

## Report of the Head of Planning & Enforcement Services

**Address** HAREFIELD HOSPITAL HILL END ROAD HAREFIELD

**Development:** Single storey Hospital Ward with associated plant and storage buildings and associated works for a period of three years

**LBH Ref Nos:** 9011/APP/2011/1603

**Drawing Nos:** PL008 (Rev B)  
PL006 (Rev B)  
PL007 (Rev B)  
PL005 (Rev B)  
PL004 (Rev B)  
PL002 (Rev B)  
PL003 (Rev B)  
PL001 (Rev B)  
GBA 0911.02 Tree Appraisal  
Supporting Planning Statement  
Design & Access Statement  
Arboricultural Report

**Date Plans Received:** 01/07/2011                      **Date(s) of Amendment(s):**

**Date Application Valid:** 19/07/2011

### 1. SUMMARY

Planning permission is sought for the erection of a temporary ward building and storage and plant room buildings to the rear of the main hospital building and adjacent to existing temporary buildings and rear wings.

The proposed development is considered to satisfactorily integrate with the existing buildings without causing material harm. The proposed siting of the buildings would be adjacent to existing buildings and would not result in any adverse impact on the wider area.

It is considered that the proposed development would not result in any adverse impact on the Colne Valley Park, the Conservation Area or the Listed Buildings within the site. Furthermore, the development would not result in a disproportionate change or a material increase in the built up appearance of the site and as such it is considered to comply with the all the relevant policies contained in the UDP (Saved Policies September 2007) and the advice contained in PPG2: Green Belts.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 NONSC Non Standard Condition

The buildings hereby permitted shall be removed and the land and the existing building 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, size and location. 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 Unitary Development Plan (Saved Policies September 2007).

**2 NONSC Non Standard Condition**

The buildings hereby approved shall be used for purposes solely in connection with the functioning of the Hospital and for no other purpose which is independent of and unrelated to the Hospitals activities.

**REASON**

To ensure that no occupier independent of the Hospital becomes established on the site and to comply with Policy PR20 of the Unitary Development Plan (Saved Policies September 2007).

**3 NONSC Non Standard Condition**

The development hereby approved shall be carried out in strict accordance with the submitted application documents, except where expressly varied by other conditions of the planning permission.

**REASON**

To maintain control over the development, which is located within the Green Belt and the Harefield Village Conservation Area to comply with Policies OL1, OL4 and BE4 of the Unitary Development Plan (Saved Policies September 2007).

**4 TL1 Existing Trees - Survey**

Prior to any work commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority to show the routes of any existing or proposed underground works and overhead lines including their manner of construction.

**REASON**

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**5 TL2 Trees 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 3998 (1989) 'Recommendations for Tree Work' 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 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

### **6 TL3 Protection of trees during site clearance and development**

Prior to the commencement of any site clearance or construction work, 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. 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:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and.
5. 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 to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **7 TL5 Landscaping Scheme - (full apps where details are reserved)**

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works (including replacement trees) has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

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

#### REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

## **8 TL6 Landscaping Scheme - implementation**

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period. The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in 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 in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

### **REASON**

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

## **9 DIS2 Access to Buildings for People with Disabilities**

Development shall not commence until details of access to building entrances (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings) to meet the needs of people with disabilities have been submitted to and approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

### **REASON**

To ensure that people with disabilities have adequate access to the development in accordance with Policy/ies AM13/R16 [refer to the relevant policy/ies] of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan Policies (2011) Policies 3.1 and 7.8.

## **INFORMATIVES**

### **1 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.

### **2 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 should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

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

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

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

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

### **3 I3 Building Regulations - Demolition and Building Works**

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

### **4 I34 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](http://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](http://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](http://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](http://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.

## **5            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).

## **6            I53            Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

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
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL3	OL3 Green Belt -
OL4	Green Belt - replacement or extension of buildings
OL9	Areas of Environmental Opportunity - condition and use of open land
	Energy conservation and new development



OE12  
LPP 5.3 (2011) Sustainable design and construction  
PPG2 Green Belts

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application relates to Harefield Hospital. The hospital site is within the Green Belt, Harefield Village Conservation Area and the Colne Valley Regional Park. A number of the buildings on the site are statutorily listed as Grade II. The site is designated as a major development site within the Unitary Development Plan (UDP) (Saved Policies September 2007).

