeguarding

Not applicable. There is no requirement to consult the aerodrome safeguarding authorities on this application.

7.05 Impact on the green belt

Not applicable. There is no Green Belt land within the vicinity of this site.

7.07 Impact on the character & appearance of the area

The proposed temporary building and repositioned library would both be largely screened from public view by the presence of existing school buildings. Given the location of these buildings, their relatively small size and scale and their temporary nature, it is not considered that they would have any significant detrimental impact on the character or appearance of the school site or the surrounding area.

It is not considered that the minor extension of the school's existing southern most car park to create two additional spaces would have any significant impact on the visual amenities of the school site or surrounding area.

Notably, amended plans have been received which show the retention of a willow tree, which was previously shown to be removed, and which has a high visual and amenity value

7.08 Impact on neighbours

The nearest residential properties would be located approximately 80m away to the south west of the nearest part of the proposed new classroom unit. Given this distance, combined with the single-storey nature of the proposed building and screening which would be provided by existing buildings, the willow tree and boundary fencing, it is not considered that it would have any detrimental impact on residential amenity.

Very limited views of the proposed library would be available from surrounding residential

properties due to its location between existing school buildings and, although close to a residential garden boundary, the addition of two additional car parking spaces to an existing car park would have very limited impact on residential amenity.

7.09 Living conditions for future occupiers

The numerous concerns raised over the impact of the development on the school's existing resources and facilities are acknowledged. However, there are no planning policies specific to internal or external space for schools as this is covered by other legislation. Notably, the Council's Education Services Department have confirmed that, whilst not without its challenges, an increase of this scale would be manageable in relation to the schools' infrastructure. Accordingly, it is not considered that refusal could be justified on this basis.

Concerns regarding loss of light to nearby existing classrooms, the staff room and surrounding outdoor space are also noted. The proposed new unit and relocated library would be located no more than a few metres (just over 3m at the nearest point) from the existing school building and, as such, it is likely that some loss of light could indeed occur. Whilst this is not ideal, the need for the development combined with the site constraints must however be taken into consideration.

It is understood that the proposed new building must be located within this part of the school site for operational reasons associated with its need to be close to existing infant and junior classrooms. Due to the space constraints within this part of the site this has necessitated the relocation of the library, which also must be located in close proximity to the existing classrooms. The buildings have clearly been located so as to maximise, as much as possible, daylight into proposed and surrounding classrooms. Furthermore, in the case of the new classroom unit, this would notably be located on a part of the site which is already likely to experience overshadowing from the existing willow tree. It must also be noted that there are no specific standards relating to overshadowing distances for non-residential developments and that it is unlikely the surrounding classrooms and other spaces will be used all day everyday by the same pupils. Taking all this into account and given the strong policy support for new educational facilities which meet the need for school places, it is not considered that refusal could be justified on grounds of overshadowing to existing classrooms.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

No alterations are proposed to the existing access arrangements to the site as part of this application. However, two new car parking spaces would be provided.

The existing school has parking provision for staff and visitors only. No parking is provided for parents during pick-up/drop-off and, as is typical of most school sites, parents use surrounding roads for this.

Based on the current mode share for the site it is anticipated that approximately half the pupils would travel by car, resulting in an increase of up to 15 vehicle trips to/from the site during peak times. Given this relatively minor increase, and that congestion associated with schools only typically occurs for relatively short periods of time during peak drop-off and pick-up times, and traffic disperses relatively quickly, it is not considered that the scheme would result in such a significant impact on the surrounding highway network that refusal could be justified. Notably, the Council's Highway Engineer has raised no objections on this basis.

7.11 Urban design, access and security

Urban design

The size, scale, height and design of the proposed new building is considered to be acceptable in this location. Given its temporary nature it is not considered that it would have any significant detrimental impact on the visual amenities of the school site or the surrounding area. No objections are raised in design terms to the relocation of the library, which would have no additional impact on the visual amenities of the school in its proposed location.

Security

Given the temporary nature of the proposed classroom unit and the fact that the existing premises will already be operating its own security measures a secure by design condition is not considered to be necessary in this case.

7.12 Disabled access

Ramped access would be provided to the building and level thresholds would be provided. The applicant's Design and Access Statement confirms that the development would fully comply with Part M of the Building Regulations, the Disability Discrimination Act 1995 and the Equality Act 2010. Notably, the Council's Access Officer has raised no objections.

7.13 Provision of affordable & special needs housing

Not applicable to this type of development.

7.14 Trees, landscaping and Ecology

The only landscaping feature of merit which would be directly impacted by the proposals is a mature willow tree, which although located well within the school grounds, can be clearly seen from outside the site and has a high visual and amenity value.

Originally shown to be removed, following negotiation with the Council's Trees/Landscape Officer amended plans have been received which now show the tree to be retained, albeit that some crown reduction would be required to ensure that the new building could be accommodated without damaging the health of the tree.

The submitted plans incorrectly refer to crown raising, which would not be appropriate for a willow tree, but this is considered to be a matter which could be clarified through relevant conditions. Accordingly, subject to conditions to ensure any works to the tree are carried out to an appropriate standard, the Council's Trees/Landscape Officer has raised no objections to the proposals.

7.15 Sustainable waste management

As this is a relatively small addition to an existing school, the school's existing waste management facilities will be used. Notably, the school ultimately has discretion over which waste management methods are used on site.

7.16 Renewable energy / Sustainability

Given the minor nature of the scheme there is no planning requirement for the development to incorporate the use of renewable energy.

7.17 Flooding or Drainage Issues

The site does not fall within a flood zone and no issues relating to flooding or drainage have been identified.

7.18 Noise or Air Quality Issues

Given the small scale and nature of the scheme it is not considered that it will have any material impact on noise or air quality issues at the site or in the locality.

7.19 Comments on Public Consultations

The comments of support for the scheme are noted.

In terms of the objections, these are addressed below:

Point (i) questions why an additional classroom is needed. This is addressed in the report.

Point (ii) advises of errors within the Design and Access Statement. An amended Design and Access Statement was received which addressed those errors.

Points (iii), (iv), (v), (vi) and (xviii) relate to traffic and parking issues. These are addressed in the report.

Point (vii) suggests that if further expansion is required in future years this would increase traffic and parking problems. Any further expansion proposals would require planning permission and their impact on the highway would be assessed at that time.

Points (viii), (xiii), (xv), (xvi), (xix), (xxi), (xxiv), (xxvi), (xxix), (xxx) relate to concerns that the development will put increased pressure on the school's existing staff, resources and facilities. This is addressed in the report.

Points (ix), (x), (xi) and (xii) object to the loss of the willow tree. This issue is addressed in the report. It is now proposed to retain the tree.

Point (xiv) suggests that the new building should be used to provide additional and enhanced after school clubs. This would be an operational matter for the school to consider.

Points (xvii), (xxvii) and (xxxi) suggest that the Council should more thoroughly assess the need and expand other schools instead, or build new schools elsewhere. The Local Planning Authority has received applications to provide temporary classrooms at other schools within the north of the borough as well (Hillside and Deanesfield). Schools such as Harlyn, Field End and Bourne have already been recently expanded. It is understood that temporary classrooms are required whilst options as to how and where more permanent solutions to meet the need within the north of the borough are considered and investigated.

Point (xx) suggests that there is insufficient time to install the building prior to start of the new academic year, particularly as children have an induction day in July. This is a matter for the applicant and not a material planning consideration.

Point (xxii) objects to the relocation of the library. This is addressed in the report.

Point (xxiii) suggests this would damage the school's ethos and family atmosphere. This is a management issue for the school and not a material planning consideration. Notably, the Council's Education Services Team have raised no objections in this respect.

Point (xxv) raises concerns over loss of daylight to nearby classrooms and the staffroom. This is addressed in the report.

Point (xxviii) suggests that inadequate consultation has taken place. Any pre-application consultation carried out by the applicant is voluntary and not under the control of the Local Planning Authority. As part of the planning process, consultation letters have been sent to 75 local owner/occupiers, the headteacher and chair of governors at both schools, the Eastcote Residents' Association and site notices have been posted. This exceeds statutory requirements.

Points (xxxii) and (xxxiii) raise concerns over any potential permanent expansion of the school. No permanent expansion is proposed as part of this current application. Should an application be received for the permanent expansion of the school in the future then residents would be consulted and their concerns would need to be taken into consideration at that time.

Point (xxxiv) objects to the way places are awarded to pupils. This is not a material planning consideration.

Point (xxxv) suggests this is a short-term fix. As stated above, it is understood that the Council is considering how the need could be more permanently met within the north of the borough in the future.

Point (xxxvi) suggests that the Council should not allow new residential developments in order to reduce demand for school places. The need also results from increased birth rates and in-migration into the borough. New residential developments are required, in accordance with current local, London Plan and national planning policy, to help meet the country's housing shortage. Financial contributions are sought from developers to help offset the additional demand large scale developments place on local infrastructure, including schools.

7.20 Planning obligations

Not applicable to this development. As the development is for educational use it would not necessitate a contribution towards the Mayoral of Hillingdon Community Infrastructure Levy

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

None.

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

No objections are raised to the principle of the development in this location, which it is not considered would have any significant impact on the character or appearance of the school site or on the visual amenities of the surrounding area. Furthermore, it is not considered that it would have any detrimental impact on the amenity of the occupants of the nearest residential properties.

It is not considered that the proposals would result in such an increase in traffic that they would have an unacceptable impact on the surrounding highway network sufficient to justify refusal and notably the Council's Highway Engineer has raised no objections in this respect. Furthermore, the willow tree, which is of high visual and amenity value would be retained.

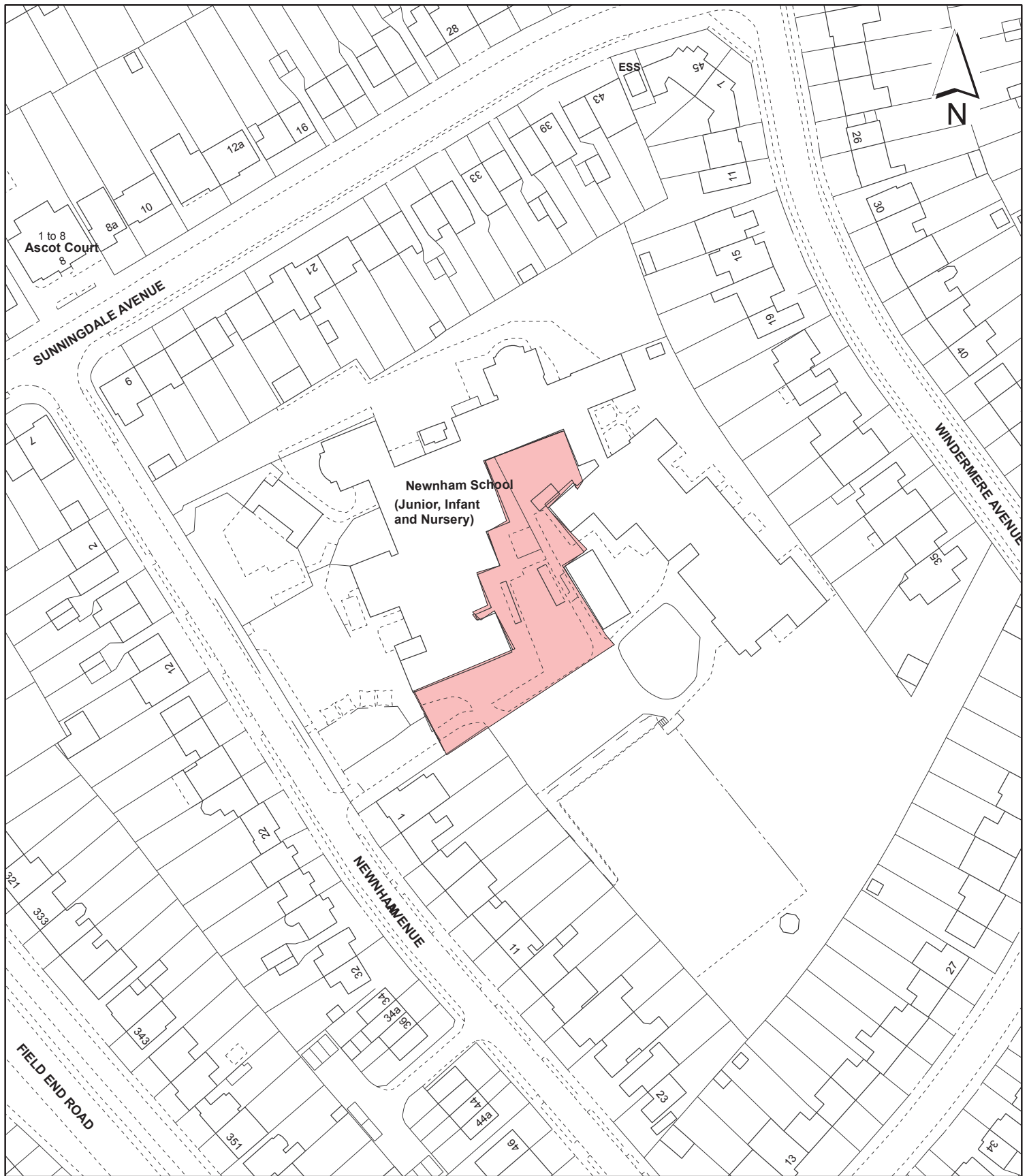
The proposal is considered to comply with relevant planning policy and, accordingly, approval is recommended.

11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
Policy Statement - Planning for Schools Development (DCLG, 15/08/11)
London Plan (2015)
National Planning Policy Framework
Hillingdon Supplementary Planning Document: Accessible Hillingdon

Contact Officer: Johanna Hart

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Newnham Infant & Nursery School
 Newnham Avenue
 Ruislip**

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

Planning Application Ref:
12713/APP/2015/1364

Scale:
1:1,250

Planning Committee:
Major Page 26

Date:
June 2015



HILLINGDON
 LONDON

Agenda Item 7

Report of the Head of Planning, Sport and Green Spaces

- Address** HAREFIELD HOSPITAL HILL END ROAD HAREFIELD MIDDLESEX
- Development:** Temporary retention of Acorn Ward and Oak Ward; temporary extension above Acorn Ward to provide new 18 bed ward with associated access, linking it to the existing main block via a new bridge; and single storey extension to provide additional ITU accommodation, CT and MRI scanners and associated patient, user and staff accommodation.
- LBH Ref Nos:** 9011/APP/2014/3602
- Drawing Nos:** Transport Matters Report
Tree Amenity Category Plan - Holly Ward
Site Constraints Plan - Holly Ward
Tree Protection Plan - Holly Ward
Tree Planting Plan - Holly Ward
15-002
Development Site Tree Report, dated 13/3/15 relating to ITU site
Design and Access Statement Revision C
PL-001 Rev. A
PL-105 Rev. A
PL-007
PL-002 Rev. A
PL-004 Rev. A
PL-010 Rev. A
PL-101
PL-102
PL-005
PL-003
PL 011
PL-008 Rev. A
Oak Holly and Acorn - Proposed Block Plan
PL-012
PL-006
Carbon Reductions Report
Drainage Statement - Harefield Hospital, October 2014
Planning Statement, October 2014
Royal Brompton & Harefield NHS Foundation Trust clinical rationale for the expansion of capacity letter
Royal Brompton & Harefield NHS Foundation Trust letter concerning disabled access
Energy Strategy Report, December 2014
Historic Environment Desk-Based Assessment, dated 15/12/14
PL-103 Rev. A
PL-104 Rev. A
PL-201 Rev. A
Agent's email dated 20/5/14
Agent's covering email dated 13/5/14
PL-106 Rev. B
PL-009 Rev. A
Car Park Utilisation Survey

Development Site Tree Report dated 13/3/15 relating to Holly Ward

Date Plans Received:	08/10/2014	Date(s) of Amendment(s):	08/10/2014
Date Application Valid:	22/12/2014		13/05/2015
			24/03/2015
			22/12/2014
			24/02/2015
			26/03/2015
			20/05/2015
			12/05/2015

1. SUMMARY

This application comprises two distinct elements on two separate parts of the hospital grounds which form part of the Green Belt and are located within the Harefield Village Conservation Area. The first element seeks permission for an 18 bed space modular ward to be referred to as 'Holly' ward and its corridor links which would be sited above the existing modular Acorn ward to the rear of the eastern wing of the main locally listed 'gullwing' building. The application has now been amended so that temporary permission is sought for the proposed new Holly ward, together with a further extension of time for the temporary permission previously granted for Acorn ward and the adjoining Holly ward buildings, as permanent permission would not be appropriate for temporary modular structures. The second element is for a new permanent ground floor extension to provide additional Intensive Treatment Unit (ITU) accommodation, CT and MRI scanners and associated patient, user and staff accommodation to the rear of the eastern wing of the 'gullwing' building, adjoining Rickmansworth Road and Hill End Road.

As the proposal involves development over a 1,000sqm in the Green Belt, it was referable to the Mayor, but the GLA advise that the additional hospital development within the Green Belt would not raise any strategic issues and the Mayor of London does not need to be consulted further on this application.

Although within the Green Belt, site specific policy applies to Harefield Hospital which does allow infilling and redevelopment for health purposes in principle. The proposed buildings would be sited within the built envelope of existing hospital buildings and be of an appropriate scale, height and design so that they would not be harmful to the openness of the green belt or the character and appearance of the conservation area. Furthermore, the siting and design of the ITU extension has been revised so that it is set further back and better reflects the design of the adjoining locally listed 'gullwing' building.

The buildings would be separated from residential properties surrounding the grounds and the scheme makes adequate provision for the protection of existing trees and new planting, including a new 'instant' hedge along the Rickmansworth Road boundary which has now been planted. The Access Officer advises that a condition is required to ensure that adequate changing provision for wheelchair users is provided for those needing to use the scanners. Furthermore, although this scheme will be likely to increase car parking at the hospital, this increase is modest and through the use of a Travel Plan and a study/ scheme for on-street parking management in the area, which would be secured through a S106

Agreement, the scheme provides a proportionate means by which parking pressures associated with the hospital, particularly on surrounding streets can be assessed and hopefully alleviated over time.

The scheme is recommended for approval.

2. RECOMMENDATION

That delegated powers be given to the Head of Planning and Enforcement to grant permanent and temporary planning permission, subject to the following:

A) That the Council enter into a legal agreement with the applicants under Section 106/Unilateral Undertaking of the Town and Country Planning Act 1990 (as amended) or other appropriate legislation to secure:

- 1. A Green Travel Plan for the Hospital Trust, to include a £20,000 bond, and**
- 2. Funding for a study/ scheme for on-street parking management in the area.**

B) That the applicant meets the Council's reasonable costs in the preparation of the S106 Agreement and any abortive work as a result of the agreement not being completed.

C) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.

D) That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised before the 26th June 2015, or any other period deemed appropriate that delegated authority be given to the Head of Planning and Enforcement to refuse the application for the following reason:

'The applicant has failed to ensure that the necessary Travel Plan and funding for the study/ scheme for on-street parking management would be undertaken/prepared/committed in a timely manner and to an appropriate standard. The scheme therefore conflicts with Policies AM2 and AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).'

E) That subject to the above, the application be deferred for determination by the Head of Planning and Enforcement under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

F) That if the application is approved, the following conditions be attached:-

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 NONSC Temporary permission for Oak, Acorn and Holly Wards

The Oak, Acorn and Holly Ward buildings, together with their link corridors hereby approved shall be removed and the land and the adjoining buildings restored to their former

condition on or before 3 years from the date of this permission, in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

REASON

The proposed buildings are not acceptable as a permanent feature of the site, by reason of their design and materials. The long term retention of these buildings would not make a positive contribution to the character and appearance of Harefield Village Conservation Area, or the Green Belt, and would therefore be contrary to Policies BE4 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3 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 PL-004 Rev. A, PL-005, PL-008 Rev. A, PL-009 Rev. A, PL 011, PL-012, PL-103 Rev. A, PL-104 Rev. A, PL-106 Rev. B, PL-201 Rev. A and 15-002 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 (2015).

4 COM5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Reduction in energy use and renewable technology installation [Energy Strategy Report]
SUDS [Drainage Statement - Harefield Hospital]

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence

REASON

To ensure that the development complies with the objectives of Policies 5.2, 5.3, 5.6, 5.7, 5.12 and 5.13 of the LONDON Plan (March 2015).

5 COM7 ITU materials

No development shall take place on the ITU extension until:-

- Samples of all external materials and external surfaces,
- Details of any plant, vents and air conditioning equipment, together with any screening,
- Details of the parapet and its finish,
- Details of the 'art' form proposed for the elevation adjacent to the existing "gullwing" building
- Details of the design and materials for the windows, doors, glazed canopy and screens,

have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 NONSC Holly ward materials

The proposed 'Holly' ward building shall not be erected on site until details of the materials and glazing for the corridor link have been submitted to and approved by the Local Planning Authority.

The development shall be carried out in accordance with the approved details.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7 COM6 Levels

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

8 COM8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

9 COM9 Landscaping (car parking & refuse/cycle storage)

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

- 1.a Planting plans (at not less than a scale of 1:100),
- 1.b Written specification of planting and cultivation works to be undertaken,
- 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

- 2.a Refuse Storage
- 2.b Cycle Storage
- 2.c Means of enclosure/boundary treatments
- 2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)
- 2.e Hard Surfacing Materials

3. Details of Landscape Maintenance

- 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
- 3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

5. Other

- 5.a Existing and proposed functional services above and below ground
- 5.b Proposed finishing levels or contours

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan (March 2015).

10 COM10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position

to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

11 NONSC Archaeology

A) No development for the single storey ground floor extension to provide additional ITU accommodation, CT and MRI scanners and associated patient, user and staff accommodation shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.

B) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

REASON

Heritage assets of archaeological interest are expected to survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results.

12 NONSC Noise level

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: Part Two - Saved UDP Policies (November 2012).

13 NONSC Wheelchair users changing provision

The development shall not commence until details of a sufficiently sized changing cubicle/or other room for persons using a wheelchair and two assistants/carers have been submitted

and approved in writing. The changing facility shall provide an adult sized changing table/bed with working space for an assistant/carer on each side, a 1500 mm turning circle, and an electro-mechanical means of hoisting a person from their wheelchair, and shall remain in place and readily available for the life of the building.

REASON

To ensure that the development provides an inclusive environment in accordance with Policy 7.2 of the London Plan (March 2015).

14 NONSC Details of carbon technology

Prior to the commencement of development full details (including specifications) of the low and zero carbon technology required to meet the CO2 reductions set out in the Energy and Sustainability Statement (TUV, December 2014) shall be submitted to and approved in writing by the local planning authority. The details shall include roof plans and elevations for any proposed Photovoltaics. In addition, full details in relation to the size, maintenance, noise impacts and operation of the air source heat pumps shall be submitted. Full details of any other technologies shall also be submitted.

The development must proceed in accordance with the approved details and a monitoring report submitted to the Local Planning Authority on a quarterly basis for the first 5 years on completion of the development.

REASON

To ensure the reduction of CO2 in accordance with Policy 5.2 of the London Plan (March 2015).

15 NONSC Sustainable Drainage

Sustainable Water Management

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it:

a) Manages Surface Water. The scheme shall demonstrate ways of controlling the surface water on site.

i. incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided.

ii. provide information on all Suds features including the method employed to delay and control the water discharged from the site to Greenfield run off rates and:

a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.

b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).

iii. Demonstrates capacity and structural soundness in the receptors of Thames Water network and receiving watercourse as appropriate.

b) Foul water

i. The Scheme shall demonstrate capacity in the receiving foul sewer network or provides suitable upgrades agreed by Thames Water.

c) Ground water

i. Where infiltration techniques (soakaway) or a basement are proposed a site investigation

must be provided to establish the risk of groundwater flooding on the site, and to demonstrate the suitability of infiltration techniques proposed on the site. (This should be undertaken at the appropriate time of year as groundwater levels fluctuate).

d) Minimise water use. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

- i. incorporate water saving measures and equipment.
- ii. provide details of water collection facilities to capture excess rainwater;
- iii. provide details of how rain and grey water will be recycled and reused in the development.

e) Long Term Management and Maintenance of the drainage system.

i. Provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues. Where there is overland flooding proposed, the plan should include the appropriate actions to ensure the safety of the users of the site should that be required.

ii. Where the maintenance will not be the responsibility of an individual householder, the details of the body legally responsible for the implementation of the management and maintenance plan must be provided.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in the Hillingdon Local Plan: Part 1- Strategic Policies (November 2012), Policy 5.12 Flood Risk Management of the London Plan (March 2015) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014) and to be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (March 2015), and to conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (March 2015).

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 (2015) and national guidance.

NPPF1

NPPF - Delivering sustainable development

NPPF8	NPPF - Promoting healthy communities
NPPF7	NPPF - Requiring good design
NPPF9	NPPF - Protecting Green Belt land
NPPF10	NPPF - Meeting challenge of climate change flooding coastal
NPPF11	NPPF - Conserving & enhancing the natural environment
NPPF12	NPPF - Conserving & enhancing the historic environment
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.2	(2011) Improving health and addressing health inequalities
LPP 3.17	(2011) Health and social care facilities
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.6	(2011) Decentralised Energy in Development Proposals
LPP 5.7	(2011) Renewable energy
LPP 5.9	(2011) Overheating and cooling
LPP 5.10	(2011) Urban Greening
LPP 5.11	(2011) Green roofs and development site environs
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.15	(2011) Water use and supplies
LPP 6.3	(2011) Assessing effects of development on transport capacity
LPP 6.5	(2011) Funding Crossrail and other strategically important transport infrastructure
LPP 6.9	(2011) Cycling
LPP 6.10	(2011) Walking
LPP 6.13	(2011) Parking
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 7.8	(2011) Heritage assets and archaeology
LPP 7.13	(2011) Safety, security and resilience to emergency
LPP 7.14	(2011) Improving air quality
LPP 7.16	(2011) Green Belt
LPP 7.19	(2011) Biodiversity and access to nature
LPP 7.21	(2011) Trees and woodland
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
EC2	Nature conservation considerations and ecological assessments
BE1	Development within archaeological priority areas
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE4	New development within or on the fringes of conservation areas
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
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.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
PR20	Harefield Hospital
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

3 I15 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 which are audible at the site boundary shall only be carried out between the hours of 08.00 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 or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) 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.

4

Informative:

The written scheme of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. It must be approved by the planning authority before any on-site development related activity occurs.

5

a. The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

b. Fixtures, fittings and furnishings, particularly hard materials should be selected to ensure that sound is not adversely reflected. The design of all learning areas should be considerate to the needs of people who are hard of hearing or deaf. Reference should be made to BS 8300:2009+A1:2010, Section 9.1.2, and, BS 223 in selecting an appropriate acoustic absorbency for each surface.

c. Care should be taken to ensure that the internal decoration achieves a Light Reflectance Value (LRV) difference of at least 30 points between floor and walls, ceiling and walls, including appropriate decor to ensure that doors and door furniture can be easily located by people with reduced vision.

d. Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.

e. Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.

f. Flashing beacons/strobe lights linked to the fire alarm should be carefully selected and installed to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

6

The applicant is advised of the urgent need to prepare a masterplan to be submitted to and approved by the Local Planning Authority that would establish design principles and guide future development on the hospital grounds.

3. CONSIDERATIONS

3.1 Site and Locality

The application site forms two separate areas totalling 0.45 hectares within the built envelope of Harefield Hospital whose grounds extend to some 19.14 hectares to the north of Harefield Village centre, on the western side of Rickmansworth and Hill End Roads. The two sites are located to the rear and towards each end of the main 'gullwing' block which forms two, three storied elliptical wings linking through a central core which were built in the 1930s and have a loose Art Deco style. These buildings are locally listed. The Holly Ward extension is on the western side, adjacent to the Anzac building with the to the west of the

The hospital was originally designed as a sanatorium. Some original recessed bays within the 2 elliptical ward blocks have been previously partially in-filled. These existing in-fills on site have yielded mixed results in terms of showing an adequate degree of sympathy and respect to the original design and built form of the hospital block.

The hospital site is designated by the Hillingdon Local Plan: Part Two - Saved UDP policies as a major developed site within the Green Belt. The southern part of the site, including the main 1930s wings and the areas of the two extensions also form part of the Harefield Village Conservation Area. The site is also included within the Colne Valley Regional Park. A number of the buildings on the site are statutory listed as Grade II.

3.2 Proposed Scheme

The application comprises of two elements on two separate parts of the hospital grounds:-

1. A further temporary permission for Oak and Acorn Wards to the rear (south) of the western wing of the main 'gullwing' building is sought, together with the addition of a new 18 bed portable ward building above Acorn ward with a link into the main building, and
2. A new ground floor permanent extension to provide additional Intensive Treatment Unit (ITU) accommodation, CT and MRI scanners and associated patient, user and staff accommodation to the rear of the eastern wing of the 'gullwing' building, adjoining Rickmansworth Road and Hill End Road.

