

Report of the Head of Planning & Enforcement Services

Address MOUNT VERNON HOSPITAL RICKMANSWORTH ROAD NORTHWOOD

Development: Balcony Repairs to Main Building (Mount Vernon Hospital) (Application for Listed Building Consent)

LBH Ref Nos: 3807/APP/2012/2252

Drawing Nos: 4686-II
4686-III
4686-IV
Design and Access Statement
Balcony Photographs
Specification for Repairs to the Balcony

Date Plans Received: 13/09/2012 **Date(s) of Amendment(s):**

Date Application Valid: 13/09/2012

1. CONSIDERATIONS

1.1 Site and Locality

The application site relates to the balcony attached to the Grade II Listed Mount Vernon Hospital (main building). The balcony runs the full length of the southern facade of the main hospital building, with a clock tower located in the centre, and faces onto a large grassed area. The balcony is accessed from the main building by a series of doors and from the ground by two metal staircases (fire escapes) located at either end. The hospital is located on the south-western side of Rickmansworth Road. The application site is located within an area of green belt, as identified in the Hillingdon Unitary Development Plan (Saved Policies September 2007).

1.2 Proposed Scheme

The application is for Listed Building Consent to make structural repairs to restore the balcony to its original appearance. The balcony is in a very poor condition and is considered to be unsafe. It is proposed to remove the existing GRP balustrading and replace with a new hardwood balustrading that matches the original 1902 balustrade, along with various structural repairs.

1.3 Relevant Planning History Comment on 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.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. **Comments on Public Consultations**

EXTERNAL

Consultation letters were sent to the Northwood Residents Association. No responses have been received.

English Heritage:

We do not consider that it is necessary for this application to be notified to English Heritage under the relevant statutory provisions.

INTERNAL

Conservation Officer:

The repairs are very welcome given the generally poor condition of this grade II listed building. The works have been subject to some discussion with officer's prior to the submission of the application. There are, therefore, no objections to this application. Any approval should, however, include a condition requiring details of the timber balustrade, supports and handrail (at an appropriate scale) to be provided for agreement, prior to the commencement of that element of the work. A further condition requiring the new concrete cornice to the balcony to match the existing stone cornice to the central staircase enclosure should also be included.

CONCLUSION: No objection subject to the above.

4. **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

- | | |
|--------|---|
| PT1.1 | To maintain the Green Belt for uses which preserve or enhance the open nature of the area. |
| PT1.9 | To seek to preserve statutory Listed Buildings and buildings on the Local List. |
| PT1.10 | To seek to ensure that development does not adversely affect the amenity and the character of the area. |

Part 2 Policies:

- | | |
|-------|--|
| 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. |
| OL1 | Green Belt - acceptable open land uses and restrictions on new development |
| OL4 | Green Belt - replacement or extension of buildings |
| NPPF9 | |

5. **MAIN PLANNING ISSUES**

The main issue relates to the impact the proposed balcony repairs will have on the Grade II Listed main building. The balcony in its current condition has been deemed to be unsafe and therefore requires a number of structural repairs in order to restore the balcony to its original condition.

The Council's Conservation Officer considers that as the Grade II Listed building is in a generally poor condition, the proposed repairs to the balcony are acceptable and will improve the appearance of the balcony. The proposed scheme is therefore in accordance with Policies BE8 and BE10 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

The proposed repairs to the balcony will restore the balcony to its original condition, thereby improving the appearance of the Grade II Listed building, in compliance with Policy BE13 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

The proposed scheme seeks to improve the condition of an existing building within the green belt by restoring the attached balcony. The repairs will not have a detrimental impact on the openness and visual amenity of the surrounding green belt. The scheme complies with Policies OL1 and OL4 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and Chapter 9 of the National Planning Policy Framework (March 2012).

It is therefore recommended that Listed Building Consent is granted.

6. RECOMMENDATION

APPROVAL subject to the following:

1 G14 Time Limit (3 years) - Listed Building Consent

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

REASON

To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 ST1 Standard Condition

Prior to the commencement of works on site, full details of the timber balustrade, supports and handrail shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To safeguard the special architectural and/or historical interest of the building in accordance with policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 ST1 Standard Condition

The new concrete cornice to the balcony shall match the existing stone cornice to the central staircase enclosure.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 CAC4 Making good of any damage

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

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

- 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 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.

