

Report of the Corporate Director of Planning & Community Services

Address MOUNT VERNON HOSPITAL RICKMANSWORTH ROAD HAREFIELD

Development: Construction of a flat roof over the existing building (involving demolition of the existing pitched roof).

LBH Ref Nos: 3807/APP/2009/1092

Drawing Nos: Design and Access Statement
1147/L112
1147/X005
1147/X006
1147/L102
1147/X004

Date Plans Received: 21/05/2009 **Date(s) of Amendment(s):**

Date Application Valid: 29/05/2009

1. SUMMARY

This application seeks planning permission for the alteration of a roof over an existing building which forms part of the Mount Vernon Cancer Centre, which is located within the Green Belt. Saved Policy OL4 permits the extension of buildings within the Green Belt if the development would not result in a disproportionate change to the bulk and character of the original building and would not be of detrimental to the character and appearance of the Green Belt.

The proposal would result in a reduction in the overall bulk and scale of the building and therefore will not result in a disproportionate change to the bulk and character of the existing building, in accordance with Saved Policy OL4.

The Council's Conservation Officer raises no objection to the proposed works and the proposal is not considered to detract from the character and appearance of the existing building and the surrounding area. The proposal would therefore comply with Policies OL4, BE10, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

2. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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

REASON

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

2 HH-OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the

plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policies BE13 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance

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|------|--|
| OL1 | Green Belt - acceptable open land uses and restrictions on new development |
| OL4 | Green Belt - replacement or extension of 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 |
| 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. |

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 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).

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 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 or Bank 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.

6 I46 Renewable Resources

To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

3. CONSIDERATIONS

3.1 Site and Locality

Mount Vernon Hospital is located on the south west side of Rickmansworth Road and comprises a series of medical buildings. This application relates to building LA2 of the Cancer Centre reception building located within the centre of the hospital complex. The hospital complex comprises listed buildings however the building the subject of this application is not listed. The application site lies within the Green Belt as designated in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Proposed Scheme

It is proposed to replace the existing tiled hipped roof, which in itself is an addition to the original building, with a flat roof with parapets. The applicant has advised that the original building had a flat roof and therefore, the proposal represents the reinstatement of the flat roof. The applicant has also advised that the roof change will improve radiation protection

to maintenance workers who occasionally need to access the roof (which is over a chemotherapy facility).

3.3 Relevant Planning History

3807/APP/2009/164 Mount Vernon Cancer Centre, Mount Vernon Hospital Rickmansworth
Single storey side extension to include new access ramp, detached side outbuilding for use as generator and bottle store and landscaping.

Decision: 30-04-2009 Approved

Comment on Relevant Planning History

There is an extensive planning history relating to the Mount Vernon Hospital site, the most recent is set out 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:

Part 2 Policies:

- | | |
|------|--|
| OL1 | Green Belt - acceptable open land uses and restrictions on new development |
| OL4 | Green Belt - replacement or extension of buildings |
| BE10 | Proposals detrimental to the setting of a listed building |
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5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **26th June 2009**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Given the location of the building within the centre of the hospital complex, a site notice was placed on site. The Ickenham and Northwood Residents' Associations have also been consulted. No comments have been received.

Internal Consultees

Environmental Protection Unit: No objections subject to a Construction Site Informative.

Urban Design/Conservation: Confirm that the building is away from the listed buildings and to the rear of an existing group of modern buildings. Therefore, no objection is raised.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The Mount Vernon Hospital Site is located within the Green Belt. PPG2 (Green Belts) states that the most important attribute of the Green Belt is its openness. Therefore, the construction of new buildings in the Green Belt is inappropriate unless it is for, agriculture and forestry, essential facilities for outdoor sport and recreation, for cemeteries and or other uses of land which preserve the openness of the Green Belt, limited extension, alteration or replacement of existing dwellings or limited infilling or redevelopment of major developed sites identified in adopted development plans which meet the criteria specified in Annex C of Planning Policy Guidance Note 2 (Green Belts) 1995.

PPG 2 also makes clear that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The guidance adds that such circumstances will not exist unless the harm is clearly outweighed by other considerations and that it is for the applicant to show why permission should be granted. The policies in the adopted Unitary Development Plan endorse National Guidance within the Green Belt. Policy OL1 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007 defines the types of development that are considered acceptable in the Green belt.

The proposal at Mount Vernon Hospital does not conform to the types of development allowed by Policy OL1. However, there is already an established health care development on this site and PPG2 does allow limited extensions and alteration to existing building in the Green Belt. PPG2 advises at paragraph 3.6 that provided the proposal does not result in disproportionate additions over and above the size of the original building, the extension or alteration of buildings is not inappropriate in Green Belts. Policy OL4 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) also permits the extension of buildings within the Green Belt if the development does not result in a disproportionate change to the bulk and character of the original building and would not be of detriment to the character and appearance of the Green Belt. Thus, in principle minor alterations and extensions to buildings within the Green Belt are considered to be acceptable.

7.02 Density of the proposed development

This is not applicable to this application.

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

The existing building, the subject of this application, is located some distance from the listed buildings on the site and therefore will not harm the setting of the listed building, in accordance with policy BE10 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.04 Airport safeguarding

This is not applicable to this application.

7.05 Impact on the green belt

The proposal would involve replacing the existing hipped roof with a flat roof, which would

result in a reduction in the overall size, bulk and scale of the existing building. As such, the proposal would not result in a disproportional change to the bulk and character of the original building and given its location, it would not harm the visual amenities of the Green Belt. As such, the proposal would comply with policy OL4 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.06 Environmental Impact

This is not applicable to this application.