The new ward, together with new linking corridor space would have a Gross Internal Area (GIA) of 1433.4m². The ward would be referred to as Holly Ward and would be of a similar footprint and modular construction, using similar materials and finishes as that of Acorn Ward above which it would be sited/built. The new ward would be accessed via a new bridge corridor link to the main building and Anzac Centre and the existing ground floor corridor between Oak Ward and the Anzac Centre via a brick built lift tower. A WC block would also be provided within the link corridor. The ward would provide 18 additional bed spaces which are needed to cater for an increase in inpatient numbers. This new ward would cater for patients recovering from major surgery and comprises two ensuite bedrooms for patients who may be infectious or especially need to be protected from sources of infection, two six bed wards with ensuite WC and washing facilities and four single ensuite bedrooms.

The 1036.5m² GIA extension to the ITU department would comprise a six bed extension to the existing ITU, and a MRI and CT scanner centre and staff facilities, which includes changing facilities, seminar rooms and rest areas. The extension would be semi-circular, linking at each end with existing buildings and wrap around an existing Beech tree to form a courtyard area. Access to this extension is provided from within the hospital itself but staff would also be able to access it directly from a new entrance facing Rickmansworth Road. Adjacent to the entrance is a proposed glazed canopied sitting out area for staff, visitors and

patients use. The extension would be of modular construction but would be faced with a combination of brick and timber materials to complement the finish of the existing buildings. The northern elevation facing the gullwing building would be used for public art. The roof would be utilised for plant. The site of the proposed single storey ground floor extension was previously occupied by three large modular office buildings. It would substantially improve the current situation as a number of these facilities can only be accessed by going outside. Simple, easily maintainable shrubs and grass would be provided to all areas outside of the new buildings and within the courtyard area with planting and hardstanding.

The development proposals did form the subject of a pre-application enquiry.

The planning application is supported by the following documents:-

Design & Access Statement:

This provides the background to the proposals and describes the two sites and their respective development proposals and intended use. The amount of development is described, together with the layout and scale. The statement then goes on to assess the appearance of the new blocks and their finishes, discusses landscaping and access issues

Planning Statement:

This introduces the proposals, advising that they would provide much needed accommodation and facilities at the hospital. The statement goes on to describe the Royal Brompton and Harefield NHS Foundation Trust and its work, describes Harefield Hospital, its history and development that now totals 900 staff and 176 beds. The two proposed development sites are then described together with the formal pre-application process. The proposals are then described before they are assessed against relevant national, regional and local planning policy and guidance under the headings of land use and the green belt, design and heritage, sustainability, transport and need. The statement concludes by stating that the hospital is intending to carry out more comprehensive redevelopment in the future when requirements and funding are clearer but in the meantime, the proposals would address additional space requirements whilst being sensitive to their setting and of an appropriate scale that would not conflict with policy.

Royal Brompton & Harefield NHS Foundation Trust - Expansion of capacity at Harefield Hospital - the clinical rationale

This letter advises that Harefield Hospital is a specialist centre for heart and lung conditions. Its status as a centre of excellence has led to significant growth in demand from referring hospitals over the past 10 years and the factors contributing to this are described. The letter advises that critically, this demand has already outgrown the capacity of three key pieces of physical infrastructure, namely dedicated bedspaces serving the ITU, the technical capabilities and accommodation of the two CT and MRI scanners and the need for a new 18 bedded inpatient ward as patients can be transferred to as their recovery is completed.

Historic Environment Desk-Based Assessment:

This provides an introduction to the assessment, including a description of the site and the development proposals. Relevant legislation and the policy context is considered and the report's methodology described. The likely impacts of the proposals upon the heritage

assets of the site are assessed. The report concludes that given the layout and design of the proposed development, heritage assets and their setting, including the conservation area and adjoining listed buildings associated with Harefield Park would not be harmed and although the potential of the site to be of archaeological interest remains low, an archaeological watching brief would safeguard any remains.

Approach to carbon savings

This brief statement advises of the energy efficiency measures that are likely to be put in place, including Air Source Heat Pumps and other forms of renewable energy such as solar PV panels will be investigated.

Energy Strategy Report:

This provides an introduction to the report and sets out relevant policy. The methodology for calculating the baseline scenario is described and various lean, clean and renewable technologies are assessed to reduce carbon emissions from the development.

Drainage Statement:

This is a very brief statement which describes how foul and surface water drainage would be dealt with at each of the development sites. In the case of the ITU/CT site, it advises that if soil impermeability tests show that the use of soil soakaways will not be feasible, below ground attenuation storage would be provided, connecting to the outflow into the existing surface water system with the discharge rate attenuated.

Royal Brompton & Harefield Imaging Department letter:-

This advises of the contingency plans for disabled access to the new MRI, CT scanners and changing facilities, including use of internal blinds and use of a portable hoist.

Response to transport matters statement:-

This brief statement advises that the two new elements will give rise to an additional circa 1,700 sqm of floor space providing an additional 24 bed spaces. No changes are proposed to the current car parking provision. The hospital currently employs 900 staff with two daily shifts operating (8:00 - 20:00 and 20:00 - 8:00) and has 149 beds giving rise to an additional circa 16% bed spaces and 5% increase in staff. There are over 500 parking spaces at the hospital, split between staff and visitor use with visiting hours limited to between 11:00 - 13:00 and 15:00 - 20:00. The statement goes on to advise that the rise in bed spaces is not significant and will not necessarily give rise to an increase in staff or visitor parking, with the hospital served by local bus routes which also connect to mainline and underground services. The statement concludes by stating that parking will be monitored.

Car Park Utilisation Survey:-

This provides results of two parking surveys conducted on Thursday 30/4 and Saturday 2/5 2015 between the hours of 07:00 and 21:00. It advises that a total of 456 staff and 125 visitor spaces are on site (581 in total), including overspill spaces on reinforced grass. During the peak occupancy (10:00 - 11:00 on Thursday 30/4/15), 373 staff cars were parked

and 111 visitor spaces, equating to a peak occupancy rate of 0.41 spaces per staff member and 0.74 visitor spaces occupied per bed space. The additional 24 bed spaces would result in circa 5% additional staff or 45 additional members, which taken together would correspond to 37 additional vehicles (19 additional staff vehicles and 18 visitor vehicles). The 37 additional vehicles added to the peak occupancy would give a total of 521 which represents an occupancy rate of 90% of the total 581 spaces.

Development Site Tree Surveys:-

Two tree reports have been submitted which relate to the two separate sites. Background survey information is provided and results of the tree surveys are presented. The impact of the developments on the trees are discussed and mitigation measures for the retained trees are recommended.

3.3 Relevant Planning History

Comment on Relevant Planning History

There have been numerous planning applications submitted on the hospital site over the years. Of particular relevance to this application are the following:-

Temporary planning permission for a two year period was granted for a single storey temporary ward building (Oak Ward) with an access link to the main building on 7/12/06 (App. No. 9011/APP/2006/2843 refers). This was extended for a further two year period on 18/3/10 (App. No. 9011/APP/2009/2546 refers).

Temporary planning permission for a 3 year period for Acorn Ward was granted on 19/7/11 (App. No. 9011/APP/2011/1603 refers).

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.E7	(2012) Raising Skills
PT1.HE1	(2012) Heritage
PT1.BE1	(2012) Built Environment
PT1.EM1	(2012) Climate Change Adaptation and Mitigation
PT1.EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
PT1.EM6	(2012) Flood Risk Management
PT1.EM7	(2012) Biodiversity and Geological Conservation
PT1.EM8	(2012) Land, Water, Air and Noise
PT1.T1	(2012) Accessible Local Destinations
PT1.CI1	(2012) Community Infrastructure Provision

Part 2 Policies:

NPPF1	NPPF - Delivering sustainable development
NPPF8	NPPF - Promoting healthy communities
NPPF7	NPPF - Requiring good design
NPPF9	NPPF - Protecting Green Belt land
NPPF10	NPPF - Meeting challenge of climate change flooding coastal
NPPF11	NPPF - Conserving & enhancing the natural environment
NPPF12	NPPF - Conserving & enhancing the historic environment
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.2	(2011) Improving health and addressing health inequalities
LPP 3.17	(2011) Health and social care facilities
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.6	(2011) Decentralised Energy in Development Proposals
LPP 5.7	(2011) Renewable energy
LPP 5.9	(2011) Overheating and cooling
LPP 5.10	(2011) Urban Greening
LPP 5.11	(2011) Green roofs and development site environs
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.15	(2011) Water use and supplies
LPP 6.3	(2011) Assessing effects of development on transport capacity
LPP 6.5	(2011) Funding Crossrail and other strategically important transport infrastructure
LPP 6.9	(2011) Cycling
LPP 6.10	(2011) Walking
LPP 6.13	(2011) Parking
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 7.8	(2011) Heritage assets and archaeology
LPP 7.13	(2011) Safety, security and resilience to emergency
LPP 7.14	(2011) Improving air quality
LPP 7.16	(2011) Green Belt
LPP 7.19	(2011) Biodiversity and access to nature
LPP 7.21	(2011) Trees and woodland
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
EC2	Nature conservation considerations and ecological assessments

BE1	Development within archaeological priority areas
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE4	New development within or on the fringes of conservation areas
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
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.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
PR20	Harefield Hospital
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **10th February 2015**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

24 neighbouring properties have been consulted, the application has been advertised in the local press on 28/1/15 and 2 site notices were posted on 21/1/15. 5 responses have been received, 4 objecting to the proposal, one in general support, raising the following points:-

Objection points

Overdevelopment/density/design

- (i) Being in the Green Belt and Harefield Village Conservation Area, the hospital needs to be very mindful of the style, density and location of its proposed development. The hospital site is now becoming over-developed and very piecemeal looking with very little thought to the overall aesthetics of the area. The main hospital building is of a very attractive period design and this bolt-on development will do nothing to enhance it. There are a number of buildings that appear to be under utilised and in bad repair and the hospital could and should consider a much better designed solution using the building footprints in other parts of the site which could also include more parking space,
- (ii) Although we do understand the need to keep the buildings close together, under other circumstances this would be regarded as gross overdevelopment of this small patch of Green Belt land. We understood that the need for temporary buildings was short term and that temporary buildings would not be used to procure space, including tree felling and establish a footprint for future development. Three large temporary buildings were recently resited and this could be used to establish a new footprint for development in the future,
- (iii) Buildings would be very close to Rickmansworth Road so that can not be viewed as infill development and will be totally visible and out of character in the Green Belt and Conservation Area,
- (iv) Application suggests that there will be more "comprehensive redevelopment" at a later date. There needs to be a master plan for the next decade,
- (v) Bit by bit development of this site has been horrific - LPA needs to look at the density of the site and the way trees have been massacred on site over recent years,

Parking/Traffic

- (vi) The 2,470sqm proposed development will provide an 18 bed ward, increasing the bed capacity at the hospital by more than 10% with extra patients, visitors, doctors and staff, all needing space for parking whereas it is not proposed to alter the current car parking provision. Although Para. 4.32 of Planning Statement advises that "the Trust will continue to manage the existing provision", parking around the hospital is already a problem with surrounding residential roads being solidly parked from early morning until evening, particularly Rickmansworth Road which is a main thoroughfare used by 2 bus routes where invariably there is a queue of traffic in both directions due to the parked cars. Parking problems were compounded when hospital introduced parking charges some years ago and this problem needs to be resolved, not exacerbated even if this means providing more and free parking on the hospital site for staff,

Tree issues

- (vii) The proposed development is close to Rickmansworth Road, where a number of mostly young trees and shrubs were removed last year without permission. This vegetation forms a valuable asset, beneficial to birds and wildlife, mitigates the light and noise pollution from the hospital and the road for both adjacent residents and Harefield Hospital patients and also screens the unsightliness of one of the hospital buildings. Any future work in this area should be kept to an absolute minimum and the trees and shrubs should be maintained and enhanced. If approved, a condition is needed to ensure a wooden fence is erected along the whole length of Rickmansworth Road to help mitigate light, noise and dirt pollution,
- (viii) There are numerous inaccuracies in the Development Site Tree Report and this report should be

properly checked, verified and corrected,

(ix) Condition needed that trees with a lifespan of twenty years plus are not wantonly destroyed and new trees are planted to replace those removed so that the integrity of the Green Belt, Conservation Area and screening is maintained,

Other

(x) Building work in the past at the hospital has frequently been carried out 7 days a week. A condition should prevent working on Saturday afternoons, Sundays and Bank holidays,

(xi) Condition of any approval needed to stop vehicles waiting to enter the site either at the entrance or on Rickmansworth Road with their engines running,

(xii) Condition required to ensure road is kept clear of mud and debris and care is taken not to pollute the atmosphere,

Supporting comments:

(i) We are in favour of the application, but we would like consideration to be given to residents as regards working hours (ie not at weekends, late at night or very early mornings), roads to be kept clear of mud, replacement tree screening and the lack of parking spaces.

HAREFIELD VILLAGE CONSERVATION PANEL:

Firstly, with the Royal Brompton and Harefield NHS Trust's long-term intentions well-known, the Panel had no objection to the proposed permanent retention of Acorn and Oak Wards. Similarly, there was no objection to the increased provision of beds for the hospital in the additional floor above Acorn Ward.

The Panel welcomed the plan forms over the proposed CT and MRI facilities and the adjoining related staff accommodation, and pitched roofs over these as they will provide enclosed plant spaces. This will preserve the outlook from the adjoining building that accommodates Wards E, F and G which will overlook these new buildings.

An aspect that concerned the Panel was the absence of any landscaping proposals and detailed planting plans. This is most unfortunate as a lot of the well-established and dense tree growth along the Rickmansworth Road that brought a finger of Green Belt into the village, has recently been removed. This has caused a great deal of distress to the neighbours. While it was accepted that many of these trees were of poor quality, as a mass they provided a very good green screen along that boundary of the Hospital site. A well planned and dense belt of semi-mature trees must be reinstated along this boundary without delay.

GLA:

I refer to your letter received on 26 January 2015 consulting the Mayor of London on the above planning application, which is referable under category 3D of the Schedule to the Order 2008. I have assessed the details of the application and have concluded that the proposal for the additional hospital development within the Green Belt would not raise any strategic issues.

Therefore, under article 5(2) of the above Order the Mayor of London does not need to be consulted further on this application. Your Council may, therefore, proceed to determine the application without further reference to the GLA. I will be grateful, however, if you would send me a copy of any decision notice and section 106 agreement.

ENGLISH HERITAGE:

We do not wish to make any comments on this occasion and the application should be determined in accordance with national and local policy guidance and on the basis of your local specialist conservation advice.

GLAAS:

Recommend Archaeological Condition(s)

The above planning application either affects a heritage asset of archaeological interest or lies in an area where such assets are expected.

The National Planning Policy Framework (Section 12) and the London Plan (2011 Policy 7.8) emphasise that the conservation of archaeological interest is a material consideration in the planning process. Paragraph 128 of the NPPF says that applicants should submit desk-based assessments, and where appropriate undertake field evaluation, to describe the significance of heritage assets and how they would be affected by the proposed development. This information should be supplied to inform the planning decision. If planning consent is granted paragraph 141 of the NPPF says that applicants should be required to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence publicly available.

I have examined the applicants' submitted Historic Environment Desk-Based Assessment (WSP December 2014) and I confirm it accords with relevant standards and guidance and that I am happy to recommend it to the LPA for approval.

The information which has been supplied with the application is sufficient in enabling us to refine the archaeological condition previously recommended by my colleague, Sandy Kidd on the 6th February 2015. I can confirm that in light of the small scale of impact, no further archaeological work is required for the works proposed for the new Holly Ward (extension above Acorn Ward to provide new 18 bed ward with associated access, linking it to the existing main block via a new bridge). The impact from the proposed single storey ground floor extension to provide additional ITU accommodation, CT and MRI scanners and associated patient, user and staff accommodation is of a large scale and may result in the removal of the medieval deer park boundary which has been recorded as an earthwork alongside Hill End Road to the north of the site and would presumably have extended into the hospital site. As such we therefore recommend a programme of archaeological works comprising a strip, map and sample excavation should be carried out in the location of the proposed MRI/CT Department and ITU Extension in accordance with the below archaeological condition.

Condition:

A) No development for the single storey ground floor extension to provide additional ITU accommodation, CT and MRI scanners and associated patient, user and staff accommodation shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.

B) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason:

Heritage assets of archaeological interest are expected to survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results.

Informative:

The written scheme of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. It must be approved by the planning authority before any on-site development related activity occurs

Internal Consultees

URBAN DESIGN/ CONSERVATION OFFICER:

The proposals for the new ITU building are now acceptable in design terms. Can we condition:-

- Details of any plant, vents and A/C, particularly at roof level and method of screening, samples of external materials to be submitted
- Details of the parapet and its finish
- Details of whatever form of "art" is proposed for the elevation adjacent to the existing "gull wing" building
- Details of the design and materials for the windows, doors, glazed canopy and screens.

Acorn and Oak Wards should remain as temporary structures, including the link element. I would like to see details of the materials and glazing for the link via condition.

As previous suggested, if the opportunity arises, it would be good to remind the applicant of the benefits of a master plan for this sensitive site, so that ad hoc and potentially disjointed proposals for future development can be avoided.

HIGHWAY ENGINEER:

a. The results of car parking surveys at Harefield Hospital indicate that the majority of staff and visitors use cars as a main mode of travel. This is as expected for an area that has very poor public transport accessibility (PTAL 1b).

b. The utilisation level of on site car parks, based on survey results, is forecast to increase from 83% to 90% following the proposed development. At such high car park utilisation level, the users will experience significant difficulty in locating any unoccupied car parking spaces.

c. Site visits have confirmed that there is extensive use of over spill car parking on grass verges on site and double parking within some staff car parks. The surveys do not appear to have identified the full extent of such demand / use.

While the applicant has advised that the car parking on-site is managed by NCP, there is potential to improve the layout and information system - Variable Message Signs (VMS) on site to improve the management and efficiency of the current car park arrangements. A condition requiring submission / agreement of a car park management plan, including provision of VMS should be attached to any approval of the current planning application.

d. It is recommended that a condition be attached requiring the implementation of a Travel Plan to help monitor travel patterns and identify / implement measures to promote sustainable travel modes.

e. The traffic impacts of the proposals on the wider network have not been assessed but given the scale of increase in staff numbers and patient beds proposed, it is likely to cause an increase in demand for on-street parking in the area that is already experiencing heavy demand. The existing and future parking demand is likely to be related to hospital patients, visitors and staff avoiding parking charges and/ or on-site congestion / inconvenience. It is recommended that the applicant be required to enter a s106 agreement for funding a study and scheme for on-street parking management in the area.

Subject to the above, there are no highway objections to the proposals.

Latest comments:-

I have undertaken further analysis to assess the accumulation of vehicles on site.

Even after allowing for the reasonable car park demand for the Harefield Health Centre General Practice, the analysis of ATC traffic data indicates that the existing on site car parking provision is insufficient to accommodate even the existing demand. The consultants assessment of existing car park utilisation level of 83% and 90% with the proposed development are not realistic and significantly underestimate the existing over capacity conditions.

My previous comments remain valid and the additional analysis of the ATC data reinforces the concerns raised and the need for mitigation measures indicated.

TREE/ LANDSCAPE OFFICER

Initial comment:

Landscape Character/ Context:

Site description:

- This application relates to two sites within the Harefield hospital.
- Acorn and Oak wards are situated to the rear (south) of the west wing (wards B, C, D) of the main building and are visible only from within the site.
- These modern extensions are set within an area of open grass, with occasional specimen trees.
- The ITU unit is situated to the rear (south) of the east wing (wards E, F, G) of the main building.
- This is situated on the east edge of the hospital complex which is bounded by Rickmansworth Road, the boundary of which is part-screened by a belt of woodland planting.

Landscape Planning designations:

- There are no Tree Preservation Orders affecting trees on the site.
- However, all of the trees on site are protected by virtue of their location within the Harefield Village Conservation Area.

Proposal:

The proposal seeks the permanent retention of Acorn Ward and Oak Ward; an extension above Acorn Ward to provide a new 18 bed ward with associated access, linking it to the existing main block via a new bridge; and a single storey ground floor extension to provide additional ITU accommodation, CT and MRI scanners and associated patient, user and staff accommodation.

Landscape Considerations:

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

- Tree survey information including an updated Development Site Tree Report, dated 7th March, and plans: Site Constraints Plan, Tree Protection Plan, Tree Amenity Category and Tree Planting has now been submitted.
- Following a site meeting and tree inspection on 1st April, a 'no objection letter' was confirmed on 7th April in response to a Conservation Area Notice (ref. CA1952) to fell 5No. trees and carry out surgery to two trees on the Rickmansworth Road frontage.
- The trees to be removed are the 'C' grade trees, referred to in the original comments (below), the subject of an initial objection.
- Their removal is now considered to be acceptable following a more detailed inspection on site. The trees are of poor quality with a limited useful life expectancy.
- Mitigation for their removal is proposed on Floyd Sasaki's plan ref. 15-002 which shows 15No. new replacement trees and an 'instant' native hedge proposed along the boundary - approximately 1.800metres high at the time of planting.
- The new 'instant' hedge, indicated on the Tree Planting Plan, has been implemented as advance work. This will help to screen eye-level views into the site from Rickmansworth Road.

The proposal is now acceptable subject to conditions COM6, COM8, COM9 (parts 1, 2, 3, 4, 5 and 6) and COM 10.

ACCESS OFFICER:

Whilst no objection is raised on the fundamental accessibility design features, the building by definition would necessitate patients changing into hospital provided garments in order to receive treatment. Revised plans show a small room with the figure of a wheelchair user inside and what appears to be a drop-down seat.

A wheelchair user typically needs to lie down to get dressed, particularly when changing into trousers. We would need to see a proper facility with a bed or other horizontal type changing table and an H-frame ceiling hoist.

There is ample space and this would be a new facility, so there is no reason why the changing needs of disabled people should not be provided on par with those of non-disabled people which have been catered for quite generously.

However, I am satisfied that a sufficiently sized changing cubicle/or other room for persons using a wheelchair, to include space for up to two assistants/carers with an adult sized changing table/bed with working space for an assistant/carer on each side, a 1500 mm turning circle, and an electro-mechanical means of hoisting a person from their wheelchair can be conditioned.

ENVIRONMENTAL HEALTH OFFICER (NOISE):

No objections, subject to the imposition of the following condition:-

N11B 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:

I have no objection to the proposed development with regards to energy subject to the following comments:

Condition

Prior to the commencement of development full details (including specifications) of the low and zero carbon technology required to meet the CO₂ reductions set out in the Energy and Sustainability Statement (TUV, December 2014) shall be submitted to and approved in writing by the local planning authority. The details shall include roof plans and elevations for the proposed Photovoltaics. In addition, full details in relation to the size, maintenance, noise impacts and operation of the air source heat pumps shall be submitted. Full details of any other technologies shall also be submitted.

The development must proceed in accordance with the approved details and a monitoring report submitted to the Local Planning Authority on a quarterly basis for the first 5 years on completion of the development.

Reason

To ensure the reduction of CO₂ in accordance with Policy 5.2 of the London Plan.

WATER AND FLOOD MANAGEMENT OFFICER:

The extent of the site is less than 1 hectare therefore no Flood Risk Assessment is required, however drainage is now a material planning consideration. The drainage statement provides some information that surface water will be restricted. Although this information is limited, and no indications are made of where this drainage will lie. From the extent of the red line boundary limited to the extent of the new building, this would appear to be outside the extent of the red line boundary and would need to be included within the area in order to place the appropriate condition on the permission.

All increase in impermeable area surface water discharge should be controlled and there are various methods which can do this by slowing down the rate at which it enters formal pipe drains. It is not acceptable to indicate that it is not possible to attenuate. Once the application boundary issue has been resolved. Further information will therefore be required and I request the following condition:

Sustainable Water Management

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it:

a) Manages Surface Water. The scheme shall demonstrate ways of controlling the surface water on site.

i. incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided.

ii. provide information on all Suds features including the method employed to delay and control the water discharged from the site to Greenfield run off rates and:

a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.

b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).

iii. Demonstrates capacity and structural soundness in the receptors of Thames Water network and receiving watercourse as appropriate.

b) Foul water

i. The Scheme shall demonstrate capacity in the receiving foul sewer network or provides suitable upgrades agreed by Thames Water.

c) Ground water

i. Where infiltration techniques (soakaway) or a basement are proposed a site investigation must be provided to establish the risk of groundwater flooding on the site, and to demonstrate the suitability of infiltration techniques proposed on the site. (This should be undertaken at the appropriate time of year as groundwater levels fluctuate).

d) Minimise water use. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

i. incorporate water saving measures and equipment.

ii. provide details of water collection facilities to capture excess rainwater;

iii. provide details of how rain and grey water will be recycled and reused in the development.

e) Long Term Management and Maintenance of the drainage system.

i. Provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues. Where there is overland flooding proposed, the plan should include the appropriate actions to ensure the safety of the users of the site should that be required.

ii. Where the maintenance will not be the responsibility of an individual householder, the details of the body legally responsible for the implementation of the management and maintenance plan must be provided.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014). To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The hospital site forms part of the designated Metropolitan Green Belt. National policy in relation to development within the Green Belt is contained within the National Planning Policy Framework (NPPF) which advises that the prime aim of Green Belt policy is to prevent urban sprawl, by keeping such land permanently open. This is to be achieved by resisting inappropriate development, which by definition is harmful to the Green Belt. London Plan policies and Hillingdon's Green Belt policies, specifically Policies OL1 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) echo this national policy objective. However, Policy OL1 does identify Harefield Hospital as being a major developed site within the Green Belt where limited infilling or redevelopment may be acceptable.

Policy PR20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) is the site specific policy which relates to Harefield Hospital and states that infilling and redevelopment for health purposes associated with Harefield Hospital will be acceptable in

principle where appropriate, subject to:

- (i) green belt considerations,
- (ii) compatibility with the Harefield Village conservation area;
- (iii) a comprehensive approach and appropriate phasing including provision of associated access, servicing, car parking and landscaping in accordance with the Council's current policies and standards;
- (iv) land bank provision to allow for possible future changes in the need for health services; and
- (v) where land at North Wards site is surplus to current and future Harefield Hospital requirements, a Mediparc associated with and having close operational linkages with Harefield Hospital is acceptable in principle.

Bearing in mind the self-contained character of the site, the existing close knit grouping of buildings and their future relationship with the proposed extensions, it is considered that the proposals would have no discernible adverse impact on the openness of the wider Green Belt outside of the existing built envelope of hospital buildings on site. Furthermore, the impact of the proposals on the Harefield Village conservation area and upon the need for possible phasing, access, car parking and landscaping have been assessed in the relevant sections below in the officer's report, and the extensions are to meet the hospitals requirements for additional facilities and capacity enhancement, so that the scheme is considered to fully comply with Policy PR20 of the Hillingdon Local Plan.

7.02 Density of the proposed development

Not applicable to the proposed development.

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

Harefield Hospital lies within the Harefield North Archaeological Priority Area and the Colne Valley Archaeological Priority Zone, the south eastern corner of the hospital grounds, including the main built-up envelope of the hospital buildings form part of the Harefield Village Conservation Area and the hospital grounds contain a number of statutory and locally listed buildings, including the locally listed 'gullwing' building and the Grade II statutory listed Harefield Park and the stable blocks to the north east and south east of this building.

A Historic Environment Desk-Based Assessment has been submitted with the application to assess the impact of the development proposals on these heritage assets.

As regards archaeology, the assessment concludes that although a desk based study can not be taken as a definite statement on the presence or otherwise of archaeological deposits, available evidence suggests that there is only a very low to low potential for the survival of remains up to and including the Post-Medieval period and a moderate potential for remains of Modern origin. Therefore, where new groundworks are required, an archaeological watching brief is necessary to safeguard any remains.

GLAAS has been consulted who advise that the submitted assessment accords with relevant standards and guidance and is acceptable. They go on to advise that due to the very limited impact of the proposed Holly Ward, no further archaeological work is required for this element of the proposals. As regards the extension to provide additional ITU accommodation, CT and MRI scanners, this element of the proposals could involve the removal of a medieval deer park boundary, an earthwork which has been found alongside Hill End Road further to the north of the site. GLAAS therefore recommend that any approval be conditioned to require a programme of archaeological works to be carried out, comprising

a strip, map and sample excavation to be carried out on this part of the site. The recommended condition forms part of the officer recommendation.

As regards the impact on the Harefield Village Conservation Area, the assessment concludes that the proposals are in keeping with the existing hospital infrastructure, layout, scale and appearance such that the new buildings will not impinge on existing facilities, boundaries or major focal points. In terms of the locally listed 'gullwing' building, the new link with this building from the new Holly Ward would involve removing existing windows and opening up the brickwork above and below the window, which is not thought to be original, as it is likely to have been added when former balconies were enclosed on this elevation to increase the size of the rooms. The Council's Urban Design/ Conservation Officer raises no objections to this, noting that the new link would be sited in close proximity to where the 'gullwing' building has already been altered. The development would therefore not materially alter the building's historic significance. As regards the nearest statutory listed buildings centred around Harefield Park and its stables, there are only partial or glimpsed views from these buildings to the application site, predominantly during the winter months. The assessment concludes that the prevailing relationship would not be altered and the historic value of the buildings would not be harmed.