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.

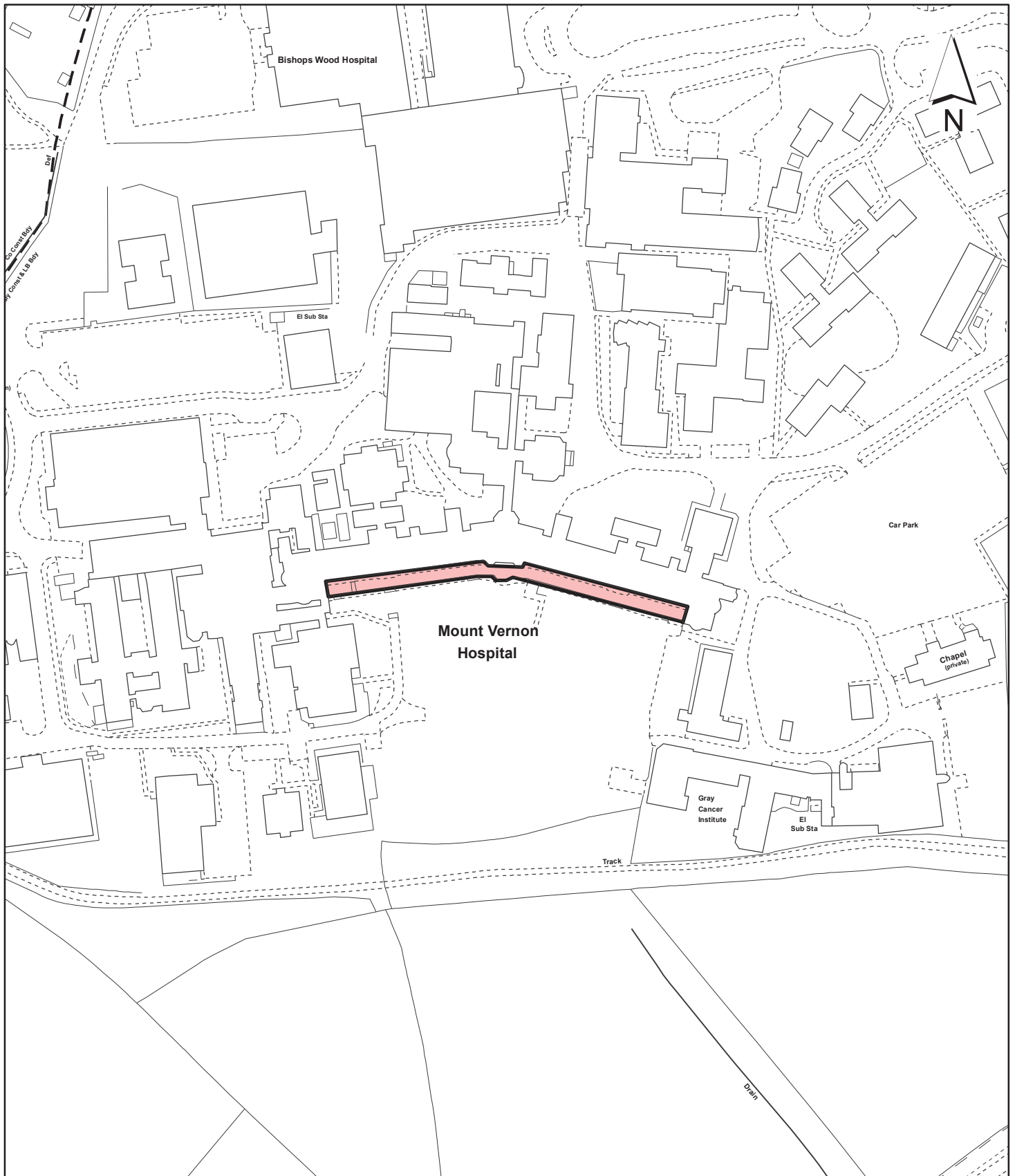
OL1 Green Belt - acceptable open land uses and restrictions on new development

OL4 Green Belt - replacement or extension of buildings

NPPF9

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Notes

 Site boundary

For identification purposes only.

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Site Address

**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/2012/2252

Scale

1:1,800

Planning Committee

North

Date

**November
2012**



HILLINGDON
LONDON