The main block at Harefield Hospital comprises two, three storey elliptical 1930's wings, loosely in the style of Art Deco, with the central Anzac Centre. The temporary building to which this application relates is located within a grassed area to the south of the western wing (Wards B, C and D) and would be immediately to the west of the Anzac Centre building. To the south of the proposed building are the buildings associated with Ward A. The new building would link with an existing temporary ward building that already exists in this location.

#### **3.2 Proposed Scheme**

Planning permission is sought for a new ward building and ancillary plant room building and storage building. The total gross external floorspace of the development would be 624 square metres.

The temporary ward building would be 30.5m in width and 36.7m in length with a slightly pitched roof at a maximum height of 3m. It would provide a total of 18 bed spaces, and is required to enable the Trust to meet the increased demand for health care at the hospital in light of the completion of the new MRA scanner and theatre.

The storage buildings would have a maximum height of 3.5m and overall dimensions of 1.9m by 5.9m.

The plant room building would have a maximum height of 3.5m and overall dimensions of 6.0 by 8.1m.

External materials would comprise grey-coloured plastisol walls with grey coloured UPVC window frames. Roofs would be finished in felt.

The buildings would be sited on a grassed area fronting the Anzac Centre and immediately adjacent to an existing temporary ward building. The proposed building would be linked into the existing temporary linking corridor of the existing temporary ward building to the main hospital block and Wards B, C and D.

The proposals would involve the removal a Lime tree and a Pine tree.

The Trust's requirement for these buildings is for a temporary period of 3 years. Post this period it is anticipated that the Trust will have commenced work on its proposed new capital expenditure programme for the development of permanent new ward

accommodation and other hospital facilities at Harefield. On cessation of this time period these buildings and corridors will be removed and the land and elevations will be re-instated unless subject to a subsequent permission for the redevelopment of the Harefield Hospital site.

### 3.3 Relevant Planning History

9011/APP/2010/1120 Harefield Hospital Hill End Road Harefield

Erection of 1 single storey temporary hospital building and clinical waste bin store, involving demolition of existing temporary office and clinical waste bin store.

**Decision:** 05-08-2010 Approved

#### Comment on Relevant Planning History

The hospital site has an extensive planning history. Of particular relevance to this application is planning permission 9011/APP/2009/2546 which granted permission for a temporary ward building of 36 bed spaces. This ward building is immediately adjacent to that now proposed and would be linked to the proposed development.

## 4. Planning Policies and Standards

### UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

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
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL3	OL3 Green Belt -
OL4	Green Belt - replacement or extension of buildings
OL9	Areas of Environmental Opportunity - condition and use of open land
OE12	Energy conservation and new development
LPP 5.3	(2011) Sustainable design and construction
PPG2	Green Belts

## 5. Advertisement and Site Notice



**5.1** Advertisement Expiry Date:- **24th August 2011**

**5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

The application was advertised in the 3rd August 2011 edition of the Uxbridge Gazette and a site notice displayed on 10th August 2011. No responses have been received.

Harefield Tenants and Residents Association:

We recognise the need for more bed provision at this major heart hospital and have no objection to the temporary permission of this modular ward building. There was some concern as to whether the Green Belt footprint would be impacted on in the future if a permanent rebuild of the hospital did not proceed. Could this aspect be covered under personal approval to the Trust? We note the loss of two trees to provide space for the building and would like to see replacements provided elsewhere on the site if possible.

Harefield Village Conservation Panel:

The Panel had no objection to the application in that it was for a temporary building only. The Panel was pleased at the increasing work load at the Hospital that was necessitating the additional accommodation.

### **Internal Consultees**

Conservation Officer:

No objection on design grounds, but there are a number of trees within the site. No details of the pad foundations have been provided, however, given the mature size of the trees the possible impact of these on their root systems would need to be considered by the Tree Officers. It is likely that some trees will also need to be trimmed back to accommodate the proposed buildings.

Trees and Landscape Officer:

There are ten mature trees on this site in the middle of the hospital site, which are protected by virtue of their location in the Harefield Village Conservation Area. In terms of Saved Policy BE38, the trees form a large-scale and valuable landscape feature and contribute to the visual amenity and character of this part of the Conservation Area.