Following comments from the Council's Urban Design/ Conservation Officer, the extension to provide the additional ITU accommodation, CT and MRI scanners has been amended to avoid various pinch-points between the new extension and the 'gullwing' block by altering the footprint of the proposed extension from a series of blocks which progressively stepped in adjacent to the 'gullwing' building to a building with a curved elevation. This has also involved replacing a series of pitched roofs on each of the blocks with a continuous flat roof. This avoids the pinch points and is considered to be more of an elegant solution that better reflects the 'gullwing' building with its curved brickwork, whilst the lower flat roof is more typical of surrounding hospital buildings and would appear more subordinate and be less obstructive of views of the locally listed building. Details of the siting of any plant would need to be agreed which would be controlled by condition. Fenestration has also been revised so that the extension appears as a more cohesive addition and this is considered to be a more suitable harmonious design approach which could guide the design of new buildings in the future.

The Council's Urban Design/ Conservation Officer is fully supportive of the revised proposals, subject to the detailed elements of the design and materials being conditioned.

7.04 Airport safeguarding

Not applicable to the proposed development.

7.05 Impact on the green belt

The site specific policy for this site (Policy PR20 of the Hillingdon Local Plan) advises that infilling and redevelopment proposals for health purposes associated with Harefield Hospital will be acceptable in principle where appropriate, subject to amongst other criteria, green belt considerations.

As regards the proposed new first floor Holly ward and the further retention of Acorn and Oak wards, these buildings are sited within the built envelope of existing hospital buildings. The existing buildings are also in a good state of repair so that no objections would be raised for them to remain on site for a further 3 year period. As regards the first floor 'Holly' ward, the main 'gullwing' building to the north is three storeys, as are the nearest hospital buildings to the south, whereas the Anzac Centre to the east is two storeys. The new

building will therefore not extend above surrounding buildings and would be of a complementary scale. Furthermore, as the site is bordered on three sides by existing buildings which would screen the proposed development, it is only the longer view from the south west which is not screened by buildings, but here, the development would be viewed against the back drop of existing buildings and mature trees do provide further mitigation for the existing and proposed wards.

In terms of the ITU extension, this will also be sited within the main built envelope of existing hospital buildings on part of the site where longer views would be restricted. Again, the extension would largely be screened by existing hospital buildings on three sides and has boundary treatment to the east providing coverage on the only side that is open, along Rickmansworth Road which screens views from outside the hospital. Where closer views allow, the proposed single storey extension would be largely viewed against the three storey bulk of the 'gullwing' building. The proposals would also involve landscaping improvements on this part of the site.

As such, it is considered as the proposals would not extend the built-up envelope of existing buildings on site, the development would be of a scale that would be subordinate to surrounding buildings, the openness of the Green Belt would not be prejudiced so that the scheme satisfies the Green Belt objectives of Policy PR20.

7.07 Impact on the character & appearance of the area

This has been dealt with in Sections 7.03 and 7.05 above.

7.08 Impact on neighbours

Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to protect the amenities of surrounding residential properties from new development in relation to loss of sunlight, dominance and loss of privacy respectively.

The Holly ward extension is sited towards the centre of the hospital site, well away from and screened by existing hospital buildings from the residential properties that surround the hospital grounds.

The nearest residential properties to the ITU extension would be the houses on the opposite side of Rickmansworth Road where they would be sited over 40m away from the nearest part of the proposed ITU extension and separated by the road and belt of woodland planting within the hospital grounds. Although the boundary planting has been thinned recently, this application includes proposals to plant additional trees and provide a native hedge along this boundary which has now been planted.

As such, the proposals would not result in any loss of sunlight or privacy, nor appear unduly dominant to surrounding residential occupiers in accordance with policy.

Noise issues are dealt with in Section 7.18 below.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policies AM2 and AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) advise respectively that proposals for development will be assessed against their contribution to traffic generation and impact on congestion, having regard to the present and potential capacity of public transport and that the traffic generated by proposed developments would need to be accommodated on principal roads without increasing

demand along roads or at junctions already used to capacity, not prejudice the free flow of traffic, nor diminish environmental benefits brought about by other road improvement schemes or infiltrate local roads. Policy AM9 supports cycle provision, including the need for cycle storage provision within development schemes and Policy AM14 advises that development should accord with adopted car parking standards.

There are no specific car parking standards for hospitals, with development proposals being assessed on an individual basis.

The Council's Highway Engineer requested a car parking utilisation survey to be carried out at the hospital which was conducted over 2 days on Thursday 30/4/15 and Saturday 2/5/15. The engineer advises that the results indicate that the majority of staff and visitors use cars as a main mode of travel which is to be expected in an area that has very poor public transport accessibility (PTAL 1b). Further, the utilisation level of on site car parks, based on the survey results, is forecast to increase from 83% to 90% following the proposed development. At such a high car park utilisation level, the engineer advises that users of the hospital will experience significant difficulty in locating any unoccupied car parking spaces. Also, the engineer advises that site visits have confirmed that there is extensive use of over spill car parking on grass verges within the site and double parking within some staff car parks and notes that the surveys do not appear to have identified the full extent of such demand / use on site.

The Highway Engineer recommends a Travel Plan to help monitor travel patterns and identify/ implement measures to promote sustainable travel modes. This forms part of the officer recommendation, together with a £20,000 bond.

The Highway Engineer also advises that there is potential to improve the layout and parking information via use of Variable Message Signs (VMS) on site to improve the management and efficiency of the current car park arrangements. However, for such a system to be workable, this would require the comprehensive rationalisation/ re-configuration of the car parking on the hospital site and its internal access arrangements so that it is concentrated in one or two areas so that information regarding available spaces can be enacted upon quickly. Such a solution, whilst desirable, would be very expensive and not proportionate to the scale of this application which is estimated to result in the addition of approximately 37 vehicles compared to the current situation. The engineer also recommends that the applicant enter into a s106 agreement for funding of a study and scheme for on-street parking management in the area. The applicant is agreeable to this and it is considered that this assessment and scheme for on-street parking management, taken together with the use of a Travel Plan would be effective in promoting more sustainable means of travel at the hospital whilst providing a tool to reduce hospital parking on the surrounding streets.

7.11 Urban design, access and security

URBAN DESIGN

This issue is addressed in Section 7.07 of the report.

ACCESS

This issue is addressed in Section 7.12 of the report.

SECURITY

A condition to require that the development satisfies 'Secure by Design' criteria is not required for this hospital development which would be constantly staffed.

7.12 Disabled access

The Council's Access Officer initially advises that whilst no objection is raised on the fundamental accessibility design features, concerns are raised over the provision made for wheelchair users changing facilities when using the scanners. Although plans have been revised, the officer is still not satisfied with this aspect of the proposals. However, the officer and the applicant are both agreeable that this issue can be resolved through the submission of further details of a sufficiently sized changing cubicle/or other room which can be controlled by condition which forms part of the officer recommendation.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Trees and Landscaping

Saved policy BE38 of the Hillingdon Local Plan advises that new development should retain topographical and landscape features of merit and that new planting and landscaping should be provided wherever it is appropriate.

The Council's Tree/Landscaping Officer advises that there are no Tree Preservation Orders affecting the site although all trees are protected by virtue of their location within the Harefield Village Conservation Area.

Acorn Ward and Oak Ward

Initially, no tree survey or arboricultural implications assessment had been prepared for this part of the site, with the agent's accompanying letter stating that no trees would be affected by the proposed addition of Holly Ward. Whilst there may not be a direct impact due to the siting of Holly ward above the existing Acorn ward, the Council's Tree/Landscaping Officer advised that there are mature trees in the vicinity and space will be required for contractor's yards, storage and access facilities which could impact upon these trees. The requested information has now been received, including a tree report and tree protection plans.

ITU accommodation and associated patient, user and staff accommodation

The Council's Tree /Landscape Officer initially advised that the report states that no trees will be removed to accommodate the extension, including the only tree within the development site (a Beech tree). The report specifies measures designed to retain this tree and safeguard it during the development phase. The officer also advised that the removal of selected trees along the east boundary is recommended in the interests of good tree management, due to their hazardous condition, low amenity value and limited useful life expectancy. The Tree Protection Plan indicates that only 4No. 'B' grade trees would be retained and protected as part of the development and none of the 'C' or 'U' grade trees would be retained. The officer goes on to advise that whilst the removal of the 'U' grade trees is acceptable, the removal of 'C' grade trees is not acceptable, as their collective, or group, value is greater than their individual merit and these trees form part of a continuous woodland buffer along this boundary and they have a visual amenity value by virtue of the screen that they create and as a wildlife corridor.

The tree information relating to this part of the site has been revised and up-dated, so that

trees are correctly referenced and a planting plan has now been included. The Tree/Landscape Officer provides further comments on this scheme, namely that following a site meeting and tree inspection on 1st April 2015, a 'no objection letter' was confirmed on 7th April in response to a Conservation Area Notice (ref. CA1952) to fell 5 trees and carry out surgery to two trees on the Rickmansworth Road frontage. The trees to be removed are the 'C' grade trees, referred to in the officer's original comments and subject of an initial objection.

The officer goes on to advise that their removal is now considered to be acceptable following a more detailed inspection on site as the trees are of poor quality with a limited useful life expectancy. Mitigation for their removal is proposed on Drw. No. 15-002 which shows 15 new replacement trees and an 'instant' native hedge proposed along the boundary - approximately 1.800metres high at the time of planting. This new 'instant' hedge has been implemented as advance work and will help to screen eye-level views into the site from Rickmansworth Road.

The officer concludes that the proposals are now acceptable subject to conditions, in accordance with Policy BE38 of the Hillingdon Local Plan: Saved UDP Policies (November 2012). The landscaping conditions form part of the officer recommendation.

Ecology

There would be no implications for ecology regarding the siting of the proposed Holly Ward modular building above Oak Ward over and above ensuring that surrounding trees were protected during the construction phase. As regards the ITU extension, the only area of ecological value would be the belt of adjoining woodland planting. Whilst part of this belt has been thinned and ecological works have been instigated, mainly to ensure that protected species, particularly badgers do not colonise this area, these works were commenced before the submission of this application and it is understood that they have been carried out under the guidance of a licenced ecologist. On this basis, no further consideration of these works is required.

7.15 Sustainable waste management

The plans include segregated waste stores within Holly ward and the ITU extension. The management and collection of waste would be an internal matter for the hospital.

7.16 Renewable energy / Sustainability

An initial carbon dioxide savings statement and an energy statement have been submitted with the application. The energy statement only considers the ITU extension and mistakenly refers to this as temporary accommodation. The agent also advises that photovoltaics would be unlikely to be employed on this scheme. Nonetheless, the Council's Sustainability Officer considers that the assessment is sufficient to provide an initial assessment of the likely energy technologies that will be required and the recommended condition is sufficiently robust to ensure that appropriate CO2 reduction targets would be met. The recommended condition forms part of the officer recommendation.

7.17 Flooding or Drainage Issues

The Flood and Water Management Officer advises that as the site is less than a hectare, the submission of a Flood Risk Assessment with this application is not required but drainage does remain a material planning consideration. To this end, a drainage statement has been submitted but its information is very limited. The officer recommends a condition to require the submission of further details. As the additional drainage infrastructure would be within the grounds of the hospital, which is included within the blue-lined site, this can be

conditioned and forms part of the officer recommendation.

7.18 Noise or Air Quality Issues

Noise

The development proposals, including an estimated small increase of 37 additional vehicles are not likely to give rise to a significant increase in noise over and above that generated by the existing hospital. The siting of the Holly ward is sufficiently remote and would be screened by adjoining buildings so that the amenities of surrounding residential properties would not be affected. The ITU extension, whilst proposed on the eastern boundary of the hospital grounds, would still be sited over 40m from the nearest residential property and be separated by the belt of woodland planting, including a new native hedgerow that has been planted and a main road. Given that the use of these buildings, including a seating out area for staff and patients on the eastern side of the ITU extension would not be likely to generate significant noise. On this basis, the Council's Environmental Health Officer raises no objections to the proposals, subject to a condition to control the noise from plant. This is included as part of the officer recommendation.

Air Quality

The hospital is not situated within an air quality management area, no additional parking is proposed and the small increase in vehicle numbers would not give rise to any material air quality concerns.

7.19 Comments on Public Consultations

As regards the objection comments, points (i) has mainly been dealt with in the main report. This scheme has been amended to take account of the concerns raised by the Conservation/ Design Officer and is considered that the revised scheme represents an improvement on the initial submission and a tentative start to finding a more suitable harmonious design approach to new buildings in the future. As regards point (ii), the previous siting of temporary buildings on this site has not justified its re-development, as this principal has been assessed against policy criteria. Points (iii) to (viii) have been addressed in the officer's report. As regards point (ix) a specific condition is not required as trees are already protected given their location within a conservation area. Points (x) and (xii) would be covered by separate legislation. As regards point (xi), driver behaviour could not be controlled through a planning condition. The supporting comment is noted and the provisos added have been dealt with in the officer's report.

7.20 Planning obligations

Policy R17 of the Council's Unitary Development Plan states that: 'The Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals'.

A S106 Agreement would be needed to secure the following:-

1. A Green Travel Plan for the Hospital Trust, to include a £20,000 bond, and
2. Funding for a study/ scheme for on-street parking management in the area.

The proposal is not Mayoral or Council CIL liable.

7.21 Expediency of enforcement action

No enforcement issues are raised by this application.

7.22 Other Issues

There are no other planning issues raised by this application.

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

10. CONCLUSION

The development proposals would provide much needed additional capacity to assess and care for patients at the hospital. Although the hospital is located within the Green Belt, site specific Policy PR20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) allows infilling and redevelopment for health purposes associated with the hospital subject to certain criteria which these proposals are considered to satisfy. Furthermore, the proposals have been revised and are now considered to harmonise with the locally listed 'gullwing' building and the Harefield Village Conservation Area. A condition recommended by GLAAS would also safeguard any archaeological remains that might be present.

The proposals would be sited away from surrounding residential properties so that their amenities would not be affected and following up-date and amendment, now makes appropriate provision for the retention and new planting of trees, together with a new hedgerow on the boundary with Rickmansworth Road which has now been planted. Conditions will ensure that the scheme will make an appropriate provision for energy efficiency, flood risk safeguards and disabled users. Although the scheme would give rise to a small increase in additional vehicles, this increase is modest and through the use of a Travel Plan and a study/ scheme for on-street parking management in the area, which would be secured through a S106 Agreement, the scheme provides a proportionate means by which parking pressures associated with the hospital, particularly on surrounding streets can be assessed and hopefully alleviated over time.

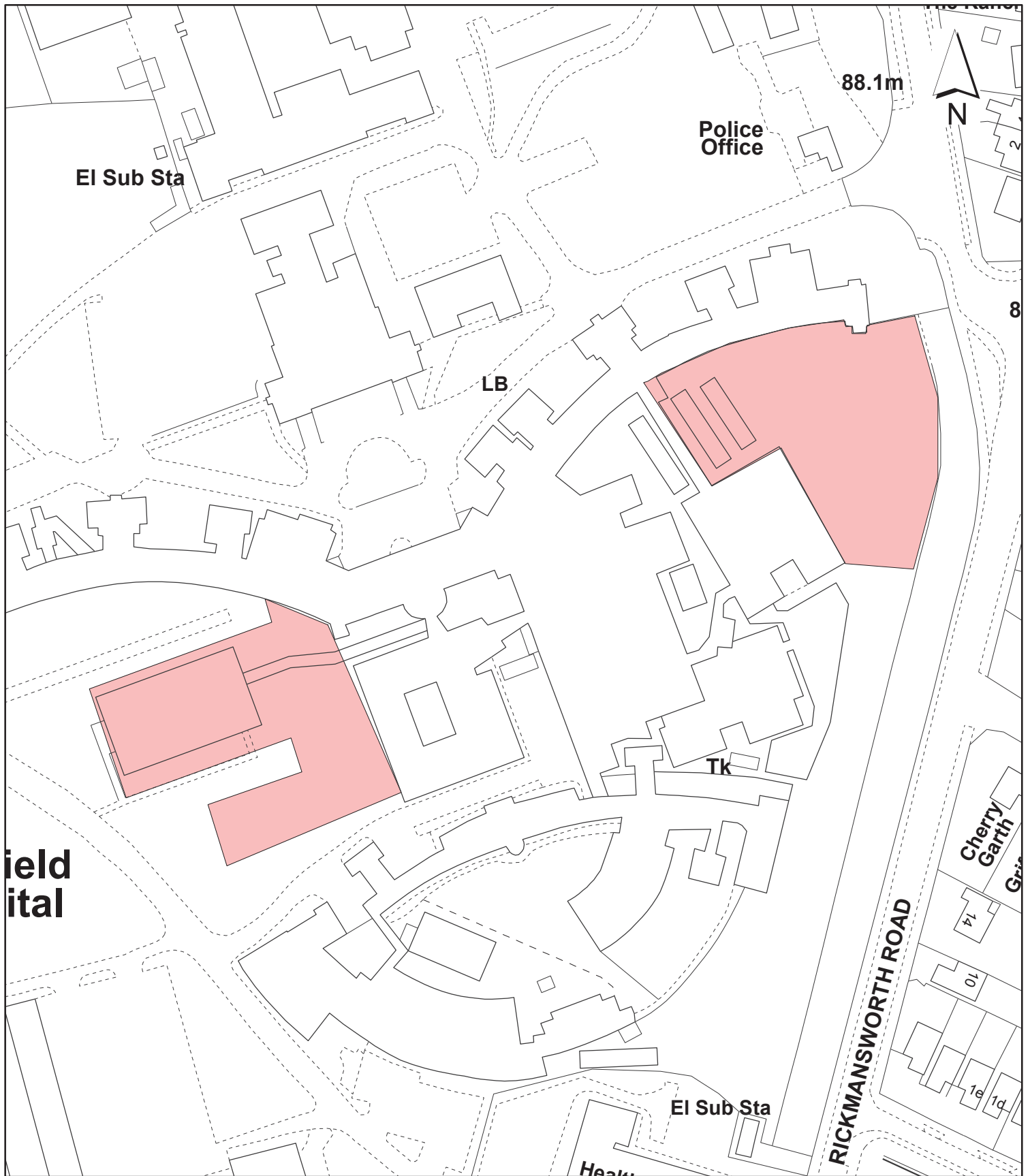
The scheme is recommended for approval.


11. Reference Documents

National Planning Policy Framework (March 2012)
Planning Practice Guidance (March 2014)
London Plan (March 2015)
Hillingdon Local Plan (November 2012)
HDAS: 'Accessible Hillingdon'
Consultation responses

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes:
 Site boundary
 For identification purposes only.
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Site Address: Harefield Hospital Hill End Road Harefield	
Planning Application Ref: 9011/APP/2014/3602	Scale: 1:1,250
Planning Committee: Major Page 62	Date: June 2015

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



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address LAND TO THE WEST OF LAUREL LANE WEST DRAYTON

Development: Variation of conditions 2 (approved plans), 3 (approved documents), 4 (materials) and 5 (landscaping) of planning permission ref: 70019/APP/2014/1807 (for the erection of a new 2 storey Junior School (5 forms of entry) to provide a 3 Forms of Entry Primary School with 630 pupil places and 90 nursery places with associated adjustments to play areas to reflect nursery and reception age groups requirements including addition of covered play canopies to nursery classrooms along with amendment to boundary treatment.

LBH Ref Nos: 70019/APP/2015/1340

Drawing Nos: A1863-102 Existing Site Service:
01B Site Layout & Landscape Plan
02A Detailed Shrub Planting Layout
200-03 Roof Plan Rev. J
A1863-103.D Proposed Layout & Levels Sheet
A1863-104.E Proposed Layout & Levels Sheet
200-01GF Plan Rev.F
200-02 FF Plan
200-04 Elevations Rev.D
Part 1 of Robert West (March 2015) Transport Assessment 3249_004_R0
Parts 2 of Robert West (March 2015) Transport Assessment 3249_004_R0
Appendices A-H
Parts 3 of Robert West (March 2015) Transport Assessment 3249_004_R0
Appendices I-O.

Date Plans Received: 13/04/2015 **Date(s) of Amendment(s):**

Date Application Valid: 14/04/2015

1. **SUMMARY**

The application proposes a number of minor amendments to the previously approved drawings, documents and external materials for the development. It also seeks the approval of landscaping details by way of varying condition 5.

The amendments do not raise any material planning concerns and accordingly are recommended for approval.

2. **RECOMMENDATION**

That delegated powers be given to the Head of Planning and Enforcement to grant planning permission, subject to the following:

A. That the Council enter into a deed of variation to the legal agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) or any other legislation to secure the following:

1. Tree Planting and Landscape Improvements to the Closes Recreational Grounds: A contribution in the sum of £5,000.00 is sought.

2. Study and Road Improvement Works: A study to be undertaken at 50% occupation of the junior school. The studies to examine actual highway conditions at the junction of Laurel Lane with Harmondsworth Road, the full scope of work to be agreed by the Council. Within 6 months of the studies, the applicant is required to identify, agree and implement appropriate remediation measures (if any), which shall be first agreed with the Local Planning Authority. The studies and identified mitigation works shall be undertaken and funded by the developer.

3. The Applicant shall use best endeavours to procure an extension to the existing 20 MPH zone along Laurel Lane by submitting an application to the Local Highways Authority. The Applicant shall not occupy or permit or cause to be occupied any part of the development until such application has been submitted and approved by the Local Authority. The studies and identified works shall be undertaken and funded by the Applicant. The Applicant shall be responsible for the full costs of the highways works including the studies and any traffic orders the Local Highways Authority may require to implement the highways works whether or not such orders are successfully made.

4. Project Management and Monitoring Sum: a contribution equal to 5% of the total cash contributions secured to enable the management and monitoring of the resulting agreement.

B. That the applicant meets the Council's reasonable costs in the preparation of the Section 106 agreement and any abortive work as a result of the agreement not being completed.

C. That the officers be authorised to negotiate the terms of the proposed agreement.

D. That, if the S106 agreement has not been finalised within 6 months, under the discretion of the Head of Planning and Enforcement, the application is refused under delegated powers on the basis that the applicant has refused to address planning obligation requirements.

E. That if the application is approved, the following conditions be attached:

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 plan numbers A1863-103.D Proposed Layout & Levels Sheet 1, A1863-104.E Proposed Layout & Levels Sheet 2, 200-01GF Plan Rev.F, 200-02, 200-03 FF Plan Rev.J, 200-04 Elevations Rev.D, PL006-B, PL009-C, PL010-C, PL011-A, PL012-C, PL0013-B and LLD692/01 Rev.07 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 2015).

3 COM5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

- (1) PL115 Rev-B Energy Strategy Recommendations - Energy Strategy 23 May 2014
- (2) PL121 Rev-B Recommendations Habitat Survey Phase I 20 May 2014
- (3) PL122-C Recommendations Landscaping Strategy Report 18 July 2014
- (4) PL123 Rev-A Sound insulation measures Environment Noise Assessment 06 May 2014
- (5) PL124 Rev-A Protection of Retained Trees - Arboricultural Impact Assessment 23 May 2014
- (6) PL127 Rev-A Measures in the Ventilation & Air Extraction Statement 23 May 2014
- (7) PL128 Rev-A Recommended Lighting Cover Area - Lighting Assessment 27 May 2014
- (8) Mitigation Measures in the Air Quality Report by Air Quality Consultants J2026/2/F1
- (9) Mitigation Strategy in Parts 1/ 2 & 3 of Robert West (March 2015) Transport Assessment 3249_004_R01, Appendices A-H and Appendices I-O.

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence

REASON

To ensure that the development complies with the objectives of Policies PT1.HE1, BE38, OE1, OE5, R10, R16 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and policies 3.1, 3.8 and Chapters 6 and 7 of the London Plan (March 2015).

4 COM7 Materials

Within 3 months from the date of this permission the details of all materials and external surfaces have been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing, thereafter the development shall be constructed in accordance with the approved details and be retained as such. Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 COM9 Landscaping (car parking & refuse/cycle storage)

The development hereby permitted shall not be occupied until the landscaping scheme has been provided in complete accordance with the details shown on the submitted plans number A1863-102 Existing Site Services, A1863-103C Proposed Layout & Levels Sheet 1, A1863-104D Proposed Layout & Levels Sheet 2, 01B Site Layout & Landscape Plan, 02A Detailed Shrub Planting Layouts and 200-03 Roof Plan Rev. J, unless otherwise agreed in writing by the Local Planning Authority. Thereafter the Landscaping scheme shall be maintained in full accordance with the approved details and managed in accordance with the approved details for the life of the development, unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (March 2015)

6 COM8 Tree Protection

No site clearance or construction works shall take place until all the tree protection measures specified in the Patrick Stileman's Arb Reports PL120 and PL125 have been fully implemented. The tree protection measures shall be retained in position until the development is completed and, unless otherwise agreed in writing, the areas within the protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- 1.a There shall be no changes in ground levels;
- 1.b No materials or plant shall be stored;
- 1.c No buildings or temporary buildings shall be erected or stationed;
- 1.d No materials or waste shall be burnt; and,
- 1.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

7 COM10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

8 NONSC Bird Management Plan

Construction works to the roof of the hereby approved school building shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of:

- management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and loafing birds. The management plan shall comply with Advice Note 8 Potential Bird Hazards from Building Design

The Bird Hazard Management Plan shall be implemented as approved, on completion of the development and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

REASON

It is necessary to manage the flat/shallow/green pitched roofs in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Heathrow Airport in accordance with Policy A6 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

9 NONSC Energy Strategy

The development hereby permitted shall not be occupied until the energy strategy incorporating 200m² of photovoltaic panels at roof level and the recommended Combined Heat and Power (CHP) facility have been constructed, unless otherwise agreed in writing by the Local Planning Authority. Thereafter the CHP and photovoltaic panels shall be maintained in full accordance with the approved details and managed in accordance with the approved details for the life of the development.

REASON

To ensure appropriate carbon savings are delivered in accordance with London Plan Policy 5.2 (March 2015).

10 NONSC Air Quality 1

Within 3 months from the date of this permission a scheme designed to minimise the ingress of polluted air shall be submitted for approval in writing by the Local Planning Authority. The design must take into account climate change pollutants. Any suitable ventilation systems will need to address the following:

- Take air from a clean location or treat the air and remove pollutants;
- Be designed to minimise energy usage;
- Be sufficient to prevent summer overheating;
- Have robust arrangements for maintenance.

Thereafter and prior to occupation, the scheme shall be completed in strict accordance with the approved details and thereafter maintained for the life of the development.

REASON

In order to safeguard the amenities of the area, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (March 2015) Policy 7.14.

11 NONSC Air Quality 2

Within 3 months from the date of this permission the details of any plant, machinery or fuel burnt, as part of the energy provision and the location of the flue for the development shall

be submitted to the LPA for approval. This shall include pollutant emission rates at the flue with or without mitigation technologies. The use of ultra low NOx emission gas CHPs and boilers is recommended. The development should as a minimum be 'air quality neutral' and below the building emissions benchmark.

Thereafter and prior to occupation, the scheme shall be completed in strict accordance with the approved details and thereafter maintained for the life of the development.

REASON:

To safeguard the amenity of neighbouring properties in accordance with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

12 COM30 Contaminated Land

(i) The foundation works for the school building hereby permitted shall not commence until a scheme to deal with contamination has been submitted in accordance with the Supplementary Planning Guidance Document on Land Contamination and approved by the Local Planning Authority (LPA). The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:

(a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;

(b) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use; and

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement, along with details of a watching brief to address undiscovered contamination.

(ii) If during development works contamination not addressed in the submitted remediation scheme is identified, the updated watching brief shall be submitted and an addendum to the remediation scheme shall be agreed with the LPA prior to implementation; and

(iii) All works which form part of the remediation scheme shall be completed and a comprehensive verification report shall be submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.

REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

13 NONSC Imported Soils

Before any part of the development is occupied, site derived soils and imported soils shall be independently tested for chemical contamination. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

Note: The Environmental Protection Unit (EPU) must be consulted for their advice when using this condition.

REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

14 COM29 No floodlighting

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

REASON

To safeguard the amenity of surrounding properties in accordance with policies BE13 and OE1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012); and to protect the ecological value of the area in accordance with Policy EC3.

15 N11 Control of plant/machinery noise

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 Saved Policies (September 2007) and London Plan (March 2015) Policy 7.15.

16 COM31 Secured by Design

The building(s) shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No building shall be occupied until accreditation has been achieved.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (March 2015) Policies 7.1 and 7.3.

17 NONSC Sustainable Urban Drainage

Within 3 months from the date of this permission a detailed surface water drainage scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include a restriction in run-off and

surface water storage on site as outlined in the FRA and shall incorporate sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan.

