

Report of the Head of Planning & Enforcement Services

Address LYNDA JACKSON CENTRE RICKMANSWORTH ROAD NORTHWOOD

Development: Single storey extension

LBH Ref Nos: 3807/APP/2012/1563

Drawing Nos: AT1971-PL-loc
AT1971-PL-01
AT1971-PL-02
AT1971-PL-03
AT1971-PL-04

Date Plans Received: 27/06/2012

Date(s) of Amendment(s):

Date Application Valid: 27/06/2012

1. SUMMARY

The application seeks planning permission for the erection of a single storey front extension on the Lynda Jackson Centre at Mount Vernon Hospital, which is situated in the Green Belt.

The extension would have an L-shaped design to ensure that visibility splays for cars using the adjacent bend are retained. The roof design would reflect the lean to roof design of the existing building and the materials have been selected to match the existing property.

The proposed single storey extension is to an existing building within the enclosed hospital campus. The size and design of the extension is considered to have an acceptable impact on the Green Belt and on the visual amenities of the surrounding area. Therefore, the application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

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

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers AT1971-PL-03 and AT1971-PL-04 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the London Plan (July 2011).

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:
Ground and Floor Levels [AT1971-PL-03]

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 BE13 & BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the London Plan (July 2011).

4 HH-M2 External surfaces to match existing building

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

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 building in accordance with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 COM9 Landscaping (including 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 Hard Surfacing Materials
 - 2.b External Lighting
 - 2.c Other structures (such as play equipment and furniture)

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

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 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1 I52 **Compulsory Informative (1)**

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 **Compulsory Informative (2)**

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

AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
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.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
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.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 7.2	(2011) An inclusive environment
LPP 7.4	(2011) Local character
LPP 7.16	(2011) Green Belt

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 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.

5 I2 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

6 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).

7 I6 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to a single storey semi-detached building in use as the Lynda Jackson Macmillan Centre, which provides support for individuals affected by cancer.

The building is set on the western side of the campus and to the south of the vehicle carriageway which runs through the hospital site and connects with White Hill to the west and Rickmansworth Road to the east. The application property is surrounded by other hospital buildings of varying heights, designs and materials.

The frontage of the building containing the entrance doorway faces north. The ground level of the building is below that of the adjacent road, with steps from the footway provided down to the entrance doorway. The building is bordered to the east and south by open courtyard areas, with the vehicle carriageway wrapping in front of the northern and southern elevations of the property. The external walls of the L-shaped building are covered in green wooden cladding with the roof structure consisting of lean to roof facing to the north and a pitched roof section facing to east.

The site is situated within the Green Belt as identified in the policies of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Proposed Scheme

The application seeks planning permission for the erection of a single storey front extension on the building to provide three new offices and a disability lift within the building.

The proposed extension would have an L-shaped design with a section of the extension recessed, to retain visibility splays around the bend in the vehicle carriageway. The extension would have a maximum forward protrusion of 5.3 metres and would span the width of the building. The design would include vertical artificial slates on the northern side elevation to match the western elevation of the property and a lean to roof, which would create a valley section between the existing building and the proposed extension. On the eastern elevation, the existing roof structure would be extended forward by 1.15 metres and a new entrance porch would be created on the northern elevation of the extension.

The ground upon which the extension would be erected, is required to be built up in order to provide a flat floor level within the extension and level access into the new entrance. A small internal staircase would provide access from the extension to the ground level of the existing building, with a disability lift also provided.

3.3 Relevant Planning History

3807/APP/2001/273 Lynda Jackson Centre, Mount Vernon Hospital Rickmansworth Road
ERECTION OF A TWO STOREY EXTENSION

Decision: 22-06-2001 Approved

3807/APP/2002/575 Lynda Jackson Centre Rickmansworth Road Northwood
DETAILS OF LANDSCAPING SCHEME IN COMPLIANCE WITH CONDITION 3 OF

PLANNING PERMISSION REF.3807/APP/2001/273 DATED 22/06/2001; ERECTION OF A TWO STOREY EXTENSION

Decision: 15-04-2002 Approved

3807/X/81/0804 Mount Vernon Hospital Rickmansworth Road Northwood
Erection of first floor extension to the Marie Curie research wing (Consultation under Circular 7/77 procedure)

Decision: 16-07-1981 NO

Comment on Relevant Planning History

The application building and wider hospital campus has been the subject of many applications over the years. However, these applications are not considered to impact on the determination of the current application.

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:

- | | |
|------|--|
| AM7 | Consideration of traffic generated by proposed developments. |
| AM8 | Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes |
| 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. |
| BE13 | New development must harmonise with the existing street scene. |
| BE15 | Alterations and extensions to existing buildings |
| BE19 | New development must improve or complement the character of the area. |
| 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. |
| OL1 | Green Belt - acceptable open land uses and restrictions on new development |

OL4	Green Belt - replacement or extension of buildings
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 7.2	(2011) An inclusive environment
LPP 7.4	(2011) Local character
LPP 7.16	(2011) Green Belt

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Site Notice: Erected 10th July 2012. Expired 31st July 2012. No response received.

The Northwood Residents Association notified of the proposed development on 3rd July 2012. No response received.