The application includes an arboricultural report, which describes and grades/categorises the seven trees on/closest to the site according to the guidelines in BS 5837:2005. Two of the trees are rated as 'A' and have very high amenity values, and three are rated as 'B'. The scheme makes provision for the retention of the two best trees and two of the B category trees. The building will be outside the root protection area of all but one of the retained trees, and it is proposed that raft foundations will be designed (and used) to ensure that the other will not be affected. There is also space for the planting of two new trees.

In that context, the loss of two trees (B grade Lime and C grade Cypress) to facilitate the proposed development will not be harmful to the visual amenity and character of the Conservation Area. Furthermore, it will be possible to plant two trees in replacement of the two trees that will be lost.

Subject to conditions TL1 (services ONLY), TL2, TL3 (modified to also require details of the

foundations), TL5 (tree planting and hard surfacing associated with the building ONLY), TL6, TL7 and TL21 (modified to require that the method statement shall also refer to the foundations - see conditions TL3).

Environmental Protection Unit:

I do not wish to object to this proposal. Should planning permission be granted, please ensure the construction site informative is added.

Access Officer

The following observations are provided:

1. A suitable access route to the building should be provided from the car parking area. Paths forming access routes should be a minimum of 1.5m clear wide, no steeper than 1:20 (unless designed as a suitable ramp), non-slip, well lit and clearly defined using texture and visual contrasts. Paths should include suitably dropped kerbs at key crossing points.
2. Level access and adequate front door width are assumed. If this is not the case, level access should be provided and a minimum door width of 1000mm for a single door or 1800mm for a double door.
3. It is strongly recommended that consideration be given to the use of an automatic opening door device.
4. The accessible toilets should be signed either Accessible WC or Unisex. Alternatively, the use of the wheelchair symbol and the words "Ladies and Gentlemen" or "Unisex" would be acceptable.
5. A combination of both left and right hand transfer spaces should be provided, as more than one unisex toilet facility is proposed.
6. The proposed shower rooms with WC should be designed and fitted in accordance with specification detailed in BS8300:2009, section 12.3. Importantly, the facility should be designed to allow people using mobile shower chairs to gain unhindered level access to the showering area; i.e. a recessed shower tray measuring no less than 1200 x 1200mm should be installed below the finished floor surface. In addition, a tip-up seat that folds flush against the wall should be selected.
7. The internal doors proposed along the circulation corridor should be held open using fire alarm activated magnetic closers whilst the building is in use.
8. Alarm systems should be designed to allow deaf people to be aware of its activation. (Such provisions could include visual fire alarm activation devices, and/or a vibrating pager system.)

Conclusion: The above observations should be fully explored and discussed in a revised Design and Access Statement, with amendments shown on plan as relevant.

## **7. MAIN PLANNING ISSUES**

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

National policy guidance in relation to development within Green Belts is set out in PPG2: Green Belts. Advice contained in that document states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. This is to be achieved by resisting inappropriate development which by definition is harmful to the Green Belt.

Harefield Hospital is identified in the UDP as a Major Developed site within the Green Belt. As such, limited in-filling of the site, subject to certain criteria, is appropriate. Given that the proposal involves much needed accommodation to be used for an activity directly related to the existing/current use of the site the proposed development is considered acceptable.

#### **7.02 Density of the proposed development**

Not applicable to this application.

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

The application is within Harefield Village Conservation Area, however, the location of the new buildings would be largely contained by the buildings that surround it on three sides. The new building would only be seen in the context of and against the background of the significantly larger buildings around it.

The development would therefore have little impact on the character and appearance of the Conservation Area. Given the number of ad hoc additions already within this area, the proposal would also have little effect on the appearance and setting of the listed hospital buildings.

The proposal is, therefore, considered to comply with Policies BE4 and BE8 of the UDP (Saved Policies September 2007).

#### **7.04 Airport safeguarding**

Not applicable to this application

#### **7.05 Impact on the green belt**

Policy OL1 defines the types of development considered acceptable within the Green Belt. The proposal at this Hospital does not conform to those types, however, the hospital use is well established on this site.