Additionally it will:

- i. provide details of the surface water design and how it will be implemented to ensure no increase in flood risk from commencement of construction and during any phased approach to building.
- ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime.
- iii. provide details of the body legally responsible for the implementation of the management and maintenance plan. The scheme shall also demonstrate the use of methods to minimise the use of potable water, and will:
- iv. incorporate water saving measures and equipment
- v. provide details of water collection facilities to capture excess rainwater;
- vi. provide details of how rain and grey water will be recycled and reused in the development.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policy 5.12 Flood Risk Management of the London Plan (March 2015) and Planning Policy Statement 25. To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (March 2015), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (March 2015).

18 SUS6 Green Travel Plan

Prior to first occupation of the development hereby approved, the details of the proposed mitigation measures identified within the Transport Assessment (by Robert West June 2014), including before and after school clubs, promotion of walks and cycling, car sharing clubs, road safety training, the promotion of public transport alongside the staggering of start and end schooling times, have been submitted to and approved in writing by the Local Planning Authority as part of the school's Travel Plan. This shall also include investigation of measures such as the provision of a school crossing patrol, and implementation if feasible. Thereafter a Travel Plan review shall be undertaken and submitted in writing to the Local Planning Authority for approval annually. The mitigation measures identified in the Transport Assessment and the Travel Plan review shall be implemented for the duration of the development.

REASON

To promote sustainable transport and reduce the impact of the development on the surrounding road network in accordance with London Plan (March 2015) Policies 6.1 and 6.3.

19 NONSC Non Standard Condition

A construction management plan shall be available on site at all times for the duration of the school and grounds construction works, which shall include the following measures:

No traffic associated with construction activity for the school building and site or any delivery related to implementation of the development hereby approved shall take place between the hours of 08:15 and 09:15 and between the hours of 14:40 and 16:00 Monday to Friday. Unless otherwise agreed in writing, the restrictions to the traffic activity should be maintained throughout the duration of the construction process.

All construction traffic in and out of the site including deliveries shall be controlled and monitored by a qualified banks man at all times.

No construction or contractors vehicles shall be permitted to park along Laurel Lane, Rowan Road or Wise Lane at any time.

REASON

To ensure the development provides an acceptable level of pedestrian and vehicular safety in accordance with Policies AM2 and AM7 of the Local Plan Part 2 and London Plan (March 2015) Policies 6.1 and 6.3.

20 NONSC Highway Works

Within 3 months from the date of this permission the details of all traffic arrangements (including where appropriate carriageways, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities, closure of existing access and means of surfacing) have been submitted to and approved in writing by the LPA (all works are required to be supported with stage 2 and 3 Road Safety Audits).

The approved development shall not be occupied until all such works have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines and loading areas must be permanently retained and used for no other purpose at any time. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide, or at least 3.0m wide where two adjacent bays may share an unloading area.

REASON

To ensure that the highways impacts of the proposed development are appropriately mitigated and the development provides an acceptable level of pedestrian and vehicular safety in accordance with Policies AM2 and AM7 of the Local Plan Part 2 and London Plan (March 2015) Policies 6.1 and 6.3.

21 NONSC Car Parking Management

The details of the management (plan) of the staff car park to the north and drop off/ pick up facility to the south of the development shall be submitted to, and approved in writing by the Local Planning Authority prior to occupation of the building.

The submitted details shall contain details of security measures, any parking management equipment such as barriers/ticket machines, and a details scheme of management for the areas including within and outside of peak school pick up and drop off hours.

Thereafter the area shall be maintained in full accordance with the approved details and managed in accordance with the approved details for the life of the development.

The development hereby permitted shall not be occupied until the - Drop Off/Pick Up Area facility has been constructed in accordance with the details in drawing PL005-D.

REASON

To promote sustainable transport and reduce the impact of the development on the surrounding road network in accordance with Policies AM2 and AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and London Plan (March 2015) Policies 6.1 and 6.3.

22 NONSC Delivery and Servicing Plan

Within 3 months from the date of this permission the details of a Delivery and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall incorporate measures to minimise vehicle deliveries during am and pm peak hours. Thereafter and prior to occupation, the scheme shall be completed in strict accordance with the approved details and thereafter maintained for the life of the development.

REASON

To encourage out of hours/off peak servicing to help mitigate the site's contribution to local congestion levels in compliance with Policy AM2 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

23 NONSC Non Standard Condition

The MUGA hereby approved shall not be used between the hours of 21:00 and 08:00 Monday to Friday, before 10.00 or after 19:00 on Saturdays, before 10.00 or after 18:00 on Sundays, Bank Holidays and other Public Holidays.

REASON

In the interests of residential amenity in accordance with policies BE19, OE1 and OE3 of the Hillingdon Local Plan: Part Two 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 (July 2011) and national guidance.

EC2	Nature conservation considerations and ecological assessments
EC5	Retention of ecological features and creation of new habitats
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.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R4	Proposals that would involve the loss of recreational open space
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities

3 I1 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

4 I12 Notification to Building Contractors

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

5 I15 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 which are audible at the site boundary shall only be carried out between the hours of 08.00 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 or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) 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.

6 I16 Directional Signage

You are advised that any directional signage on the highway is unlawful. Prior consent from the Council's Street Management Section is required if the developer wishes to erect directional signage on any highway under the control of the Council.

7 I19 Sewerage Connections, Water Pollution etc.

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.
Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

8 I23 Works affecting the Public Highway - Vehicle Crossover

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

9 I24 Works affecting the Public Highway - General

A licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway. This includes the erection of temporary scaffolding, hoarding or other apparatus in connection with the development for which planning permission is hereby granted. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW

10 I47 Damage to Verge - For Council Roads:

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will

require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

11 I62 Potential Bird Hazards from Buildings

The applicant is advised that any flat/shallow pitched or green roof on buildings have the potential to attract gulls for nesting, roosting and loafing purposes. The owners/occupiers of the building must ensure that all flat/shallow pitched roofs be constructed to allow access to all areas by foot using permanent fixed access stairs ladders or similar.

The owner/occupier must not allow gulls to nest, roost or loaf on the building. Checks must be made weekly or sooner if bird activity dictates, during the breeding season. Outside of the breeding season gull activity must be monitored and the roof checked regularly to ensure that gulls do not utilise the roof. Any gulls found nesting, roosting or loafing must be dispersed by the owner/occupier when detected or when requested by BAA Airside Operations staff. In some instances it may be necessary to contact BAA Airside Operations staff before bird dispersal takes place. The contact would be Gary Hudson, The Development Assurance Deliverer for Heathrow Airport on 020 8745 6459.

The owner/occupier must remove any nests or eggs found on the roof. The breeding season for gulls typically runs from March to June. The owner/occupier must obtain the appropriate licences where applicable from Natural England before the removal of nests and eggs. For further information please see the attached Advice Note 8 - 'Potential Bird Hazards From Building Design'

12

With regard to conditions 4, 12 (partially only), 17 and 19, it is acknowledged that details have already been submitted to and approved by the Local Planning Authority in compliance with or amending the original consent (ref:70019/APP/2014/1807). You are advised that this consent does not override those approved details. However, providing those details are fully complied with then there is no requirement to resubmit them to the Local Planning Authority.

3. CONSIDERATIONS

3.1 Site and Locality

This application relates to a broadly triangular site with approximately 1.23 hectares, which was previously in use as public open space. The site is located adjacent to the east of Longmead Primary School, to the west of Laurel Lane and to the north of Rowan Road, West Drayton. The development site includes an area of land within the grounds of the existing Longmead Primary School, to the south-east of the school buildings. The site was mainly used by residents for recreational purposes but it has been fenced since the construction works commenced.

To the north, the site tapers towards the entrance to Longmead Primary School with the Closes Recreational Grounds together with the St Georges Meadows to the north forming 9 hectares of open parkland which lies within the West Drayton Conservation Area and Green Belt land.

Laurel Lane is immediately adjacent to the site and is a typical two storey residential area with a small shopping parade with flatted development above which defines the east boundary while Rowan Road curves around the southern end of the site. The Rowan Arms Public House is located prominently on the southern side of the junction of Laurel lane with Rowan Road.

There are bus stops serving the U3 bus route in the vicinity of the site with West Drayton Railway Station being approximately 1.2km from the site and being enhanced by Crossrail services from 2019. The site has a Public Transport Accessibility Level (PTAL) of 1b (on a scale of 1 to 6, where 6 is the most accessible).

3.2 Proposed Scheme

The current application is submitted under Section 73 of the Town and Country Planning Act (as amended) and seeks for minor material alterations to conditions 2, 3 & 4 to enable minor changes to the approved plans, and an amendment of condition 5 such as to approve the landscaping details.

There are a number of minor changes to the approved plans which are sought and whilst the details of the sought changes are fully scheduled on the proposed plans, the main alterations include:

Ground Floor Plan;

- Year 3 classrooms amended to become Reception classes (highlighted on plan as area 1) with associated increased toilet provision.
- Year 3 classrooms amended to become Nursery classes (highlighted on plan as area 2 & 5) with associated increased toilet provision and external canopy/ covered play area.
- ICT classroom amended to provide additional toilet provision to reception classes (highlighted on plan as area 3) and Resource Base.
- Admin/ Reception area amended to incorporate client changes, this does not affect the externals. (highlighted on plan as area 4)

Elevations;

- New nursery canopy/ covered play area added; railings to first floor terrace area amended; downpipes added; brise soleil amended to suit fabrication sizes; ventilation extract louvres added, flues added & kitchen extract added.

Site Plan

- Playgrounds to north of site amended to reflect the requirements for separate Nursery and separate Reception playgrounds. These are proposed with a rubber crumb safety surface and additional proposed fences to provide separation.
- Cycle store numbers and positions added.
- Fences types and positions amended to reflect Secured by Design and end user concerns
- Gate positions changed to suit separate schools being able to share facilities.
- Provision of a school plaza with a central sensory garden and pergola walkway alongside a slightly repositioned MUGA.

Landscape Plan

- Landscape proposals amended to enable the changes in the external works.

The requirements set out in condition 5 are also sought to be amended as the information supplied in this respect is sufficiently detailed to allow full considerations of the landscaping

scheme at this stage removing the need for consideration of further details.

3.3 Relevant Planning History

70019/APP/2014/1807 Land To The West Of Laurel Lane West Drayton

New 2 storey Junior School (5 forms of entry) including new vehicular and pedestrian accesses, alterations to an existing footpath, creation of pick-up/drop-off area, associated car parking, landscaping, playground, provision of a Multi-Use Games Area (MUGA) and ancillary development.

Decision: 06-08-2014 Approved

70019/APP/2014/4400 Land To The West Of Laurel Lane West Drayton

Non-material amendment (amendment to condition 19) of planning permission ref: 70019/APP/2014/1807 dated 06/08/14 (New 2 storey Junior School (5 forms of entry) including new vehicular and pedestrian accesses, alterations to an existing footpath, creation of pick-up/drop-off area, associated car parking, landscaping, playground, provision of a Multi-Use Games Area (MUGA) and ancillary development) to allow more flexible delivery times during construction

Decision: 12-01-2015 Approved

Comment on Relevant Planning History

The most relevant applications to this scheme are summarised above.

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.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM4 (2012) Open Space and Informal Recreation
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM7 (2012) Biodiversity and Geological Conservation
- PT1.EM8 (2012) Land, Water, Air and Noise

Part 2 Policies:

- EC2 Nature conservation considerations and ecological assessments
- EC5 Retention of ecological features and creation of new habitats
- 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.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE11	Development involving hazardous substances and contaminated land - requiremer for ameliorative measures
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R4	Proposals that would involve the loss of recreational open space
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Some 820 neighbouring households, amenity groups, and local businesses were notified of the proposal on 20th April 2015 with the consultation period ending on 11th May 2015. So far two letters have been received objecting to the proposals whilst one letter was received commenting on the proposals.

The letters in objection and commenting on the application raise the following concerns:

(i) The proposal involves the loss of Green Belt land

- (ii) Inappropriate external materials have detrimental impact on the character and appearance of the area
- (iii) Noise
- (iv) Traffic impacts and parking, insufficient car spaces within the drop off/ pick up facility, including concerns with the impacts of the proposed school in combination with the impacts of the existing school
- (v) Proposals will go ahead regardless of objections
- (vi) Impacts from construction works

(Officer comments: Although the site was previously in use as open publicly accessible land the site was never designated as Green Belt Land and therefore the loss of Green Belt land is not a material planning consideration in the determination of this application. Issues ii, iii and iv are material planning considerations that are addressed in the main sections of this report. The impacts from construction works are unfortunate but unavoidable in the circumstances where a new educational establishment needs to be constructed and are not a material consideration.

Internal Consultees

TREES & LANDSCAPE OFFICER

The legend on McAdam Design's drawing No. 103 Rev D and 104 Rev E, Proposed Layout & Levels Sheets 1 and 2, dated 08/04/2015, do not describe the detail of recent amendments to the plan. However, annotated boxes on the plan indicate that the edge of the nursery play area, in the south-east corner of the site, has been modified to show the curvilinear retaining walls around the edge of the safety surfacing. These are required to retain the levels of the adjacent soft landscape and root protection areas of trees. The walls will vary in height between 200-900mm above the level of the play area.

Elsewhere, mini embankments, no steeper than 1:3 are to accommodate the changes in levels across the site.

McIlwaine drawing No. 01B, Detailed Planting Plan, dated April 2015, provides an amended planting plan, with schedules and a brief specification of work. Further details are provided on drawing No. 02A.

No objection to the amended drawings.

HIGHWAYS ENGINEER

Robert West Consultants have submitted a revised Technical assessments dated March 2015, demonstrating the similarity between impacts of the current proposal to those of the recently consented, 5 Form Entry Junior School (600 places) on the site - planning application 70019/APP/2014/1807.

The revised assessment has updated consideration of on-street car parking demands and the operation of the Laurel Lane / Harmondsworth Road junction to allow for changes in numbers of pupils, staff and on-street car park capacity (allowing for Laurel Lane traffic management scheme).

Highways advise as follows:

The site has poor public transport accessibility - (PTAL 1b). It is served by Route U3 which runs along Laurel Lane and by Route 350 on Harmondsworth Road, both scheduled at 10-13 minute intervals.

The proposals are forecast to generate approximately 180 vehicular trips in the morning (school start) and afternoon (finishing) times. This is approximately 10% greater than the consented Junior school. The traffic modelling for existing conditions at the junction of Laurel Lane / Harmondsworth Road needs improvement. Prior to the school being fully occupied, this junction will operate at capacity. At

full occupancy, the junction will be operating over-capacity and will require mitigation measures to reduce traffic congestion and delays.

The proposals include a 32 space staff car park. This will accommodate approximately half of the full demand for staff parking and it is envisaged that approximately 27 staff cars would be parked on-street.

The proposals include provision for a school pick-up / drop-off facility with 22 parking spaces. This will partially contribute towards reducing on-street parking stress that would otherwise occur when the school is fully occupied. However, because the demand for pick-up/drop-off parking is forecast to exceed capacity, a management plan will be required to maintain safe and efficient operating conditions. The excess demand for car parking generated by parents and staff will be accommodated on-street, using the available capacity on local roads within a short walking distance of the site.

Vehicular swept paths for delivery and refuse collection vehicles have been provided. These show that the pick-up / drop-off car park bays need to be unoccupied for the service vehicles to safely enter and leave the car park. A condition restricting servicing hours to outside the morning and afternoon school traffic peak periods is necessary.

Conclusions:

The proposed development will increase traffic congestion and parking stress on local roads in the vicinity of the site during the morning and afternoon periods corresponding with school start and finish times. These impacts will be marginally greater than forecast for the consented junior school.

Recommendation:

Staged monitoring of local traffic and parking conditions to support the development of highway mitigation scheme for the Laurel Lane / Harmondsworth Road junction and travel plan initiatives such as school bus service and car park management plan, through a s106 agreement.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy R10 of the Council's Unitary Development Plan Saved Policies (September 2007) seeks to encourage the provision of enhanced educational facilities across the borough, stating:

"The Local Planning Authority will regard proposals for new meeting halls, buildings for education, social, community and health services, including libraries, nursery, primary and secondary school buildings, as acceptable in principle subject to other policies of this plan."

This is reiterated in the London Plan Policy 3.18 which states:

"Development proposals which enhance education and skills provision will be supported, including new build, expansion of existing facilities or change of use to educational purposes. Those which address the current projected shortage of primary school places will be particularly encouraged."

Furthermore, on 15/08/11 the DCLG published a policy statement on planning for schools development, which is designed to facilitate the delivery and expansion of state-funded schools.

It states:

"The Government is firmly committed to ensuring there is sufficient provision to meet growing demand for state-funded school places, increasing choice and opportunity in state-funded education and raising educational standards. State-funded schools - which include

Academies and free schools, as well as local authority maintained schools (community, foundation and voluntary aided and controlled schools) - educate the vast majority of children in England. The Government wants to enable new schools to open, good schools to expand and all schools to adapt and improve their facilities. This will allow for more provision and greater diversity in the state-funded school sector to meet both demographic needs and the drive for increased choice and higher standards."

It goes on to say that:

"It is the Government's view that the creation and development of state-funded schools is strongly in the national interest and that planning decision-makers can and should support that objective, in a manner consistent with their statutory obligations. We expect all parties to work together proactively from an early stage to help plan for state-school development and to shape strong planning applications. This collaborative working would help to ensure that the answer to proposals for the development of state-funded schools should be, wherever possible, "yes."

The statement clearly emphasises that there should be a presumption in favour of the development of schools and that "Local Planning Authorities should make full use of their planning powers to support state-funded schools applications."

Paragraph 72 of the NPPF reiterates the objectives set out in the DCLG Policy Statement on Planning for Schools Development. It clearly confirms that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet existing and future demand.

The applicant's assessment of future educational need in the area is considered to be well presented. Providing a detailed analysis of increasing demand for school places across Hillingdon and in particular within the southern areas of the Borough, which would be served by the proposed school. This increased demand is primarily the result of increased birth rate and changes to net migration, both of which are likely to be sustained for longer than previously anticipated.

The result is the need for the provision of approximately 26 additional forms of entry across Hillingdon. The Council has sought to meet the majority of this demand through the expansion of existing schools. Despite these expansions the Council has identified that an additional school is required to meet the pressing demand within the West Drayton area.

The increased demand for school places is compelling, well evidenced and confirmed by the Greater London Authority (GLA) and the Office of National Statistics (ONS).

The need to meet educational needs is a material planning consideration which needs to be afforded significant weight in accordance with paragraph 72 of the National Planning Policy Framework and the DCLG Policy Statement on Planning for Schools Development. The need to meet this demand is a clear planning objective, as stated in the NPPF.

Overall, it is considered that there is an identified and compelling need for a new five form of entry junior school and that there are no alternative sites which could be used to provide an appropriate facility. It is considered that the educational need represents very special circumstances and that on balance this need outweighs the harm which would arise from the development in other respects.

7.02 Density of the proposed development

The application is for the use of the site for educational purposes. Residential density is therefore not relevant to the consideration of this application.

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

The impacts of the development on the West Drayton Green Conservation Area, which is located 85 metres distance from the site, were considered in granting planning permission 70019/APP/2014/1807.

The proposed amendments are minor and would not significantly alter the appearance of the buildings within the conservation area. The proposals are considered acceptable in this respect.

The proposed amendments do not impact on any other heritage assets including Conservation Areas, Listed Buildings or Areas of Special Local Character.

7.04 Airport safeguarding

Defence Estates Safeguarding, BAA and NATS raised no safeguarding objections to the original proposal and the amendments proposed would not impact on airport safeguarding issues.

7.05 Impact on the green belt

The impacts of the development on the Green Belt, which is located 85 metres distance from the site, were considered in granting planning permission ref.70019/APP/2014/1807.

The proposed amendments do not impact on Green Belt.

7.06 Environmental Impact

The environmental impacts of the development were considered in granting planning permission 70019/APP/2014/1807. The proposed amendments do not impact on these issues and as such are acceptable in this respect.

7.07 Impact on the character & appearance of the area

Overall, the proposed alterations to the external appearance of the development are minor and will not alter its overall appearance within the surrounding area. However, it is considered that the alterations to the materials, including the alterations to the brise soleil, will serve to improve the appearance of the development overall.

7.08 Impact on neighbours

The proposed amendments are such that they would not impact on the amenity of neighbouring occupiers and, overall, the proposed development would not have an unreasonable adverse impacts on the amenity of nearby residential occupiers.

7.09 Living conditions for future occupiers

This consideration relates to the quality of residential accommodation and is not applicable to this type of development.

However, it is considered that the proposed school which has been designed to accord with the Disability Discrimination Act and Department for Education standards would provide an appropriate environment with adequate size for the future staff and students.

The development is considered to remain acceptable in this respect, and the alterations do not introduce any changes which would warrant refusal of the application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Traffic generation, car/cycle parking and safety issues were considered as part of the original approval. Traffic impacts, together with car and cycle parking demand will be

marginally greater than expected on the originally consented scheme but will remain largely unchanged by the amendments currently sought.

The Principal Highways Engineer considers that staff car parking for the school less than the requirements identified in the TA is acceptable in view of availability of on-street parking in the vicinity of the site. Although, not fully identified in the TA the impact of the proposed development can be reduced in traffic/transport and highway terms by measures to be included in the Travel Plan. A clause in the legal agreement is also recommend ensuring that the impact of school associated traffic will be monitored and measured when the school reaches 50% and that any improvements to the junction are approved and implemented within 6 months of the corrective measures to the junction being agreed.

As such, the proposals are considered acceptable with respect to highways considerations and the amendments therefore raise no highways concerns.

7.11 Urban design, access and security

Issues of design and access are dealt with in the appropriate sections of the report.

The original scheme was considered adequate in terms of security, subject to a secure by design condition. The proposed amendments would not impact on the security of the development.

7.12 Disabled access

The original scheme was considered adequate in terms of disabled access, subject to appropriate conditions. The proposed amendments do not impact on these issues and as such are acceptable in this respect.

7.13 Provision of affordable & special needs housing

The application is for the use of the site for educational purposes. Affordable housing and special needs housing are therefore not relevant to the consideration of this application.

7.14 Trees, Landscaping and Ecology

The proposed amendments would have a limited impact on the previously agreed layout in terms of trees and landscaping. Annotated boxes on the plan indicate that the edge of the nursery play area, in the south-east corner of the site, has been modified to show the curvilinear retaining walls around the edge of the safety surfacing. These are required to retain the levels of the adjacent soft landscape and root protection areas of trees. The walls will vary in height between 200-900mm above the level of the play area. Elsewhere, mini embankments are to accommodate the changes in levels across the site.

Accordingly, no objections are raised to the amendments in respect of landscaping and the details provided with McIlwaine drawing No. 01B, Detailed Planting Plan, dated April 2015, provides an amended planting plan, with schedules and a brief specification of work with further details are provided on drawing No. 02A.

The Council's Landscape Architect advised that he is satisfied with the information provided and this is considered sufficient to satisfy the requirements of condition 5 of planning permission 70019/APP/2014/1807. As such, the condition is amended to a compliance condition.

7.15 Sustainable waste management

The level of storage remains the same as previously approved and the refuse store access would still be located appropriate in terms of access for collections. Accordingly, the amendments are considered acceptable in respect of waste management.

7.16 Renewable energy / Sustainability

The appropriateness of the development in terms of renewable energy and sustainability was considered in granting planning permission 70019/APP/2014/1807. The proposed amendments do not impact on these issues and as such are acceptable in these respects.

7.17 Flooding or Drainage Issues

The appropriateness of the development in terms of flooding and drainage was considered in granting planning permission 70019/APP/2014/1807. The proposed amendments do not impact on these issues and as such are acceptable in these respects.

7.18 Noise or Air Quality Issues

The appropriateness of the development in terms of noise and air quality was considered in granting planning permission 70019/APP/2014/1807. The proposed amendments do not impact on these issues and as such are acceptable in these respects.

7.19 Comments on Public Consultations

None.

7.20 Planning Obligations

A suite of planning obligations was secured under a Statement of Intent under application 70019/APP/2014/1807 comprising a monetary contribution totalling £5,000.00 towards tree planting and landscaping enhancements in the adjacent Closes Recreational Grounds. In addition, the Statement of Intent also included the applicant's commitment to further highway studies and highway improvements

Given that this is a Section 73 application a deed of variation is required to secure the provision of the aforementioned obligations to ensure the development would adequately mitigate its impact on local facilities.

As the development is for educational use it would not necessitate a contribution towards the Council and Mayoral Community Infrastructure Levy.

7.21 Expediency of enforcement action

Not Applicable.

7.22 Other Issues

None.

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

None.

10. CONCLUSION

The application proposed a number of minor amendments to the previously approved drawings and materials for the development and the amendment of a condition related to landscaping which is no longer required.

The amendments do not raise any material planning concerns and accordingly are recommended for approval.