Internal Consultees

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed development is for a small extension to a building within the Mount Vernon Hospital campus, which is located within the Green Belt and is not identified as a Major Developed Site in Policy OL1 of adopted Hillingdon UDP (Saved Policies September 2007). The National Planning Policy Framework states that the essential characteristics of Green Belts are their openness and their permanence. Therefore, the construction of new buildings in the Green Belt is inappropriate unless it is for, amongst other things, the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

The proposed development would increase the footprint of the building by 23.6% from 287 square metres to 355 square metres. Given the backdrop of the property against a number of other buildings within an enclosed site, an increase in the footprint of the building by 23.6% would be proportionate and in accordance with Policy OL4 of the adopted UDP (Saved Policies September 2007), Policy 7.16 of the London Plan (July 2011) and the National Planning Policy Framework and acceptable in principle within the Green Belt.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

The proposed development is for a small extension to a building within the Mount Vernon

Hospital campus, which is not identified as a Major Developed Site in Policy OL1 of adopted Hillingdon UDP (Saved Policies September 2007).

Paragraph 89 of the National Planning Policy Framework states that extensions to buildings in the Green Belt are to be considered appropriate, provided they do not result in disproportionate additions over and above the size of the original building.

The proposed development would increase the footprint of the building by 23.6% from 287 square metres to 355 square metres. Given the backdrop of the property against a number of other buildings within an enclosed site, an increase in the footprint of the building by 23.6% would be proportionate and in accordance with Policy OL4 of the adopted UDP (Saved Policies September 2007), Policy 7.16 of the London Plan (July 2011) and the National Planning Policy Framework and acceptable within the Green Belt.

7.07 Impact on the character & appearance of the area

The proposed development would create a valley between the lean to roofs of the proposed extension and the existing building. Whilst the addition of a further roof would create abnormal roof design, which would be prominent from the footway, the existing building is already incongruent to the neighbouring properties. Therefore, the harm caused by the proposal to the visual amenities of the surrounding area would not be so great as to warrant a refusal of the application. The materials proposed for the vertical northern elevation of the extension would match the materials and appearance of the western elevation of the existing building, ensuring the development would have an acceptable impact on the appearance of the existing building.

The ground level of the site would be required to be built up by between 0.5-0.9 metres in order to create a flat ground level within the extension. The change in ground level is considered to have an acceptable impact on the visual amenities of the surrounding area and, therefore, the proposal is considered to comply with Policies BE13, BE15 and BE19 of the adopted UDP (Saved Policies September 2007) and Policy 7.6 of the London Plan (July 2011).

7.08 Impact on neighbours

The application building is located on an enclosed site and surrounded by other hospital buildings. Therefore, the single storey front extension is not considered to cause harm to the amenity of any neighbouring occupier, in compliance with Policies BE20, BE21 and BE24 of the adopted UDP (Saved Policies September 2007).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The proposed extension has been designed to retain the visibility splays for cars turning the corner in front of the principal elevation of the building, ensuring the development would cause no significant harm to highway safety. The proposal would retain the existing footway with a level access created into the building, ensuring the development would not prejudice pedestrian safety. The increase in the internal footprint of the building would provide offices for use by current staff and is considered not to significantly increase the intensity of use of the building. Therefore, the development is considered not to place an unacceptable burden on the 1,090 spaces at the hospital and the site is considered to have sufficient off-street parking to accommodate the modest increase in the internal floor area of the building. Therefore, the development is in compliance with Policies AM7, AM8 and AM14 of the adopted UDP (Saved Policies September 2007).

7.11 Urban design, access and security

The proposed development would result in a loss of open space between the building and

the footway, with a distance separation of between 2.6 metres and 1 metre being retained. This would allow for landscaping between the building and the highway, softening the appearance of the building. Therefore, the development is considered to comply with Policies BE13, BE19 and BE38 of the adopted UDP (Saved Policies September 2007).

7.12 Disabled access

The proposed development would create a level entrance into the building with the provision of a disability lift to allow wheelchair users to access the original building, which would be on a lower floor level. Therefore, the building is considered accessible by all in compliance with Policy 7.2 of the London Plan (July 2011) and the Council's Supplementary Planning Document Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

The applicant has provided no details of the landscaping to be provided between the northern elevation and the footway. However, with a condition requiring landscaping plans to be provided, the development is considered to comply with Policy BE38 of the adopted 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

None.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The proposed development is a single storey extension to an existing building within the enclosed hospital campus. The size and design of the extension is considered to have an acceptable impact on the Green Belt and on the visual amenities of the surrounding area, whilst retaining sufficient visibility splays for cars using the adjacent bend in the road. Therefore, the application is recommended for approval.

11. Reference Documents

Hillingdon Unitary Development Plan (Saved Policies September 2007).
Supplementary Planning Document 'Accessible Hillingdon' (January 2010).
The London Plan 2011.
National Planning Policy Framework.

Contact Officer: Alex Smith

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Notes

 Site boundary

For identification purposes only.

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Site Address

**Lynda Jackson Centre
Mount Vernon Hospital
Rickmansworth Road
Northwood**

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

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111

Planning Application Ref:

3807/APP/2012/1563

Scale

1:2,000

Planning Committee

North

Date

**August
2012**



HILLINGDON
LONDON