PPG2 states that the construction of new buildings within the Green Belt are inappropriate unless they are for certain specified purposes. The proposal relates to the provision of temporary ward accommodation associated with the existing use. The guidance goes on to state that the visual amenities of the Green Belt should not be injured by proposals for developments which could be visually detrimental by reason of their siting, materials or design.

Policy OL4 states that the replacement or extension of buildings within the Green Belt will only be acceptable where they do not result in a disproportionate change in the bulk and character of the original buildings and the development would not injure the visual amenities of the Green Belt by reason of siting, design or activities generated.

The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. In terms of visibility, the development would be contained within the built-up area of the site, being contained by buildings on three of its sides. It would not therefore result in sprawl beyond the built up area of the hospital and would be considered to be "limited infilling" of this Major Developed Site that is allowed by PPG2.

Furthermore, given that the buildings are only required for a temporary period of three years, it will be possible to reinstate the land at a date in the future.

Therefore the proposal is considered to comply with policies OL1 and OL4 of the UDP (Saved Policies September 2007) and advice set out in PPG2 Green Belts.

#### **7.06 Environmental Impact**

Not applicable to this application

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

Due to the nature of their construction, the buildings are not considered acceptable as permanent features of the site. However, as planning permission is sought for a limited period of 3 years, the visual impact will be limited, as set out above, the development is considered acceptable. Therefore, subject to conditions controlling their use and removal, the proposal is considered to comply with Policy BE13 of the UDP (Saved Policies September 2007).

**7.08 Impact on neighbours**

Due to the distance of the proposal to the nearest residential properties, it is considered that the development would not impact on any adjoining neighbours.

**7.09 Living conditions for future occupiers**

Not applicable to this application.

**7.10 Traffic impact, car/cycle parking, pedestrian safety**

With regard to traffic impact, the Design and Access Statement submitted with the application states the replacement buildings would not result in a material intensification of activities at the Hospital and the layout plans show the existing parking and access arrangements to remain unchanged by the proposal. Therefore the proposal would be in accordance with Policies AM7 and AM14 of the UDP (Saved Policies September 2007).

**7.11 Urban design, access and security**

See above.

**7.12 Disabled access**

The Council's Access officer has considered the proposals and made a number of suggestions to the internal layout and a condition is recommended requiring details to be submitted, however, it is assumed that a hospital development would fully cater for the needs of disabled people.

**7.13 Provision of affordable & special needs housing**

Not applicable to this application.

**7.14 Trees, Landscaping and Ecology**

The Trees and Landscaping Officer has been consulted, and subject to appropriate conditions (as recommended) the application is considered acceptable in this respect and in compliance with policy BE38 of the UDP (Saved Policies September 2007).

**7.15 Sustainable waste management**

Not applicable to this application.

**7.16 Renewable energy / Sustainability**

Not applicable to this application.

**7.17 Flooding or Drainage Issues**

Not applicable to this application.

**7.18 Noise or Air Quality Issues**

Not applicable to this application.

**7.19 Comments on Public Consultations**

None.

**7.20 Planning Obligations**

Not applicable to this application.

**7.21 Expediency of enforcement action**

Not applicable to this application.

**7.22 Other Issues**

The application site is also located within the Colne Valley Park and Policy OL9 states that the authority will keep the condition and use of areas of open land under review, where appropriate seek improvements to protect these areas and consider with other land owners positive improvements. The proposal is considered to comply with the intentions of this policy. As the development would not result in a detrimental impact to the site and would not increase the built development further into the open Park area it would comply with Policy OL9 of the UDP (Saved Policies September 2007)

#### **8. Observations of the Borough Solicitor**

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

#### **9. Observations of the Director of Finance**

Not applicable to this application

#### **10. CONCLUSION**

It is considered that the overriding need of the Hospital Trust to maintain the operational development at the site whilst continuing to prepare a masterplan for its redevelopment, outweighs any harm, which is limited in any event, to the character and appearance of the Harefield Village Conservation Area and to the openness of the Green Belt. As such, temporary approval is recommended, subject to conditions requiring the structure to be removed after 3 years.