11. Reference Documents

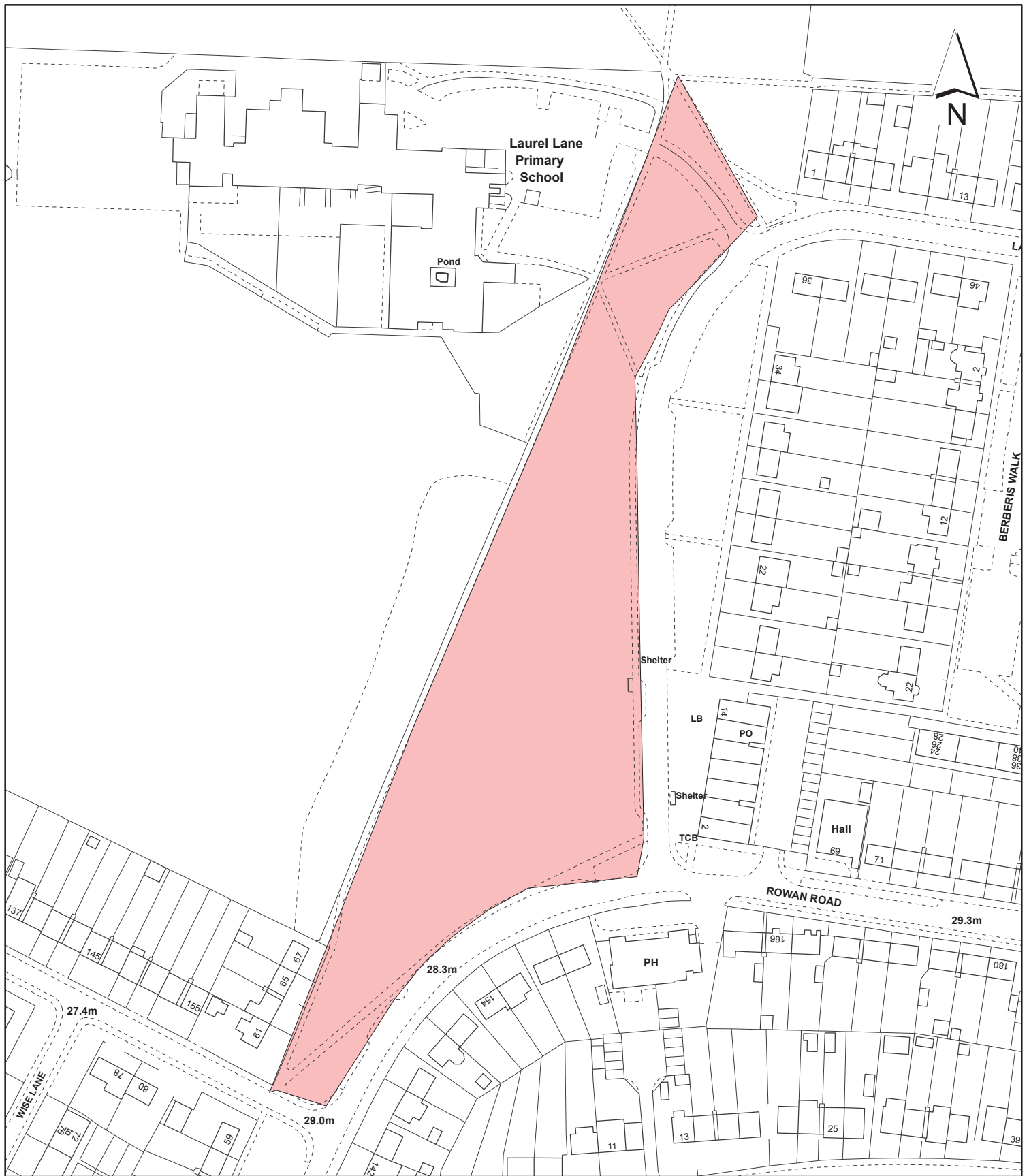
Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)

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

London Plan (March 2015)
National Planning Policy Framework (March 2012)
National Planning Practice Guidance
Hillingdon Supplementary Planning Document: Accessible Hillingdon (May 2013)
Hillingdon Supplementary Planning Document: Residential Layouts
Hillingdon Supplementary Planning Guidance - Community Safety by Design
Hillingdon Supplementary Planning Guidance - Noise
Hillingdon Supplementary Planning Document - Air Quality
Hillingdon Supplementary Planning Guidance - Land Contamination
Policy Statement - Planning for Schools Development (DCLG, 15/08/11)

Contact Officer: Tiago Jorge

Telephone No: 01895 250230



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Site Address:

**Land to the west of Laurel Lane
 West Drayton**

Planning Application Ref:
70019/APP/2015/1340

Planning Committee:
Major Page 87

Scale:
1:1,500

Date:
June 2015

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



HILLINGDON
 LONDON

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Plans for Major Applications Planning Committee

2nd June 2015



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INVESTOR IN PEOPLE

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Page 89

Report of the Head of Planning, Sport and Green Spaces

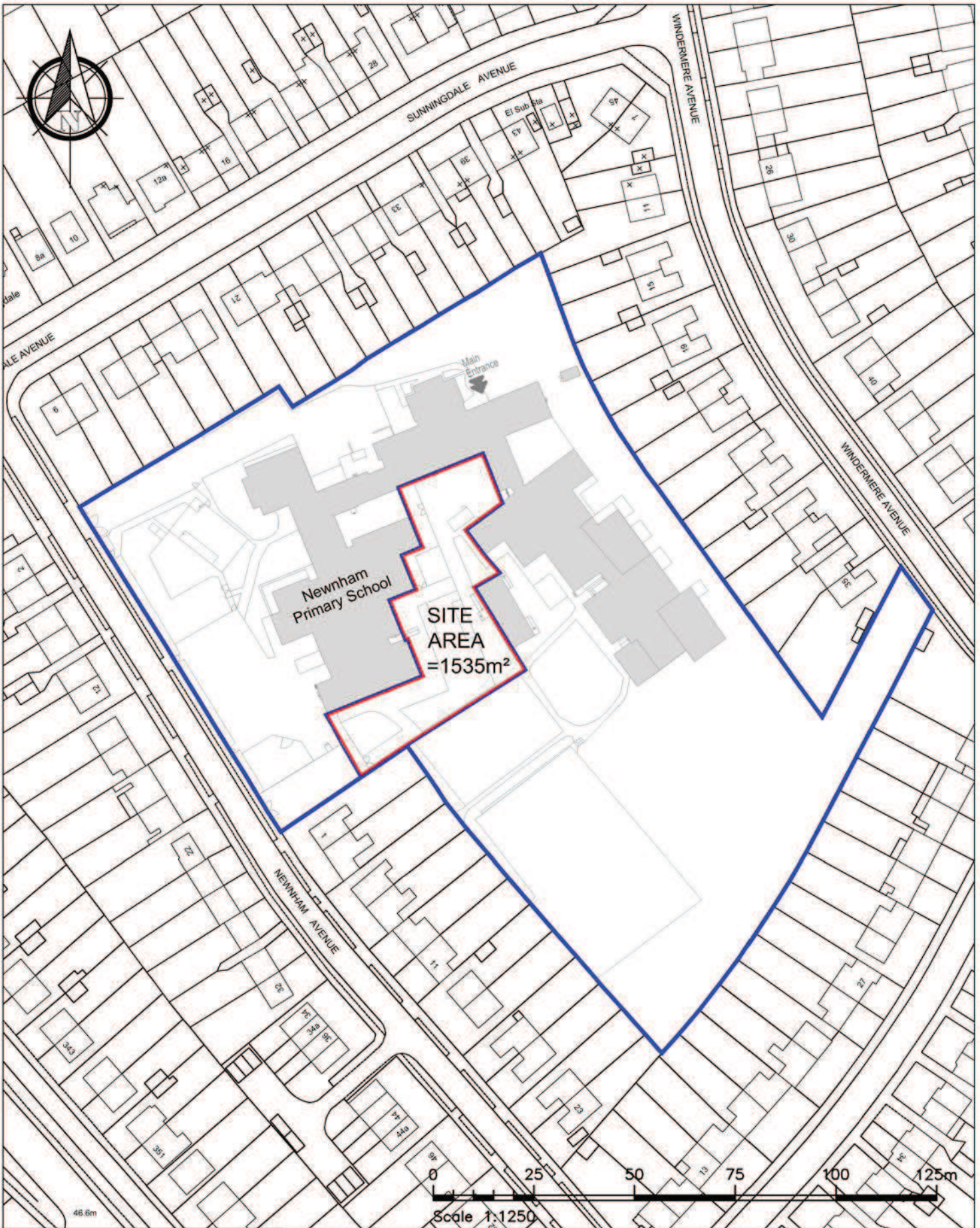
Address NEWNHAM INFANT & NURSERY SCHOOL NEWNHAM AVENUE RUISLIP

Development: ERECTION OF A TEMPORARY DOUBLE MODULAR CLASSROOM UNIT, RELOCATION OF THE EXISTING MODULAR LIBRARY UNIT AND ASSOCIATED EXTERNAL WORKS (AMENDED PLANS RECEIVED TO RETAIN WILLOW TREE)

LBH Ref Nos: 12713/APP/2015/1364

Date Plans Received: 13/04/2015 **Date(s) of Amendment(s):**

Date Application Valid: 15/04/2015



46.8m

Scale 1:1250

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Tel: 01895 250 111
Fax: 01895 277 224

Rev	Revision notes	Initials	Date
-	-	-	-
Project NEWNHAM INFANT & JUNIOR SCHOOL NEWNHAM AVENUE, RUISLIP, HA4 9RW		Scale 1:1250	Drawn by ST
Description SITE LOCATION		Date 19/03/2015	Checked by SV
		Drawing No. 2015/D/147/01	Rev.

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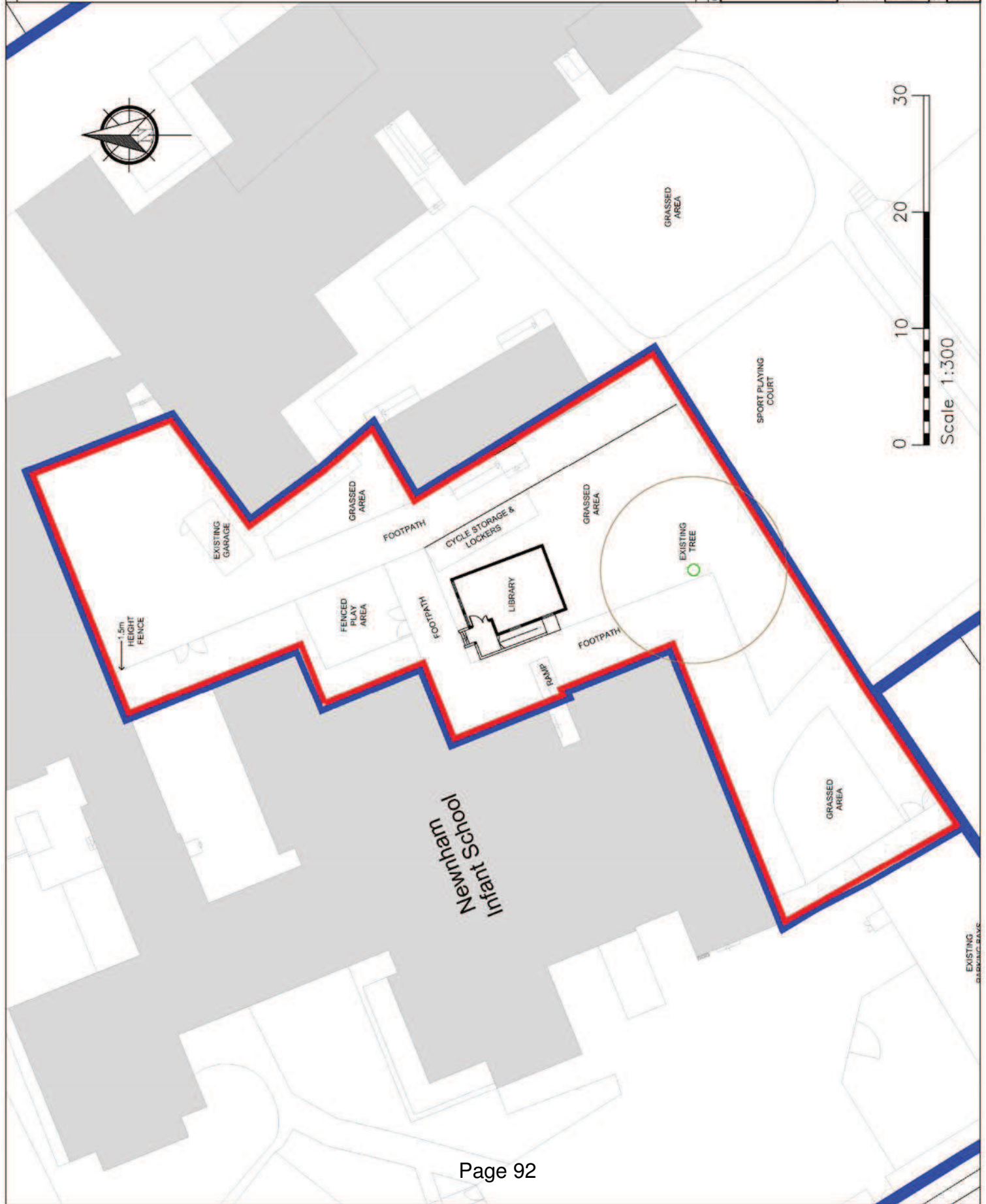
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Tel: 01895 277 224
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PROJECT
NEWNHAM INFANT & JUNIOR SCHOOL
NEWNHAM AVENUE
RUISLIP HA4 0RW

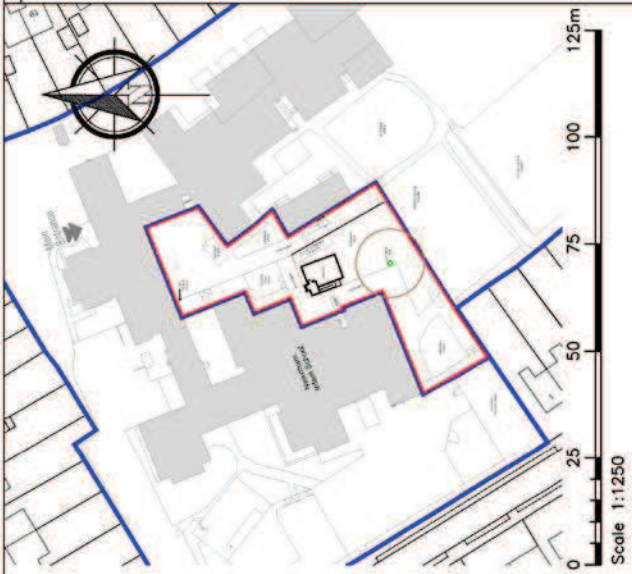
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DRAWING NO.
2015/D/147/04

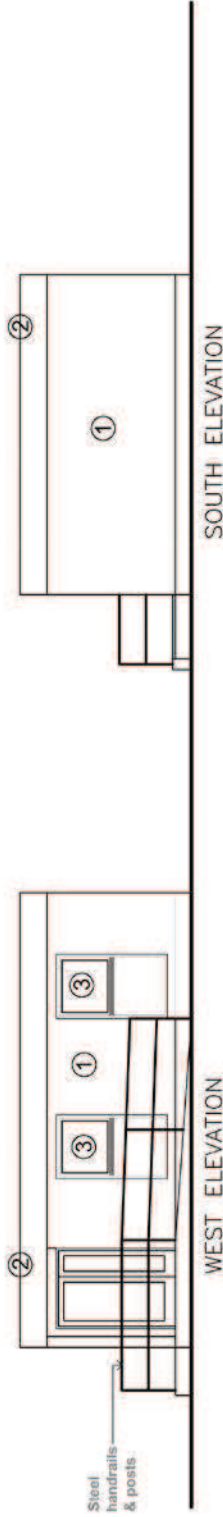


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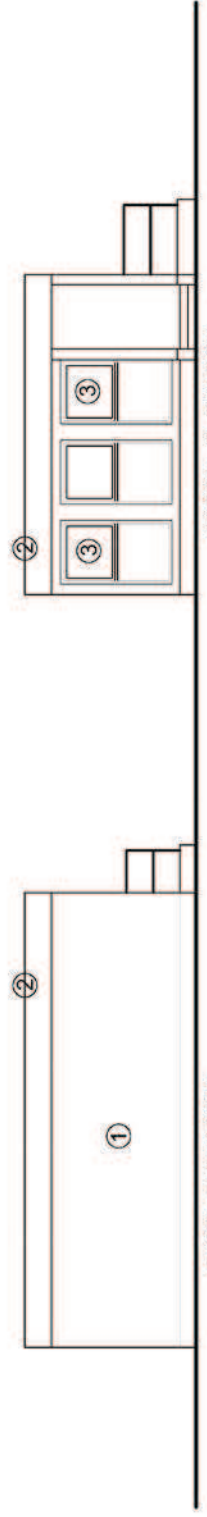
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- ② FLAT ROOF IN FELT FINISH
- ③ ALUMINIUM POWDER COATED WHITE WINDOW FRAMES
- ④ ALUMINIUM POWDER COATED WHITE DOOR FRAMES

PLAN



SOUTH ELEVATION

WEST ELEVATION



NORTH ELEVATION

EAST ELEVATION



Rev	Description	Date

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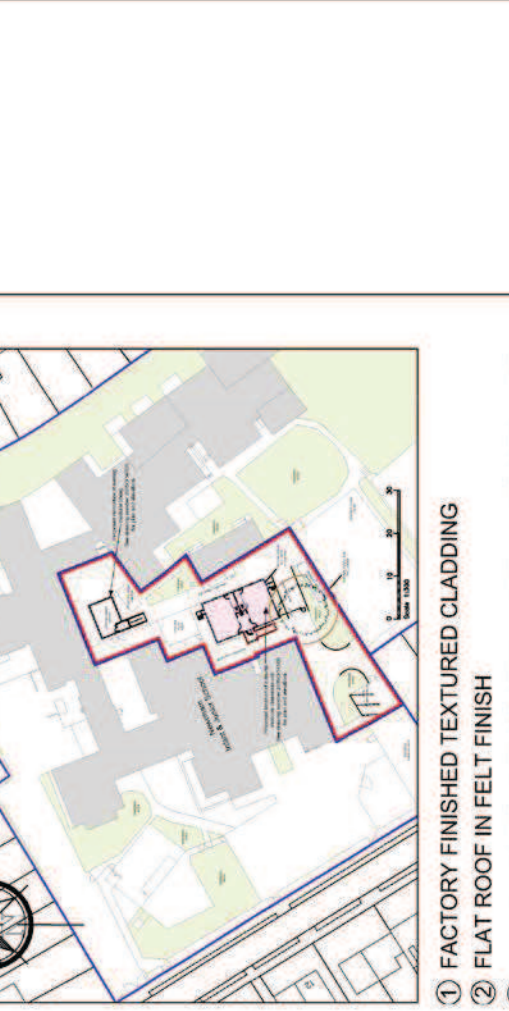
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 EXISTING LIBRARY PLAN & ELEVATIONS

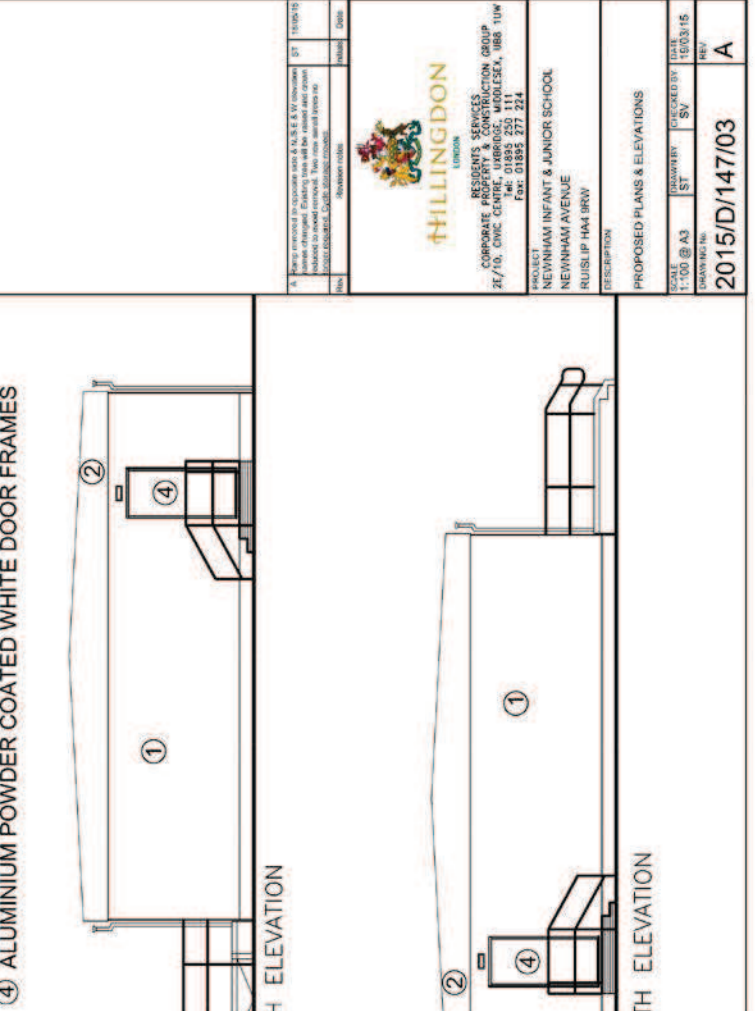
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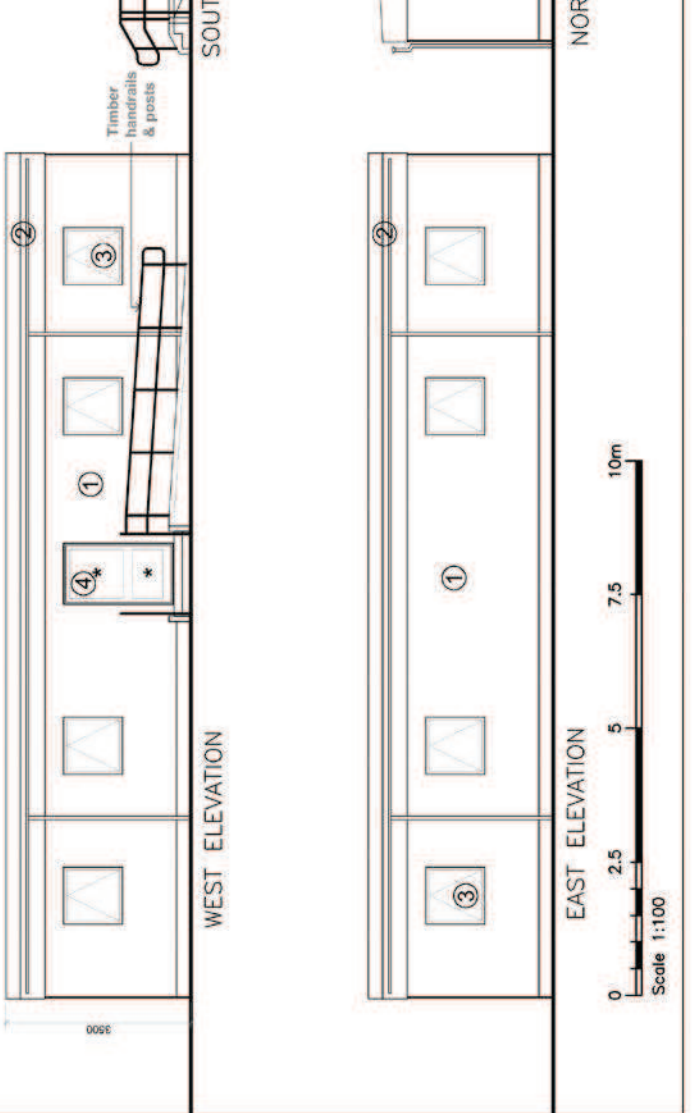
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 Scale 1:1250



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- ④ ALUMINIUM POWDER COATED WHITE DOOR FRAMES



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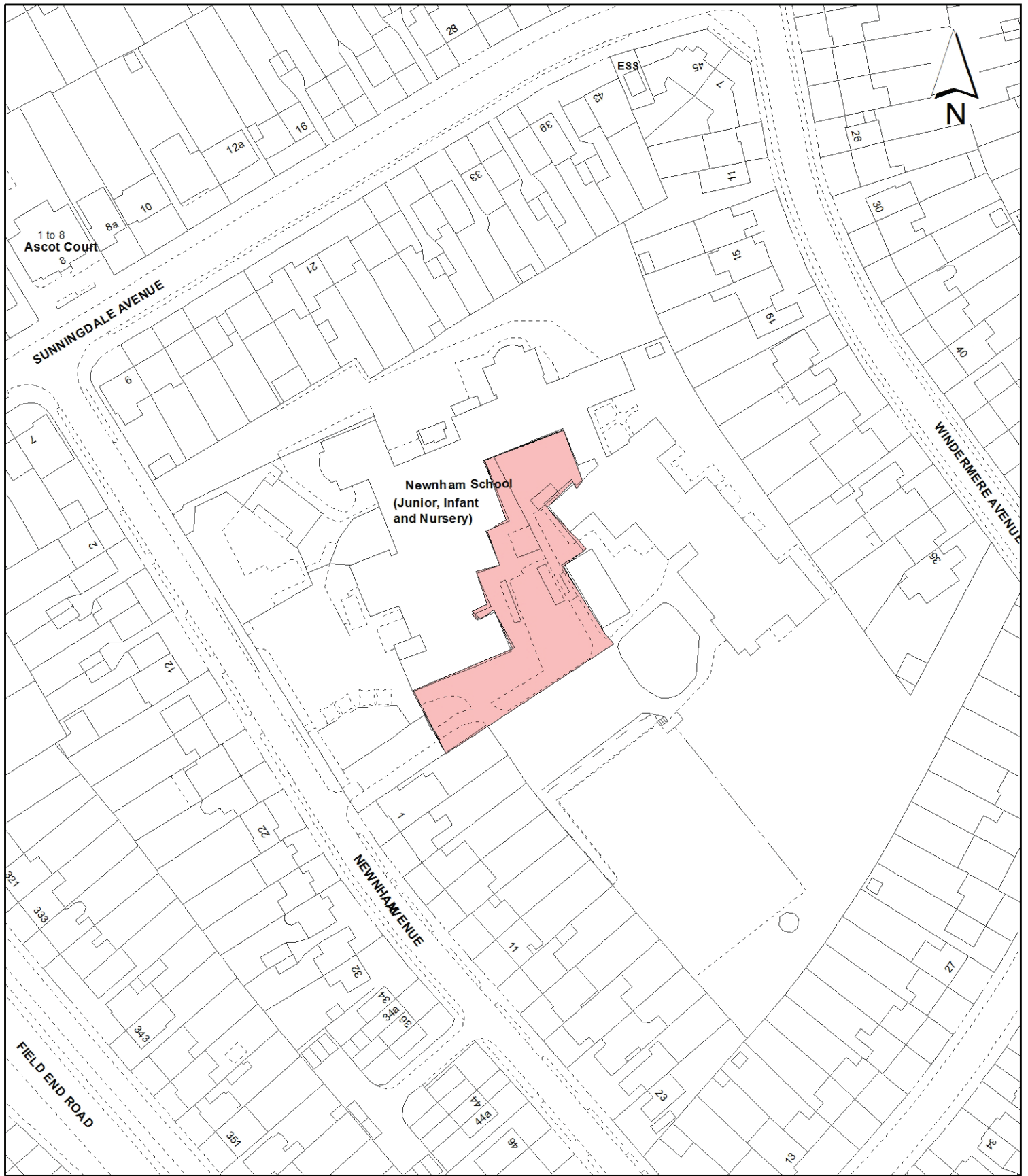


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PROJECT
 NEWNHAM INFANT & JUNIOR SCHOOL
 NEWNHAM AVENUE
 RUISLIP HA1 0RW

DESCRIPTION
 PROPOSED PLANS & ELEVATIONS

DATE	16/03/15
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SCALE	1:100 @ A3
PROJECT NO.	2015/D/147/03
REV	A



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Site Address:

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 Newnham Avenue
 Ruislip**

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

Planning Application Ref:

12713/APP/2015/1364

Scale:

1:1,250

Planning Committee:

Major Page 96

Date:

June 2015



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address HAREFIELD HOSPITAL HILL END ROAD HAREFIELD MIDDLESEX

Development: Temporary retention of Acorn Ward and Oak Ward; temporary extension above Acorn Ward to provide new 18 bed ward with associated access, linking it to the existing main block via a new bridge; and single storey extension to provide additional ITU accommodation, CT and MRI scanners and associated patient, user and staff accommodation.