7.07 Impact on the character & appearance of the area

The proposed flat roof with parapets would relate satisfactorily with other flat roof buildings within the complex. It is not considered to be detrimental to the character and appearance of the immediate surrounding area and as such the proposal would comply with policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.08 Impact on neighbours

There are no residential properties nearby that would be adversely affected by the proposed development in accordance with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.09 Living conditions for future occupiers

This is not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

This is not applicable to this application.

7.11 Urban design, access and security

Issues relating to urban design are addressed in paragraph 07.07 above. Issues relating to access and security are not considered to be applicable to this application.

7.12 Disabled access

This is not applicable to this application.

7.13 Provision of affordable & special needs housing

This is not applicable to this application.

7.14 Trees, Landscaping and Ecology

This is not applicable to this application.

7.15 Sustainable waste management

This is not applicable to this application.

7.16 Renewable energy / Sustainability

This is not applicable to this application.

7.17 Flooding or Drainage Issues

This is not applicable to this application.

7.18 Noise or Air Quality Issues

This is not applicable to this application.

7.19 Comments on Public Consultations

There are no third party comments.

7.20 Planning Obligations

This is not applicable to this application.

7.21 Expediency of enforcement action

This is not applicable to this application.

7.22 Other Issues

There are no other relevant issues.

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

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made at a later stage. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

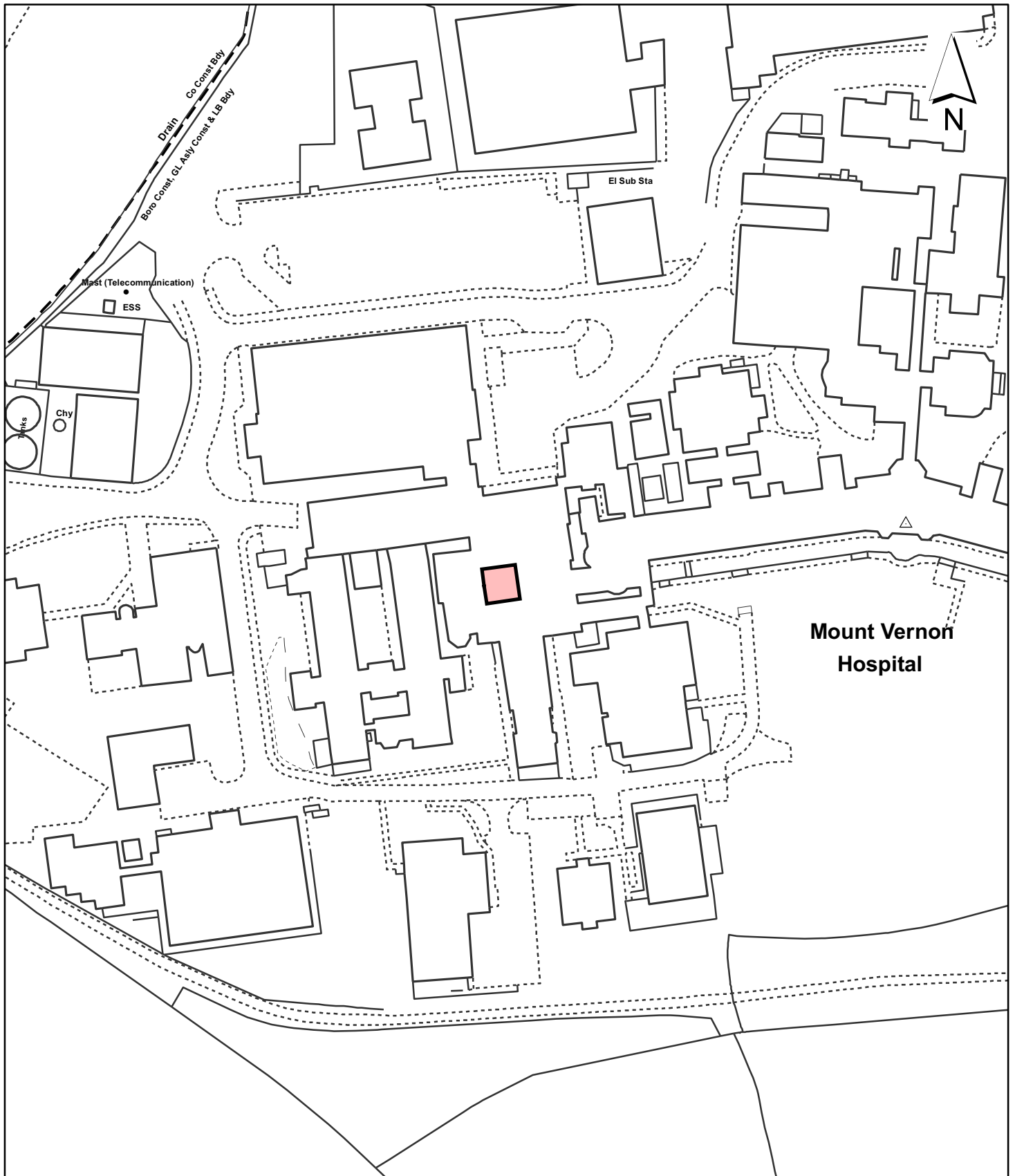
10. CONCLUSION



For the reasons outlined above, and given that the development complies with the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), this application is recommended for approval.

11. Reference Documents

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



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| <p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2008</p> | <p>Site Address</p> <p>Mount Vernon Hospital Rickmansworth Road Harefield</p> | | <p>LONDON BOROUGH OF HILLINGDON</p> <p>Planning & Community Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p> <p> HILLINGDON LONDON</p> |
| | <p>Planning Application Ref:</p> <p>3807/APP/2009/1092</p> | <p>Scale</p> <p>1:1,250</p> | |
| | <p>Planning Committee</p> <p>North</p> | <p>Date</p> <p>August 2009</p> | |