#### **11. Reference Documents**

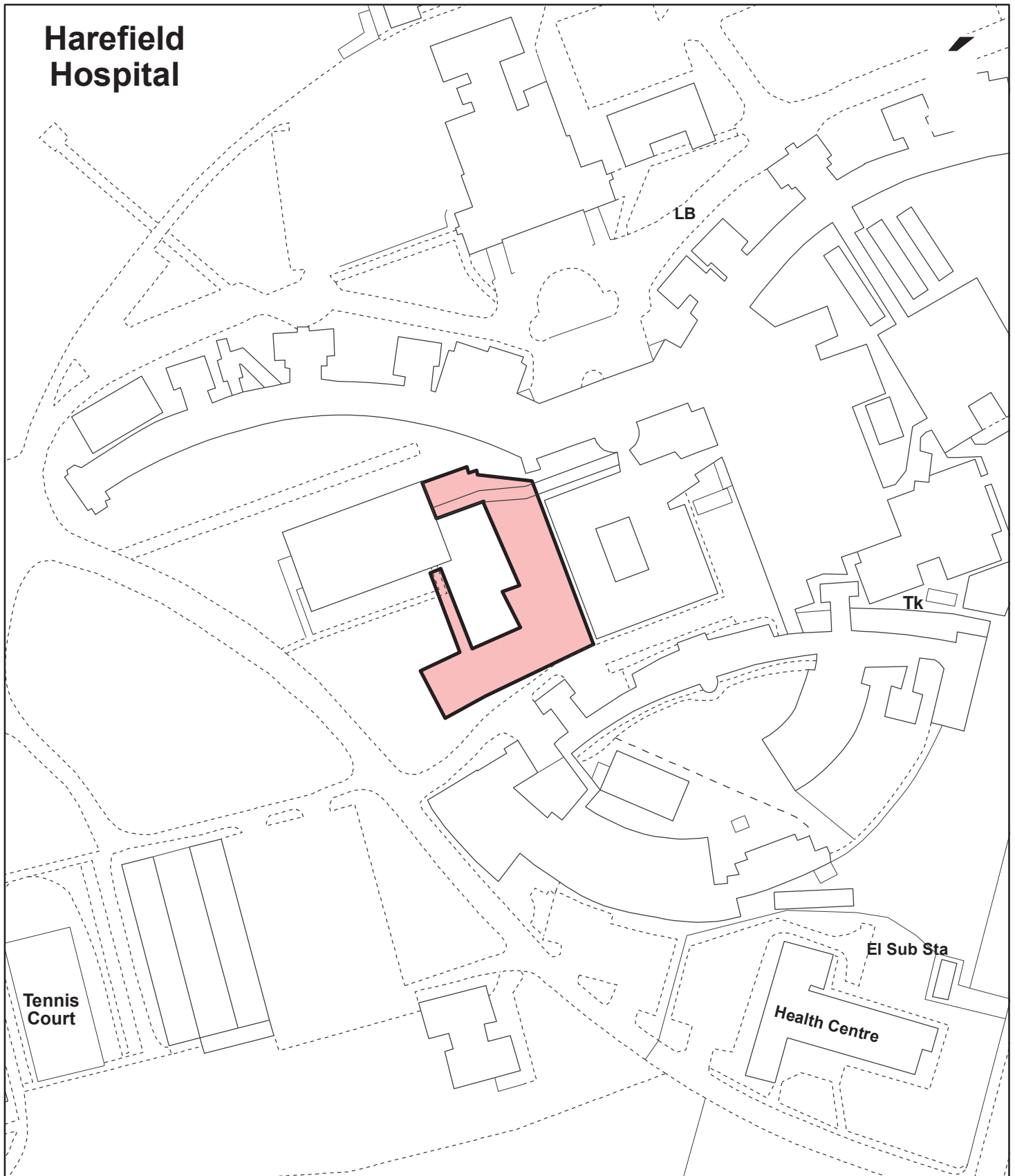
Hillingdon Unitary Development Plan Saved Policies September 2007  
The London Plan (2011)  
PPG2: Green Belts

**Contact Officer:** Warren Pierson

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# Harefield Hospital



## Notes

 Site boundary

For identification purposes only.

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**LONDON BOROUGH  
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Planning,  
Environment, Education  
& Community Services**

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Telephone No.: Uxbridge 250111

Planning Application Ref:

**9011/APP/2011/1603**

Scale

**1:1,250**

Planning Committee

**North**

Date

**September  
2011**



**HILLINGDON**  
LONDON