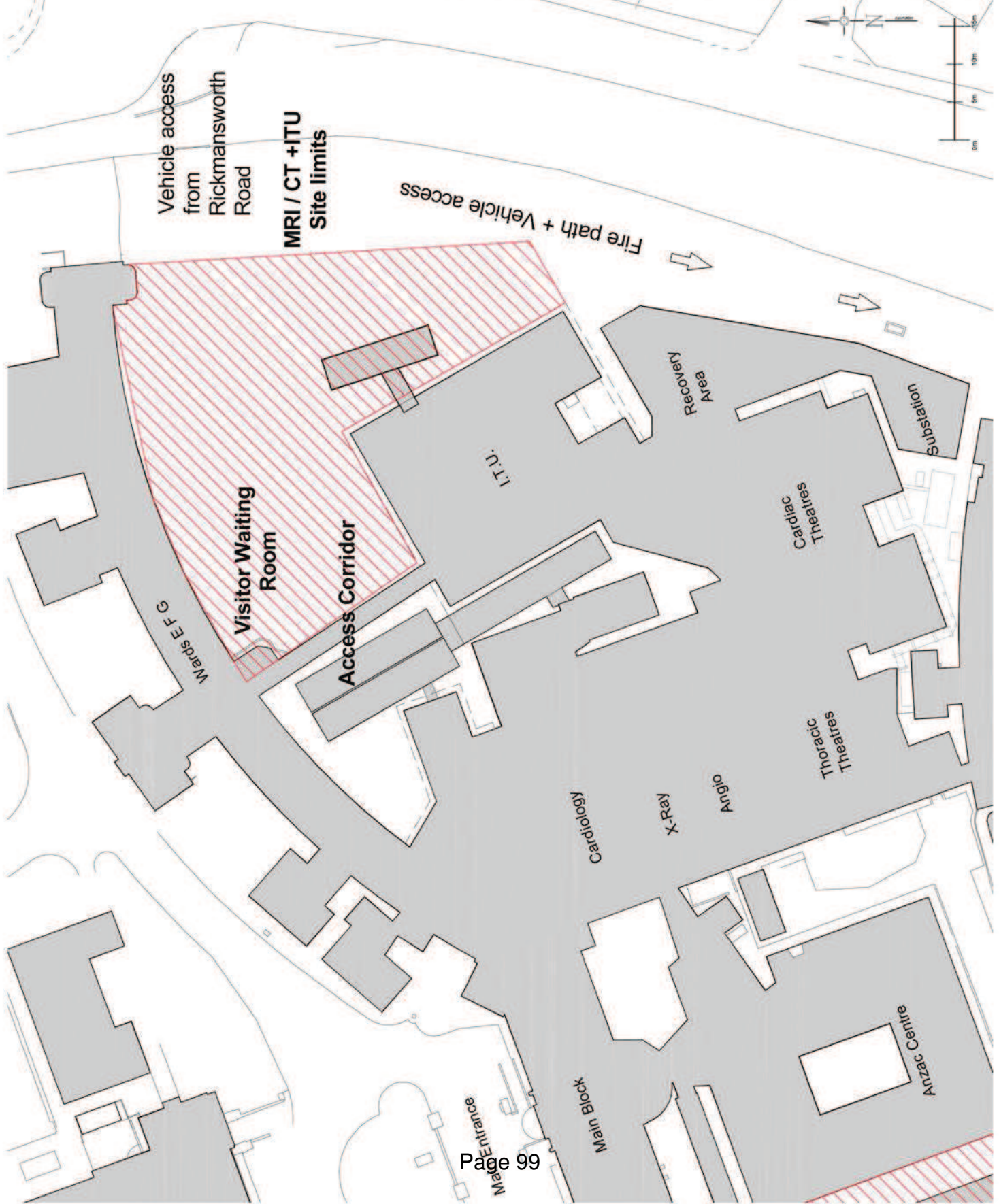
LBH Ref Nos: 9011/APP/2014/3602

Date Plans Received:	08/10/2014	Date(s) of Amendment(s):	08/10/2014
Date Application Valid:	22/12/2014		13/05/2015
			24/03/2015
			22/12/2014
			24/02/2015
			26/03/2015
			20/05/2015
			12/05/2015

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client	Royal Brompton & Harefield NHS Foundation Trust
contract	Harefield Hospital ITU Expansion MRI/CT Building + Holly Ward
title	Existing Block Plan ITU Expansion +MRI/CT Building
scale	1:500 @ A3
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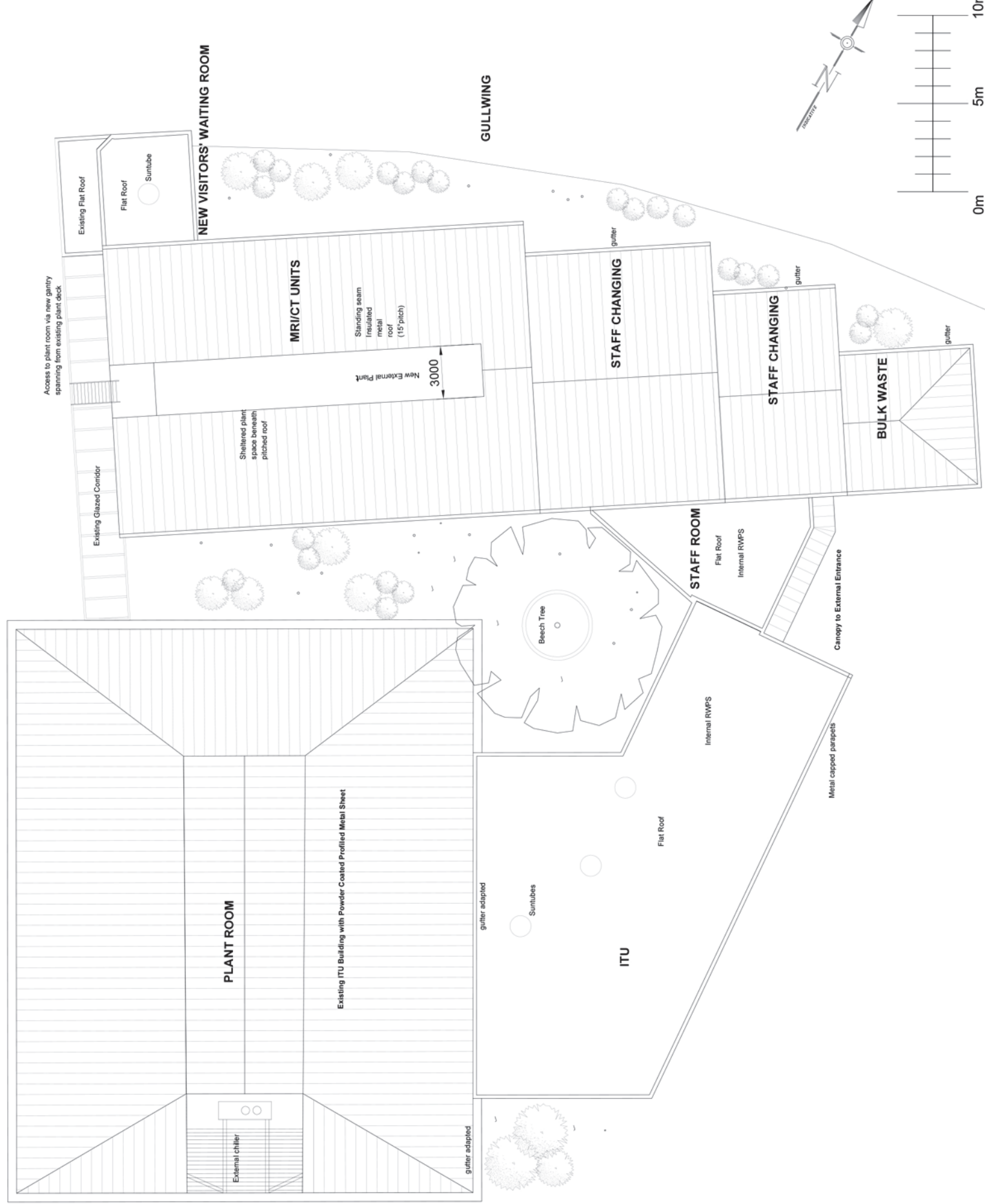
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<p>title: Proposed Block Plan ITU Expansion +MRI/CT Building</p>			
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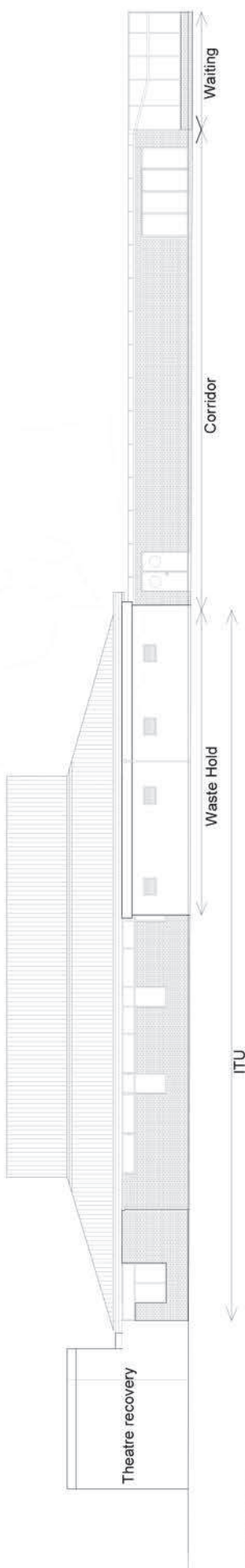
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 Wotton Bassett, Wiltshire
 Wiltshire, Wiltshire, Wiltshire
 Wiltshire, Wiltshire, Wiltshire
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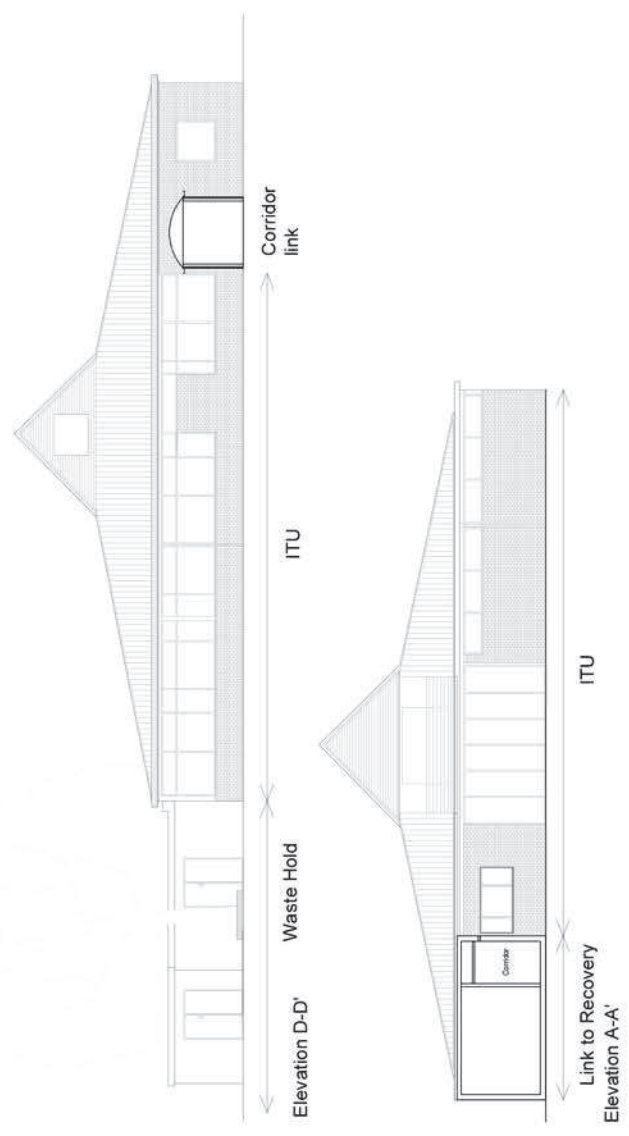
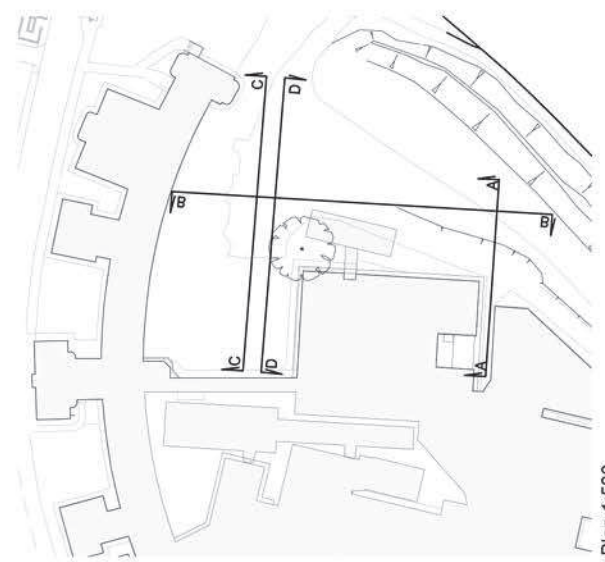
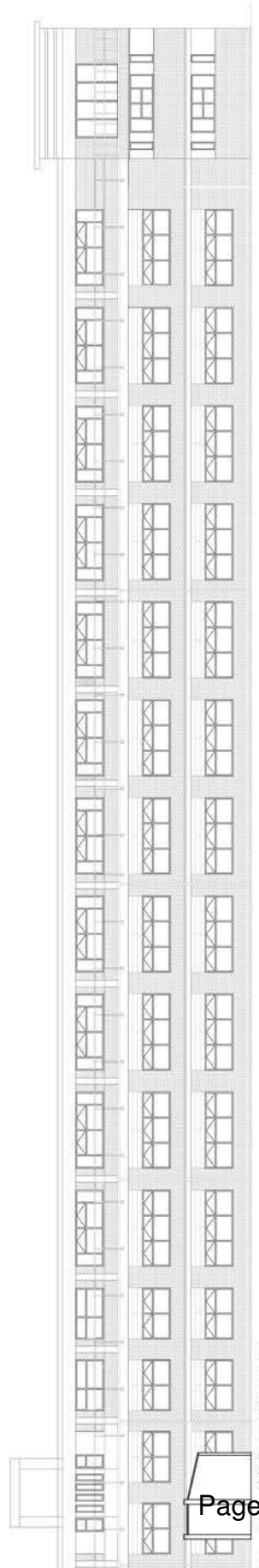
CORPORATE FLOYD SLASKI PARTNERSHIP
 Royal Brompton & Harefield NHS Foundation Trust
 Harefield Hospital Holly Ward
 MRI & CT Unit & Expansion of ITU

Scale: 1:100
 Date: 29.09.14
 Sheet: MS

Proj. No.: PL-010
 Rev. No.: A
 DW



Elevation B-B



Elevation A-A

Elevation D-D

Waste Hold

ITU

Corridor link

ITU

Waiting

FLOYD SLASKI
ARCHITECTS
CONSULTANTS

10 St. Stephen's Road
Walsingham, Norfolk
NR23 7JG
Tel: 01328 844100
Fax: 01328 844101

PARTNERSHIP

COMPONENT FLOYD SLASKI PARTNERSHIP

Royal Brompton & Harefield
NHS Foundation Trust

Harefield Hospital
ITU Expansion and new IMRICT Building
Holy Ward

Drawings as Created
ITU Expansion - IMRICT Building

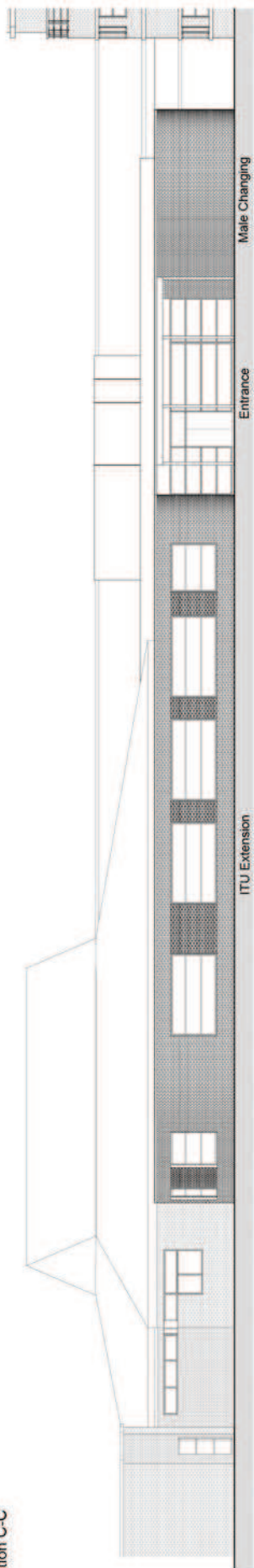
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Date: 25/09/2014
Sheet: MS

Sheet No: 5243
Project No: PL-105
Drawing No: A
Disc: DW

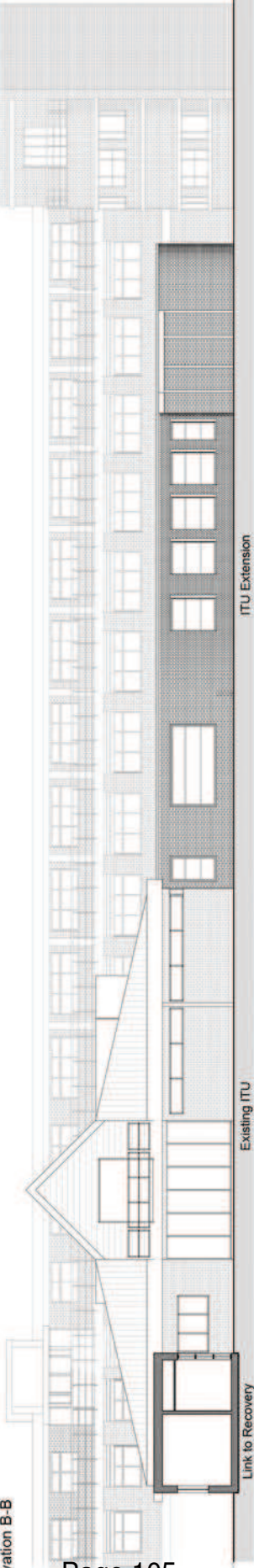
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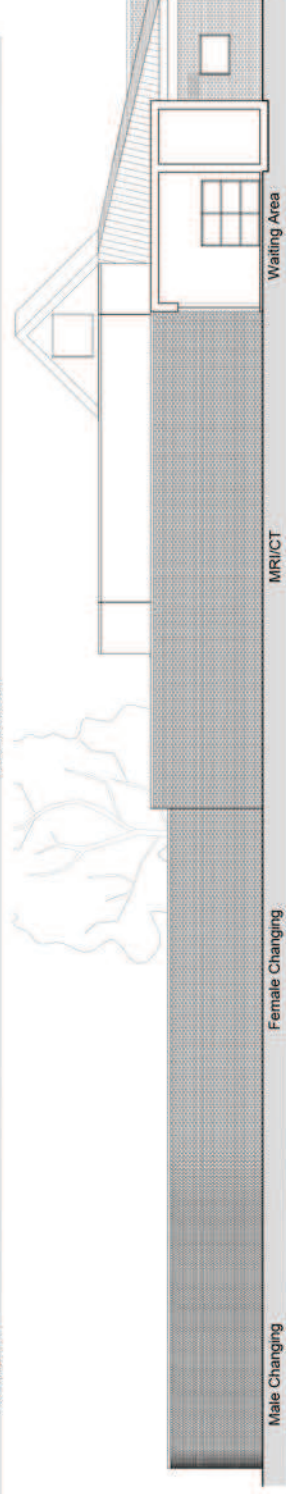
Elevation C-C



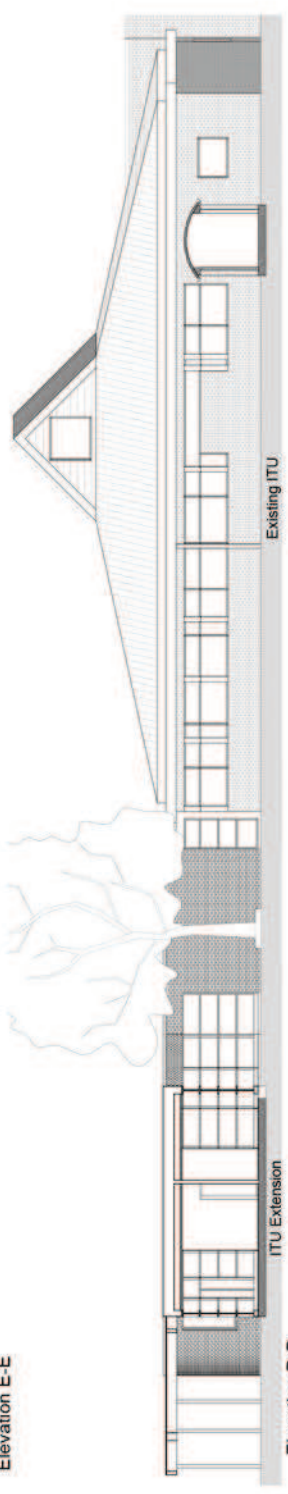
Elevation B-B



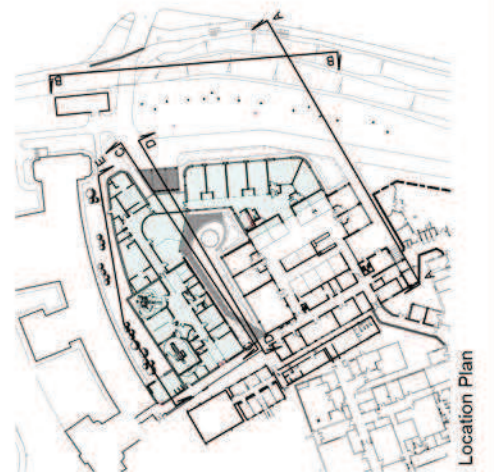
Elevation A-A



Elevation E-E



Elevation D-D



Location Plan

0 1:20000 Elevations include floor slabs
 1 1:20000 Major Access & Circulation
 2 1:20000 Plot Planning
 3 1:20000 Site
 4 1:20000 Landscape
 5 1:20000 Other
 6 1:20000 Other

FLOYD SLASKI
 ARCHITECTS
 1000 WEST 10TH AVENUE
 SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1100
 FAX: 303.733.1101
 WWW.FLOYDSLASKI.COM

PARTNERSHIP
 ROYAL STAMPTON & HANFIELD
 NRS FOUNDATION TRUST
 HANFIELD HOSPITAL
 ITU Extension and new MRI/CT Building
 Holly Ward

CONSULTANT FLOYD SLASKI ARCHITECTS
 1:100 G/A1
 20072014
 MR
 5240 PL 100 B DW

Filename:
Xrefs:
Maximum
4 names:
Displayed

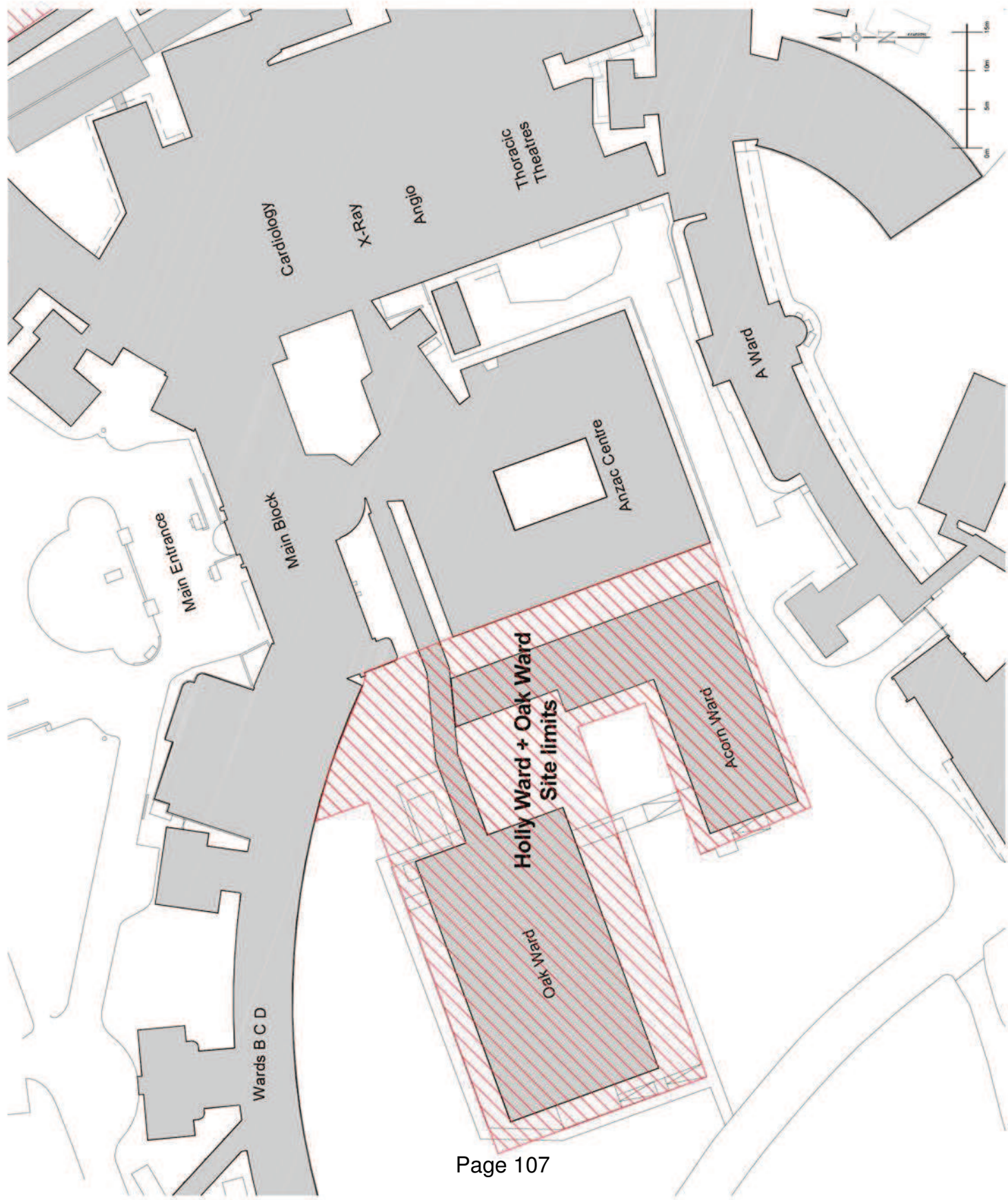
DO NOT SCALE. ALL DIMENSIONS TO BE CHECKED ON SITE.
ERRORS AND OMISSIONS TO BE REPORTED TO THE ARCHITECT

NOTES:

rev.	date	description	chkd
A	03/10/14	Oak Ward added	DW

FLOYD SLASKI
PARTNERSHIP
 ARCHITECTS
 AND PLANNING
 CONSULTANTS
 53 St. George's Road
 Winton, Bournemouth
 Dorset, BH9 1UA
 Tel: 020 8944 5721
 Fax: 020 8944 5799

COPYRIGHT FLOYD SLASKI PARTNERSHIP	
client:	Royal Brompton & Harefield NHS Foundation Trust
contract:	Harefield Hospital ITU Expansion MRI/CT Building + Holly Ward
title:	Existing Block Plan Holly Ward
scale:	1:500 @ A3
date:	22.09.2014
drawn:	MS
job no.:	5243
dwg no.:	PL-002
rev.:	A
checked:	DW



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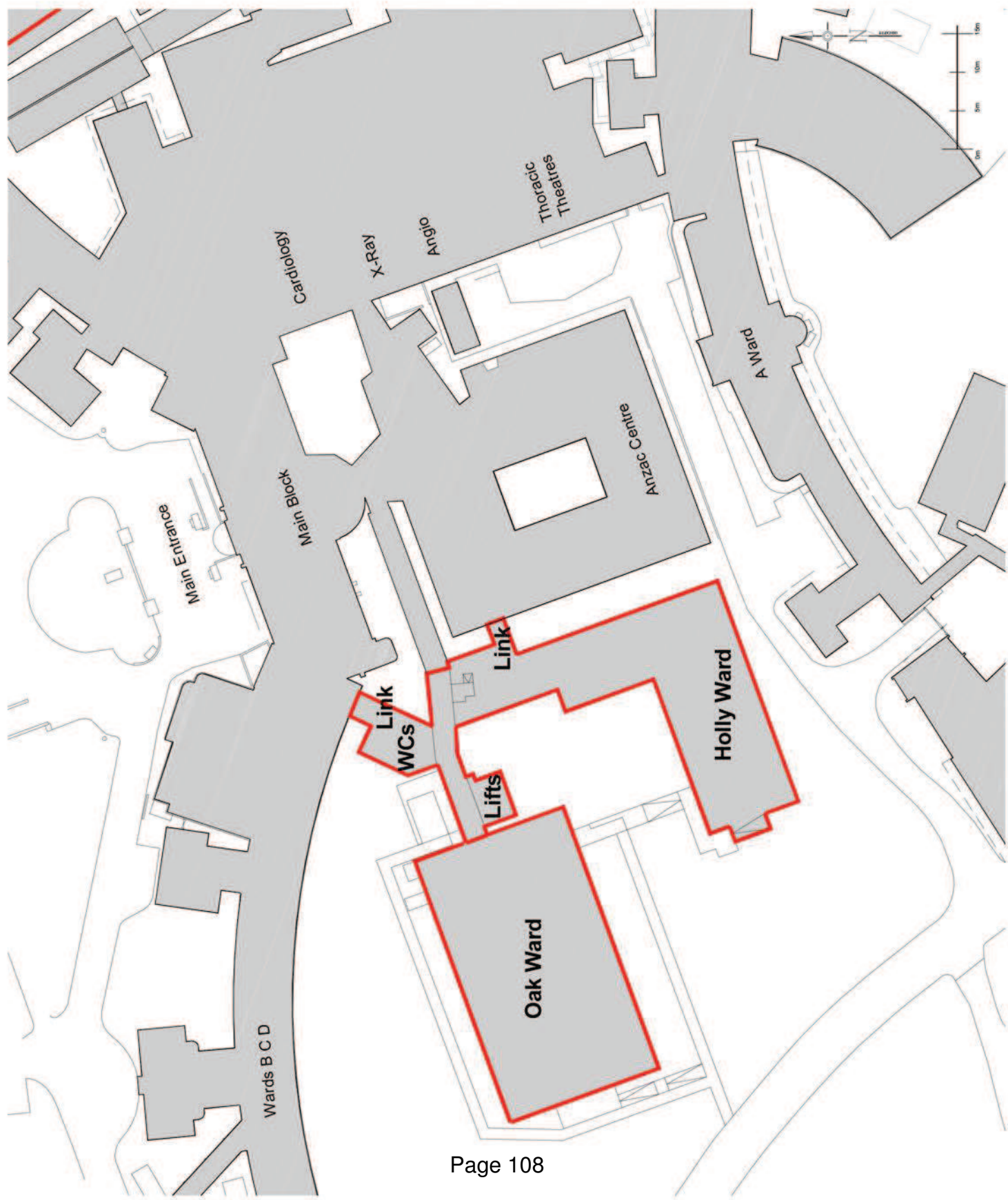
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ERRORS AND OMISSIONS TO BE REPORTED TO THE ARCHITECT

NOTES:

rev.	date	description	chkd
A	03/10/14	Oak Ward added	DW

FLOYD SLASKI
PARTNERSHIP
 ARCHITECTS AND PLANNING CONSULTANTS
 53 St. George's Road
 Winton NSW 2147
 Australia
 Tel: 020 8944 5721
 Fax: 020 8944 5799

COPYRIGHT FLOYD SLASKI PARTNERSHIP	
client:	Royal Brompton & Harefield NHS Foundation Trust
contract:	Harefield Hospital ITU Expansion MRI/CT Building + Holly Ward
scale:	1:500 @ A3
date:	22.09.2014
drawn:	MS
job no.:	5243
dwg no.:	PL-004
rev.:	A
checked:	DW



NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS AND ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS AND ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS.

FLOYD SLASKI
 ARCHITECTS
 CONSULTANTS
 55 St. Joseph's Road
 Haverhill, MA 01830
 Tel: 978.376.4400
 Fax: 978.376.4401

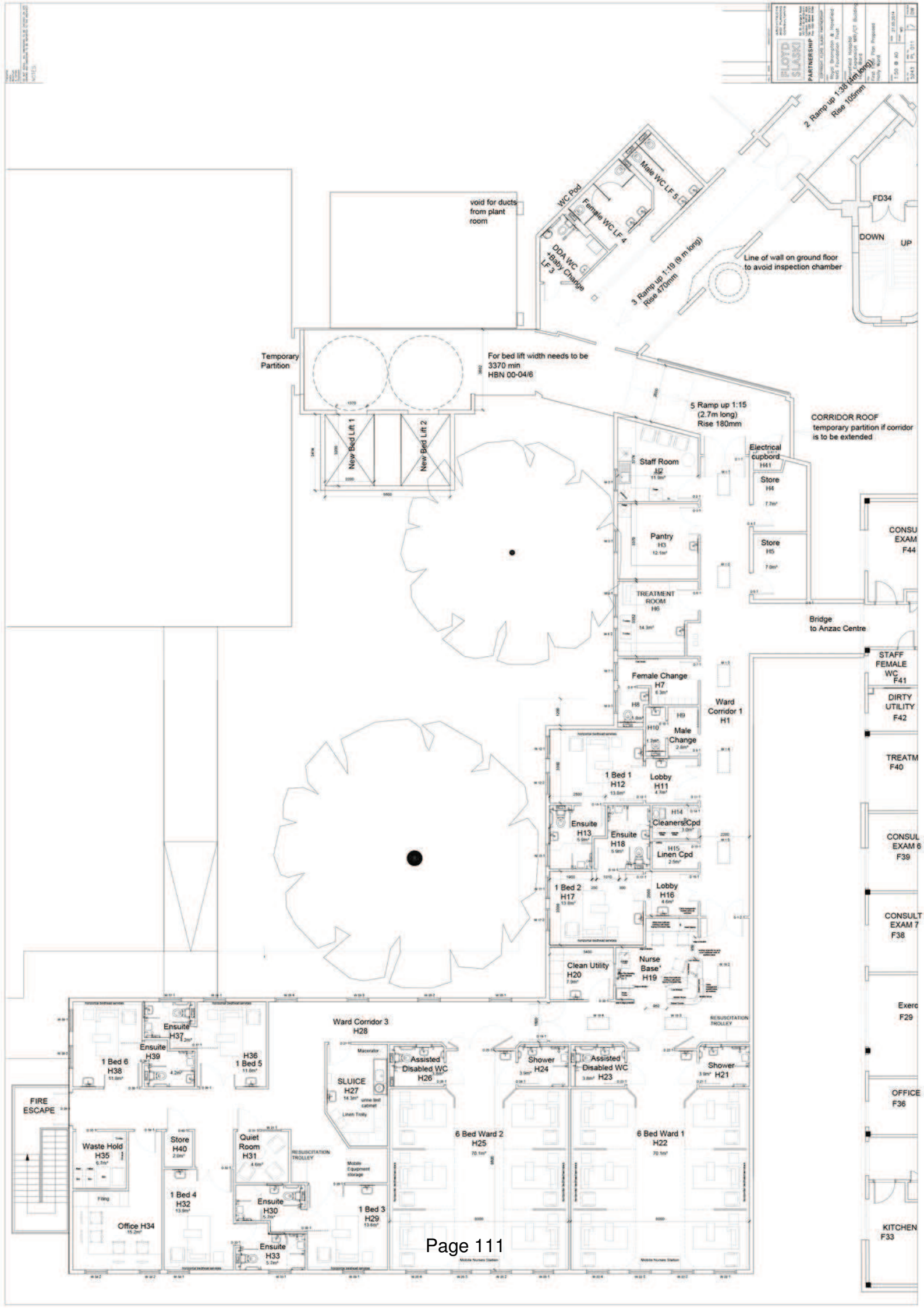
PARTNERSHIP
 CONSULTANT FLOOR SLASKI MANAGEMENT

Royal Brompton & Harefield NHS Foundation Trust
 Harefield Hospital
 ITU Expansion MRI/CT Building
 Holy Ward

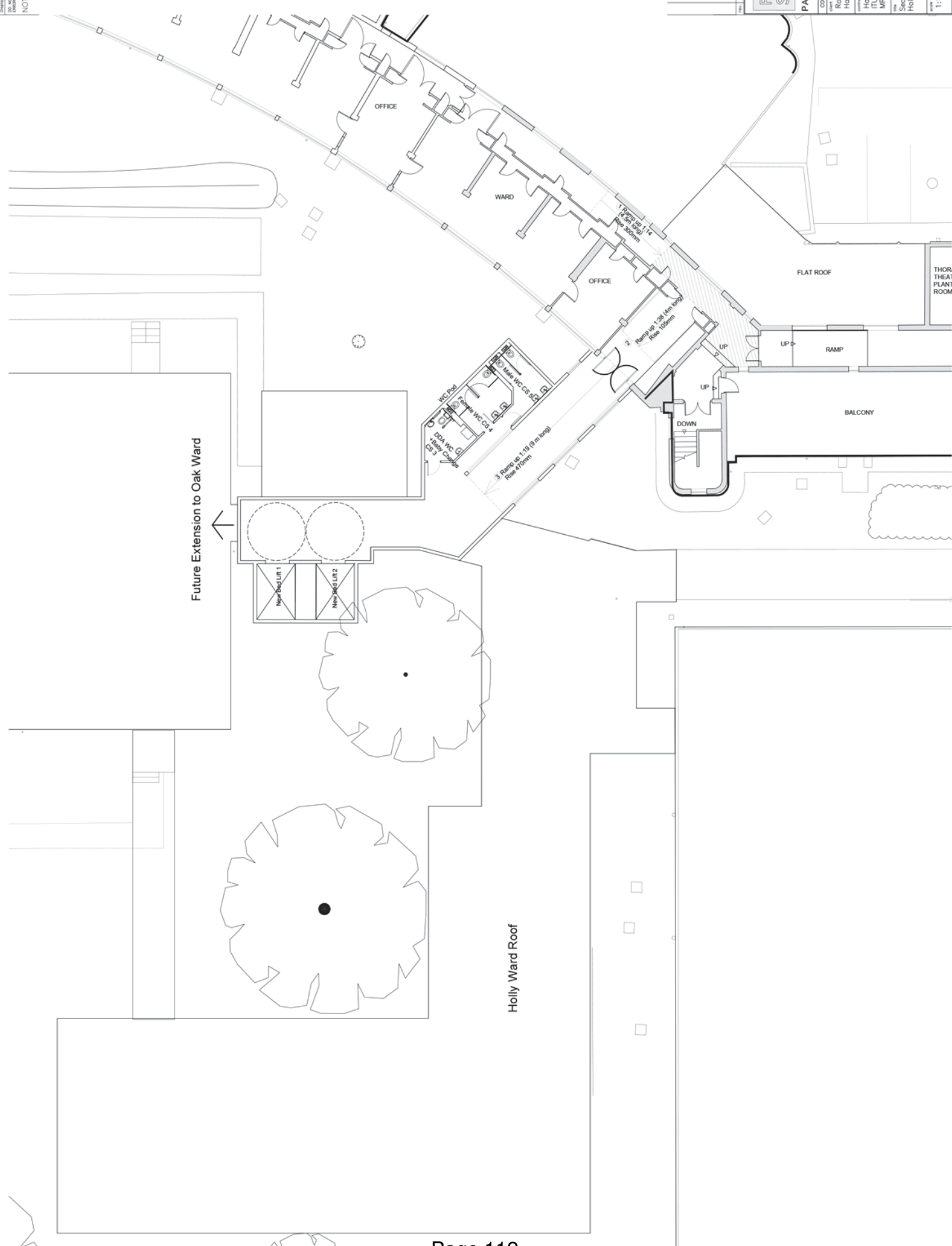
Ground Floor Plan Proposed Holy Ward

Scale: 1:100 @ A1
 Date: 01.09.2014
 No: S243 PL-008 A DW





NOTES:
 DO NOT SCALE. ALL DIMENSIONS TO BE CHECKED BY THE ARCHITECT.
 DIMENSIONS AND MATERIALS TO BE REPORTED TO THE ARCHITECT.



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 ARCHITECTS
 CONSULTANTS

PARTNERSHIP

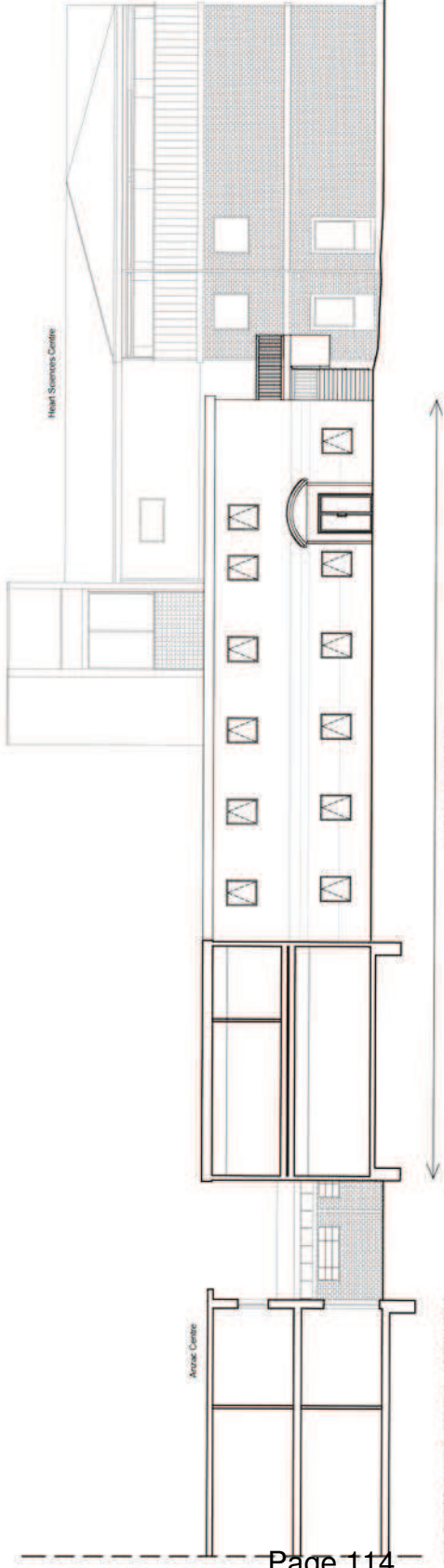
CONCEPT FLOYD SLASKI PARTNERSHIP
 Royal Brompton &
 Harefield NHS Foundation Trust
 Harefield Hospital
 ITU Expansion,
 MR/CT Building & Holly Ward
 Holly Ward

Scale: 1:100 @ A1
 Date: 01.09.2014
 Sheet: MS

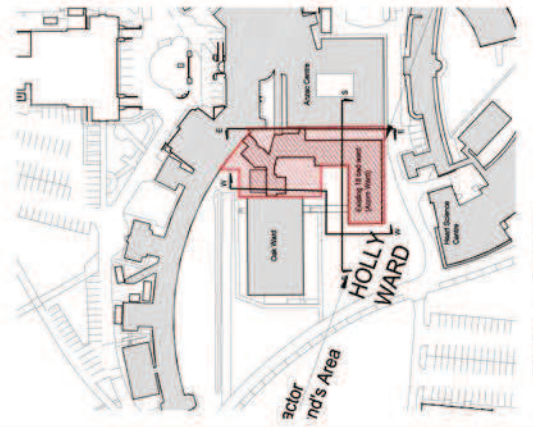
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 DW



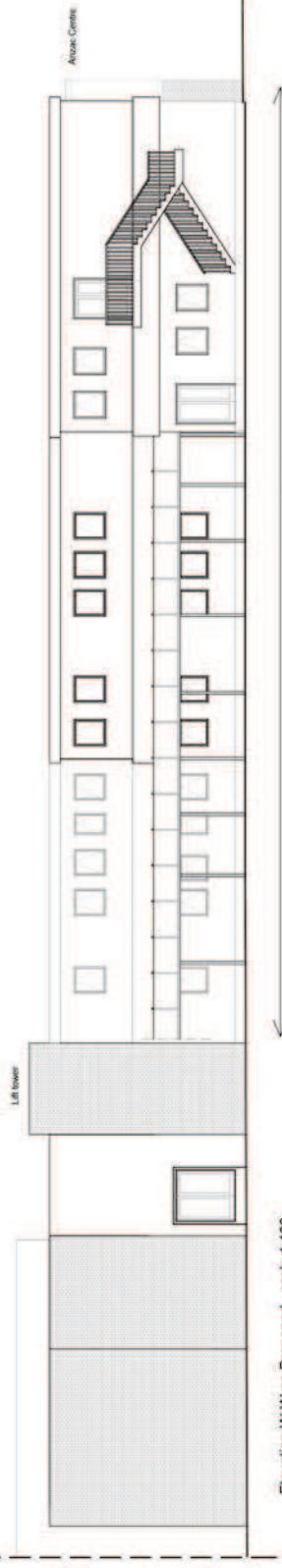
Elevation E-E as Proposed - scale 1:100



Elevation S-S as Proposed - scale 1:100

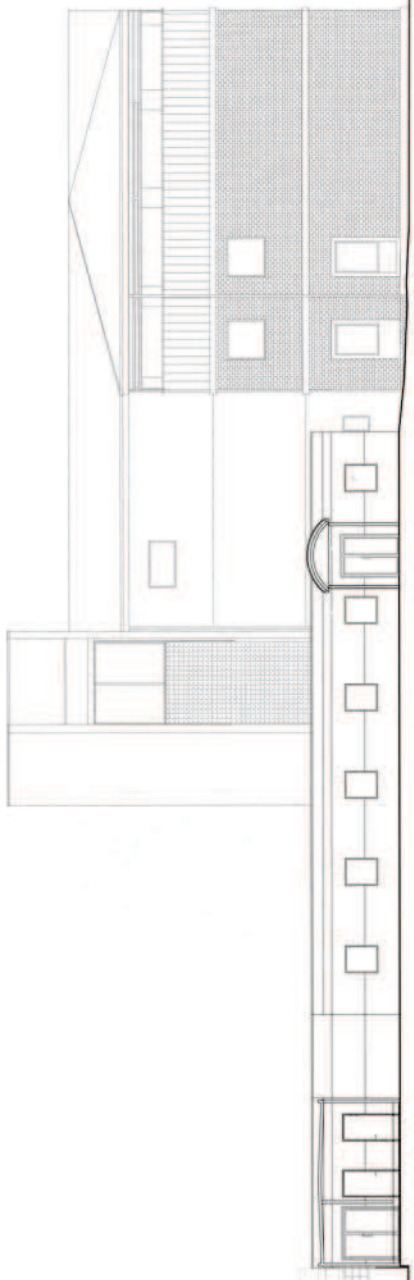


Site Plan - scale 1:1000

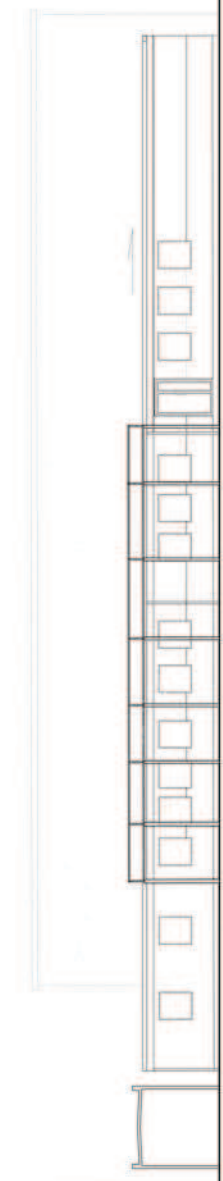


Elevation W-W as Proposed - scale 1:100

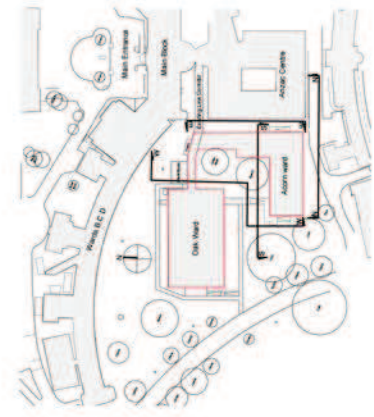
NOTES:
 1. ALL DIMENSIONS TO BE CHECKED ON SITE.
 2. ALL DIMENSIONS TO BE CHECKED ON SITE.
 3. ALL DIMENSIONS TO BE CHECKED ON SITE.



Existing South Elevation



Existing West Elevation



Site Plan - scale 1:500

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 ARCHITECTS
 CONSULTANTS

PARTNERSHIP
 CONSULTANTS

Royal Brisbane & Herford
 NHS Foundation Trust
 Herford Hospital
 ITU Expansion MRI/CT Building
 Holy Ward

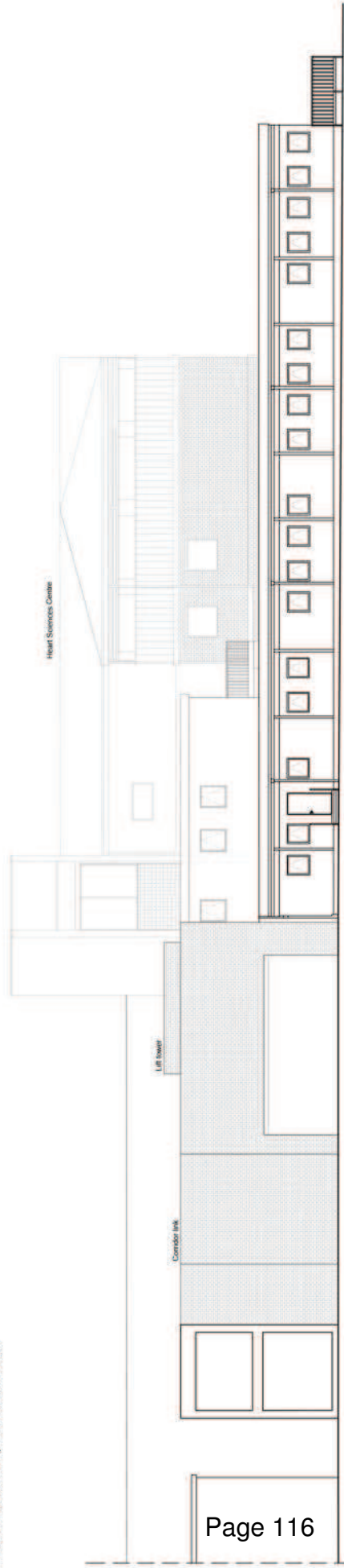
Elevations as Existing
 Holy Ward

1:100 @ A1
 01/10/2014
 PL-102
 DW

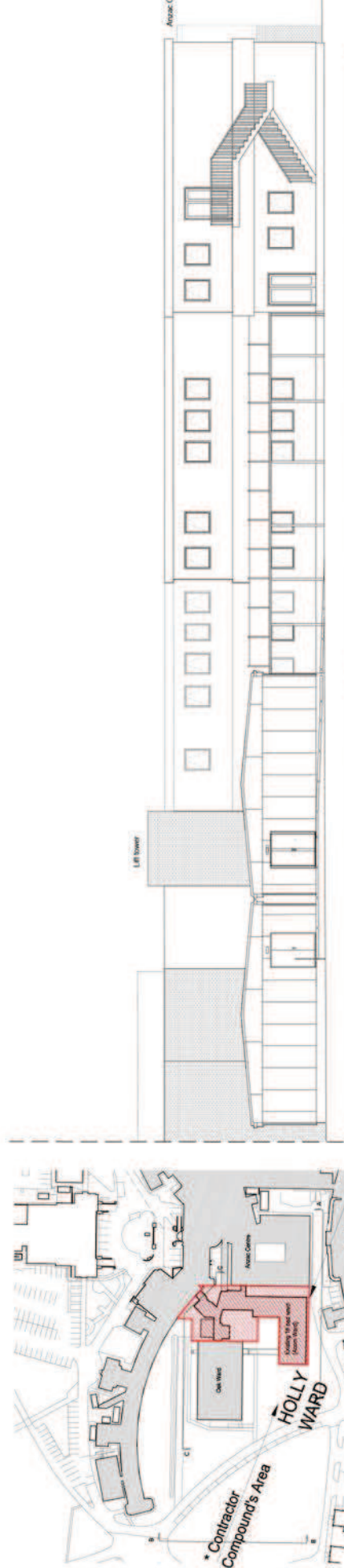
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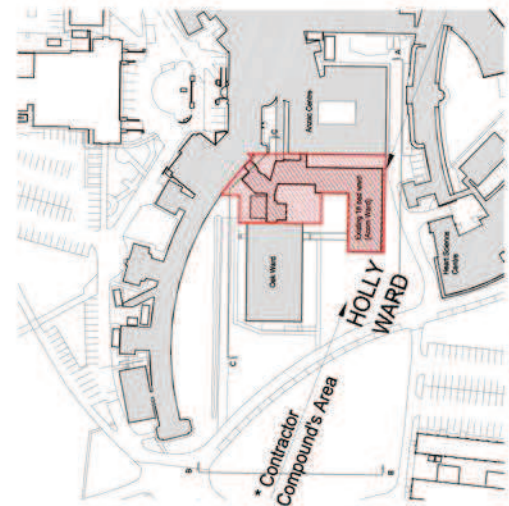
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Elevation C-C as Proposed - scale 1:100



Elevation B-B as Proposed - scale 1:100



Site Plan - scale 1:1000

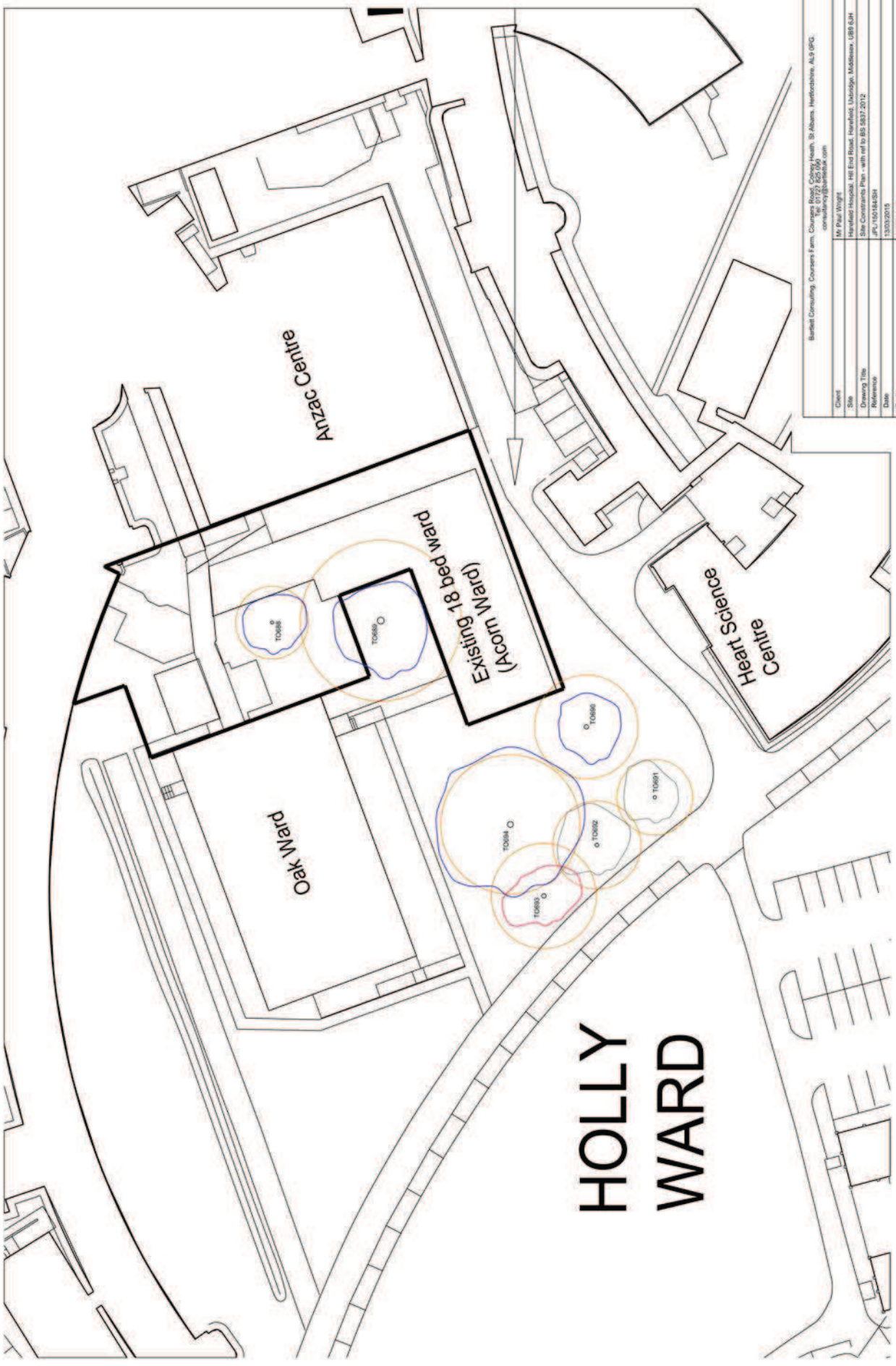
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2. 08/2015	Minor Revision	AS	08/2015
3. 07/2015	Final Design	AS	07/2015
4. 06/2015	Final Design	AS	06/2015
5. 05/2015	Final Design	AS	05/2015
6. 04/2015	Final Design	AS	04/2015
7. 03/2015	Final Design	AS	03/2015

FLOYD SLASKI PARTNERSHIP
 ARCHITECTS
 2000 W. 10th Street
 Des Moines, IA 50319
 Phone: 515.281.1111
 Fax: 515.281.1112

ROYAL DONORSHIP & LIFELINE
 WEST HOSPITAL
 1101 Exchange Street
 Des Moines, IA 50319
 Phone: 515.281.1111
 Fax: 515.281.1112

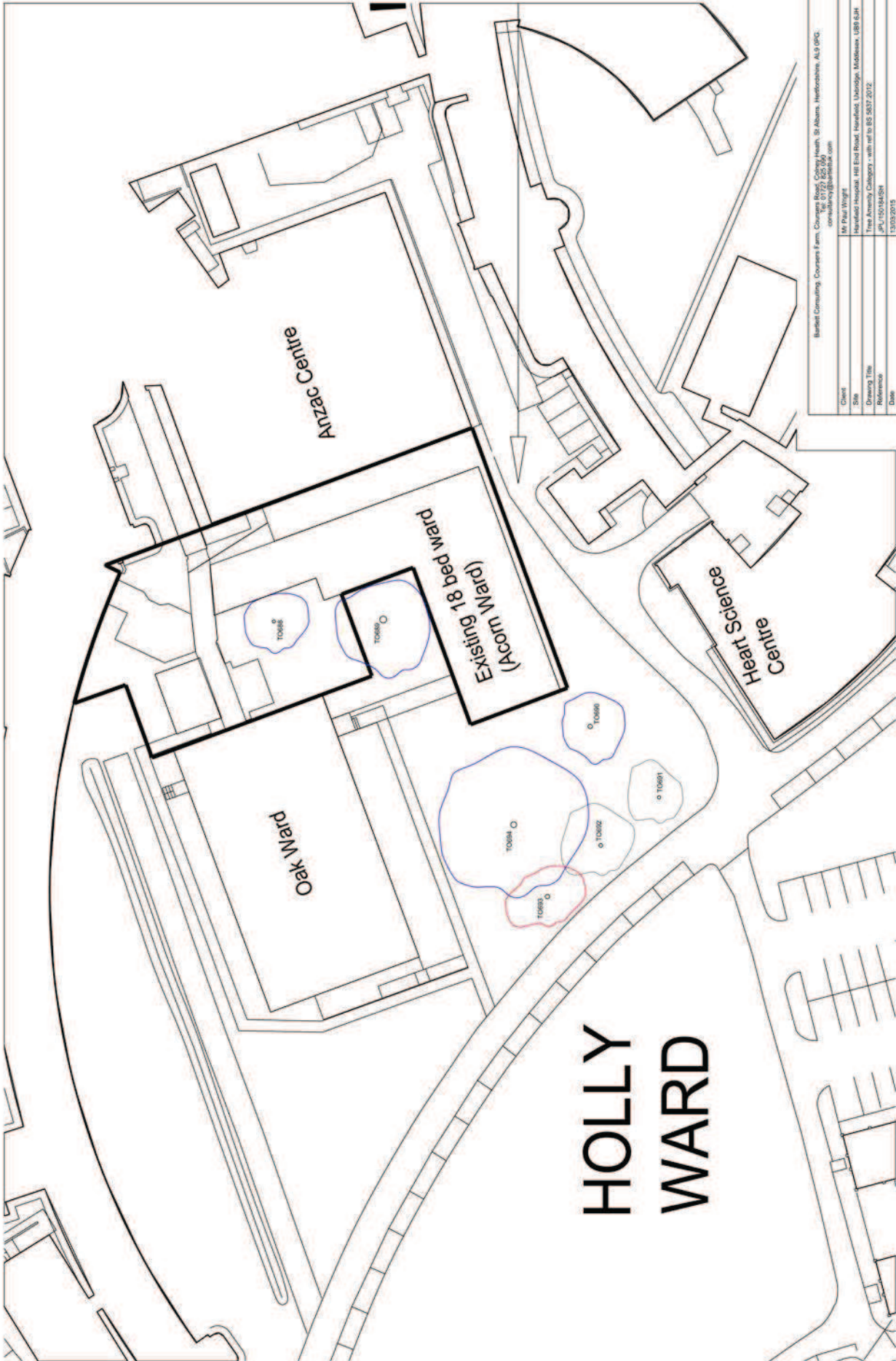
CONTRACT: FLOYD SLASKI PARTNERSHIP

DESIGNED BY: FLOYD SLASKI PARTNERSHIP
 DRAWN BY: FLOYD SLASKI PARTNERSHIP
 DATE: 10/2015
 SCALE: 1:100 @ A1
 SHEET: 5243
 PROJECT: PL_103
 DRAWING: DW



HOLLY WARD

Bartlett Consulting - Coursons Farm, Coursons Road, Chesham, Bucks, HP8 4JG, UK Tel: 01753 622000 consultancy@bartlett.co.uk	
Client	Mr Paul Wright
Site	Harfield Hospital, Hill End Road, Harfield, Uxbridge, Middlesex, UB8 3JH
Drawing Title	Site Constraints Plan - with ref to BS 5837:2012
Reference	JPL/150184/S4
Date	13/02/2015
Scale	1:500 at A3
Drawn	JPL
Tree Ancestry Category	A ● B ● C ●
	Remove ●
	Tree Shadow - Assured cast in summer from NW ▶ E x H of tree ▶
	Plan Based on: HEDPK-Existing 09-02-2015



HOLLY WARD

Bartlett Consulting - Coursons Farm, Coursons Road, Chesham, Bucks, HP8 4JG, UK Tel: 01753 622000 consultancy@bartlett.com	
Client	Mr Paul Wright
Site	Harfield Hospital, Hill End Road, Harfield, Uxbridge, Middlesex, UB8 3JH
Drawing Title	Tree Arrency Category - with ref to BS 5837:2012
Reference	JPL/150184/SN
Date	13/02/2015
Scale	1:500 at A3
Drawn	JPL
Tree Arrency Category	
A	
B	
C	
Remove	
Property Boundary	

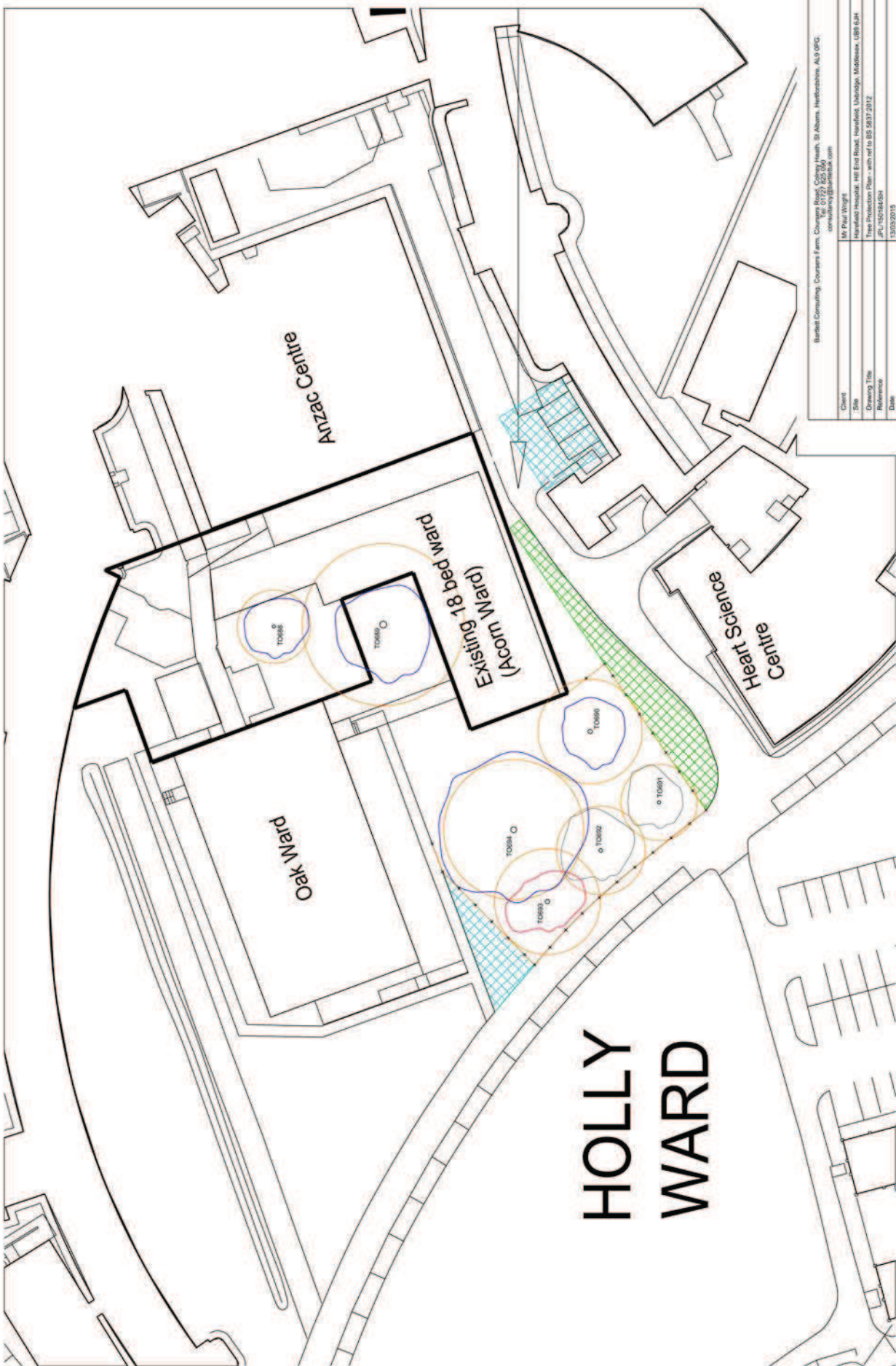


Tree Species	Number of Trees	Size
Flowering Cherry (Prunus Serrulata)	6	2.5 - 3.0m (Standard)



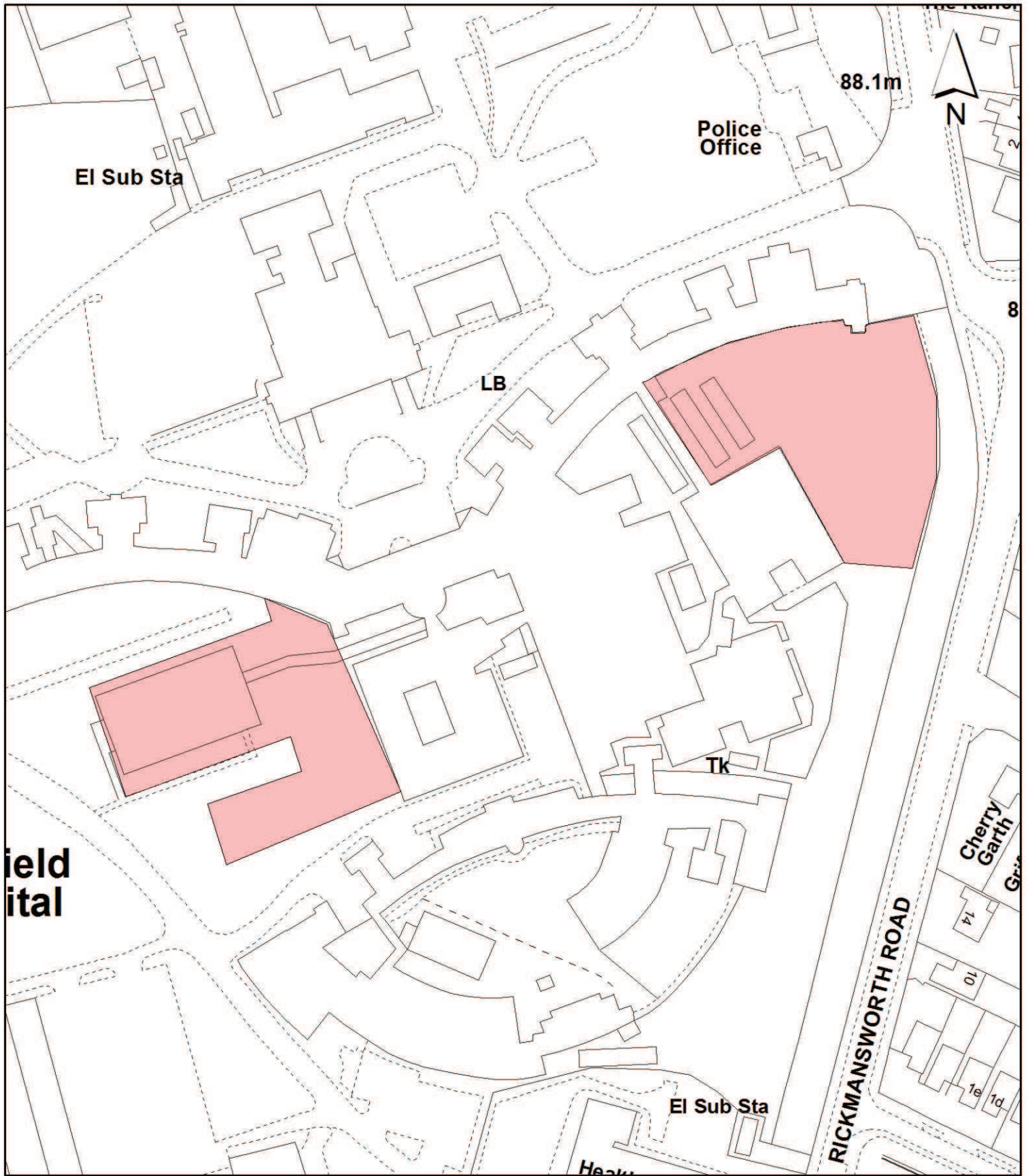
Bartlett Consulting - Coursons Farm, Coursons Road, Chesham, Bucks, HP8 4JH, UK Tel: 01753 622700 consultancy@bartlett.co.uk		
Client	Mr Paul Wright	
Site	Hayfield Hospital, Hill End Road, Hayfield, Ludlow, Shropshire, LB8 4JH	
Drawing Title	Tree Planting Plan	
Reference	JPL/150184/SH	
Date	13/02/2015	
Scale	1:500 at A3	
Drawn	JPL	
<p>This copyright of this plan is held by the JPL Bartlett Tree Expert Company Ltd. Not to be reproduced without their written authority.</p> <p>Plan Based on: 'Vasaly, Lechnow Health, Garden WC, Planning, 14 Jan 15 by P.K Design'</p>		
Next Tree Location:	●	

HOLLY WARD



HOLLY WARD

Bartlett Consulting - Coursons Farm, Coursons Road, Chesham, Bucks, HP8 4JG. Tel: 01753 622000. consultancy@bartlett.co.uk	
Client	Mr Paul Wright
Site	Harfield Hospital, Hill End Road, Harfield, Uxbridge, Middlesex, UB8 3JH
Drawing Title	Tree Protection Plan - with ref to BS 5837:2012
Reference	JPL/150184/S4
Date	13/02/2015
Scale	1:500 at A3
Drawn	JPL
<ul style="list-style-type: none"> Road Protection Fencing Ground Protection Site Compound/Wall 	<p>The copyright of this plan is held by the JPL Bartlett Tree Expert Company Ltd. Not to be reproduced without their written authority.</p> <p>Plan Based on: 'Valley', Leicherton Heath, Garden WC, Planning, 14 Jan 15 by P.K. Design</p>



Notes:

 Site boundary

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Site Address:

**Harefield Hospital
 Hill End Road
 Harefield**

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

Planning Application Ref:

9011/APP/2014/3602

Scale:

1:1,250

Planning Committee:

Major Page 122

Date:

June 2015



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address LAND TO THE WEST OF LAUREL LANE WEST DRAYTON

Development: Variation of conditions 2 (approved plans), 3 (approved documents), 4 (materials) and 5 (landscaping) of planning permission ref: 70019/APP/2014/1807 (for the erection of a new 2 storey Junior School (5 forms of entry) to provide a 3 Forms of Entry Primary School with 630 pupil places and 90 nursery places with associated adjustments to play areas to reflect nursery and reception age groups requirements including addition of covered play canopies to nursery classrooms along with amendment to boundary treatment.

LBH Ref Nos: 70019/APP/2015/1340

Date Plans Received: 13/04/2015

Date(s) of Amendment(s):

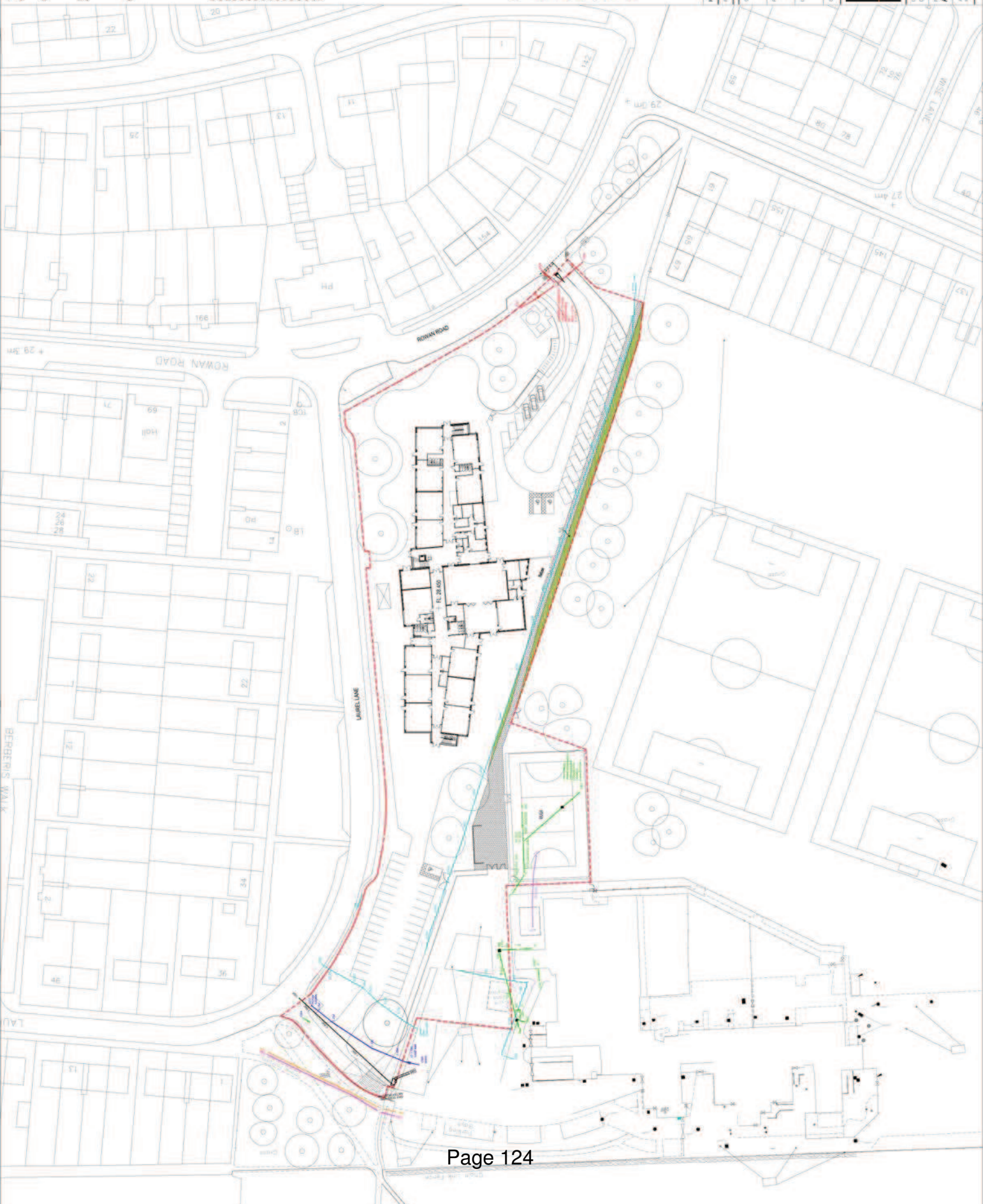
Date Application Valid: 14/04/2015

- Notes:**
1. This drawing illustrates existing services throughout the site taken from survey information received from Site Vision Surveys Ltd by email on 11/01/2024.
 2. All other services included on the drawing (e.g. the proposed layout building) are indicative only and are subject to change. For updated information, please refer to the proposed layout and site plan updates. A1883.001 Proposed Layout & Levels Sheet 1 and A1883.002 Proposed Layout & Levels Sheet 2.
 3. All levels and dimensions are in meters unless stated otherwise.
 4. The contractor shall verify the position and level prior to commencing construction along the proposed service lines. The contractor shall be responsible for the necessary permits as required prior to commencement.
 5. Levels and positions of existing discharge sewers to be checked on site before commencement of pipe laying.

DISCLAIMER: The location of under ground services shown on this drawing is based on the information received from the utility companies and is not a guarantee. The contractor shall verify the position and level prior to commencing construction along the proposed service lines. The contractor shall be responsible for the necessary permits as required prior to commencement.

LEGEND

- Electricity
- Foul Drainage
- Surface Drainage
- Watermain
- Cable Television
- Gas
- BT
- Unknown
- Site Boundary



Rev	Date	Description	Rev by	Drawn by

Client: **Farrans (Construction) Ltd**

Project: **St Martins Primary School**

Issued by: **Existing Site Services**

Scale: **1:500 @ A1**

McADAM DESIGN

McAdam Design Ltd
 478 Cambridge Road
 1000 Cambridge Road
 F 020 8433 2144
 F 020 3070 4144
 info@mcadamdesign.co.uk
 www.mcadamdesign.co.uk

Drawn: E. Adams
 Date: 01/10/24
 Checked: P. Adams
 Date: 01/10/24
 Project: 102

Approved by: A1883



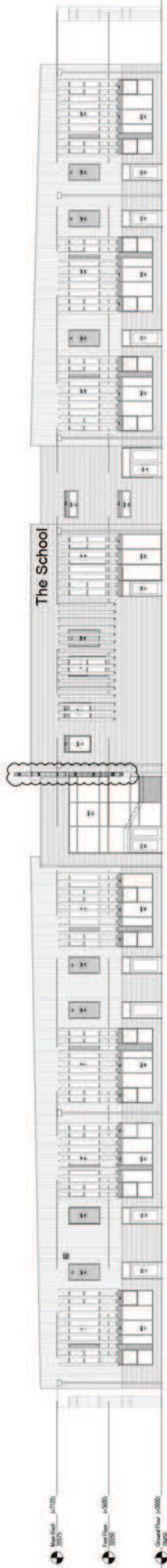
CHANGES TO GROUND FLOOR PLAN FROM INITIAL SCHEME

- 1 Reception added as result of change from SFE Junior school to SFE Primary School
- 2 Nursery added as result of change from SFE Junior School to SFE Primary School
- 3 Layout amended as result of change in School type
- 4 Layout amended to accommodate changes required by change to School type
- 5 Nursery Covered Play Canopy added

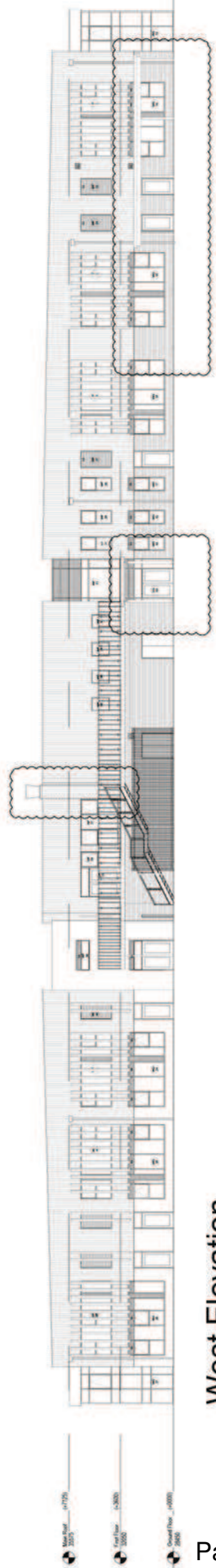
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2	02	10/01/2024	ISSUE FOR PERMIT
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5	05	10/01/2024	ISSUE FOR PERMIT
6	06	10/01/2024	ISSUE FOR PERMIT
7	07	10/01/2024	ISSUE FOR PERMIT
8	08	10/01/2024	ISSUE FOR PERMIT
9	09	10/01/2024	ISSUE FOR PERMIT
10	10	10/01/2024	ISSUE FOR PERMIT
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16	16	10/01/2024	ISSUE FOR PERMIT
17	17	10/01/2024	ISSUE FOR PERMIT
18	18	10/01/2024	ISSUE FOR PERMIT
19	19	10/01/2024	ISSUE FOR PERMIT
20	20	10/01/2024	ISSUE FOR PERMIT

McADAM DESIGN

McAdam Design Ltd
 1000-200-01
 1000-200-01
 1000-200-01
 1000-200-01



East Elevation



West Elevation



North Elevation

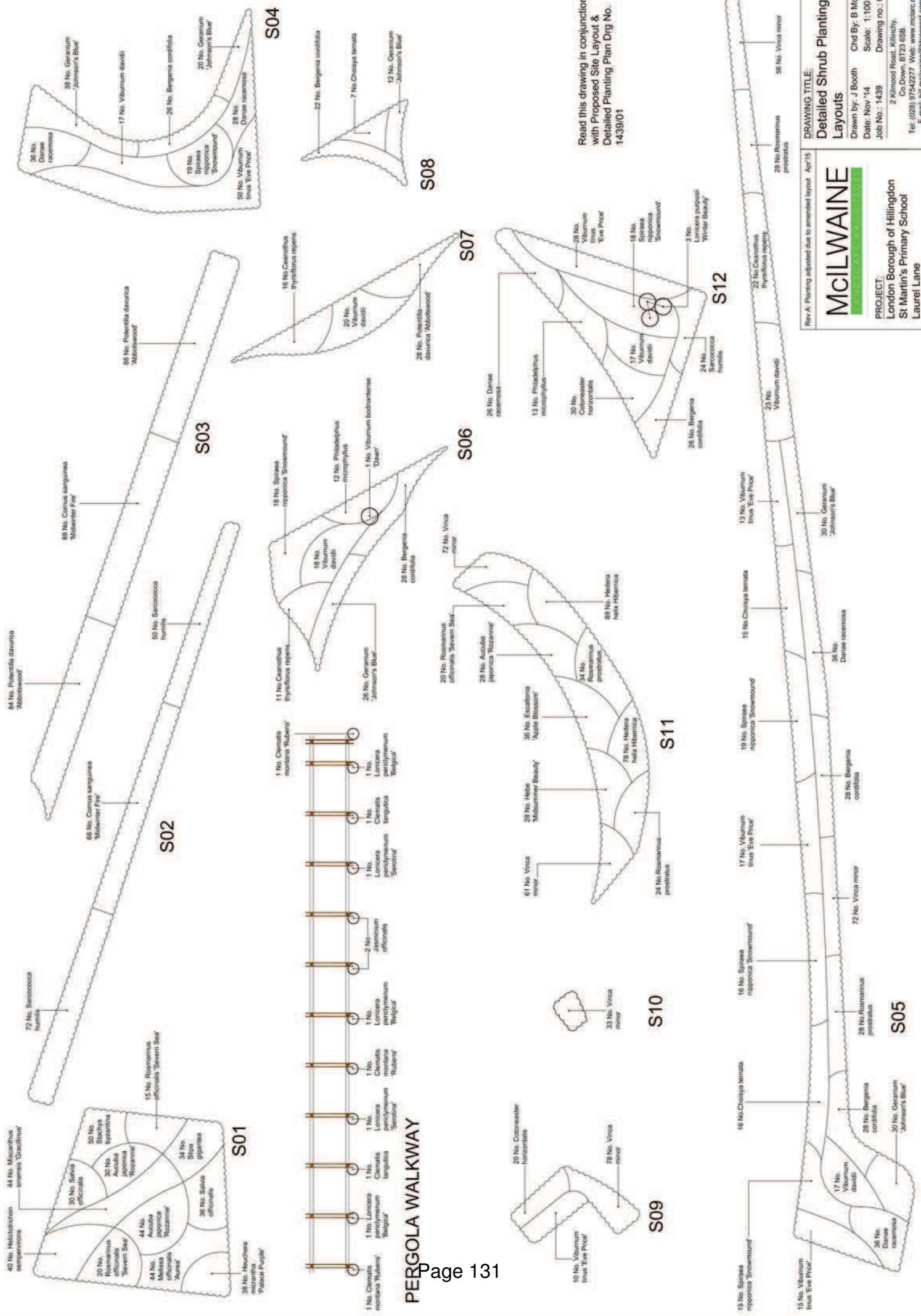


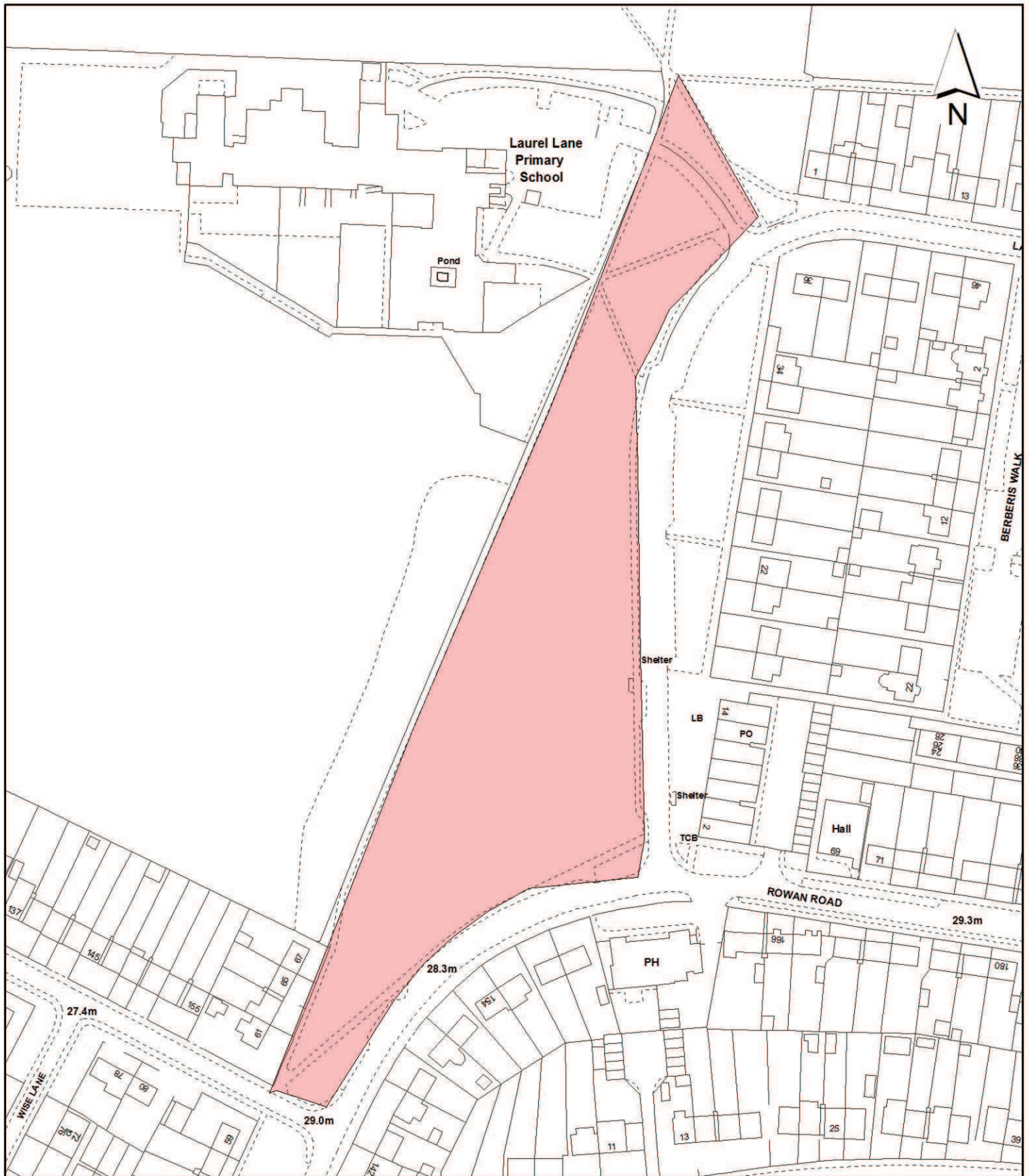
South Elevation

0	North	North Elevation	1/17/20
1	East	East Elevation	1/18/20
2	West	West Elevation	1/18/20
3	South	South Elevation	1/18/20
4	Ground Floor	Ground Floor	1/18/20

Project: **Farwest Construction**
 Client: **London Borough of Hillingdon**
 Site: **St Margarets Primary School**
 Drawing: **Proposed Elevations**
 Scale: **1:100 @ A0**

M'ADAM
 M'ADAM GROUP LTD
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Site Address:

**Land to the west of Laurel Lane
 West Drayton**

Planning Application Ref:
70019/APP/2015/1340

Planning Committee:
Major Page 133

Scale:
1:1,500

Date:
June 2015

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