

Report of the Corporate Director of Planning & Community Services

Address SCIENCE BUILDING (HEINZ WOLFF BUILDING) CLEVELAND ROAD
UXBRIDGE

Development: Installation of new roof based flue pipes, air handling units/condensers,
involving removal of existing flue pipes.

LBH Ref Nos: 532/APP/2009/1331

Drawing Nos: Design and Access Statement
6524 SP(0)01 A
6524 PD(E)01
6524 PD(E)02
6524 PD(E)04
6524 PD(E)03
6524 PD(L)01
6524 PD(L)02
6524 SP(0)2

Date Plans Received: 16/06/2009

Date(s) of Amendment(s): 29/06/2009

Date Application Valid: 29/06/2009

1. SUMMARY

The proposal seeks the installation of new plant and flues to the roof of the Heinz Wolff Building, involving the removal of existing flues from the building.

The proposal is considered to comply with all relevant planning policy and is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 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 Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

2 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.

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

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
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

3

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at www.aoa.org.uk/publications/safeguarding.asp).

3. **CONSIDERATIONS**

3.1 **Site and Locality**

The application site is the Heinz-Wolff Building a large concrete/glazed educational building within the campus of Brunel University. The Building is located in Zone B of the Campus and is separated from Cleveland Road by a generous landscape buffer.

Brunel University is a Major Developed Site within the Metropolitan Green Belt.

3.2 **Proposed Scheme**

The application seeks permission for the installation of new roof based flue pipes and air

handling units condensers to the Heinz Wolff building, involving the removal of existing external flues.

The existing flues on site would be replaced with new flues to meet modern standards for emissions etc. The proposed flues would be of a different design to the existing/previous protruding up to 3m above the existing height of the building and being in general of a smaller diameter.

Based on the submitted plans 6 new items of plant, in addition to the flues, would be erected on the roof of the building, located such that they would not be visible from ground level.

The proposed work has to an extent been undertaken on site, in particular it is noted that the removal and installation of the flue pipes has been undertaken.

3.3 Relevant Planning History

Comment on Relevant Planning History

Brunel University has an extensive planning history, however none is considered directly relevant to the current proposal.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.1 To maintain the Green Belt for uses which preserve or enhance the open nature of the area.
- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.

Part 2 Policies:

- 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
- 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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **6th August 2009**

5.2 Site Notice Expiry Date:- **6th August 2009**

6. Consultations

External Consultees

The proposal is such that there are no nearby properties which lie outside of the ownership of Brunel University. Given this situation and the difficulty in identifying individual consultees a site notice was posted in the vicinity of the building.

No comments have been received on the proposal.

DEFENCE ESTATES SAFEGUARDING

No objection.

BAA SAFEGUARDING

No objection. But would request the imposition of an informative regarding the use of cranes.

Planning comment: A relevant informative is recommended.

Internal Consultees

ENVIRONMENTAL PROTECTION UNIT

No objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site lies within a Major Developed Site located inside the Metropolitan Green Belt. Accordingly, the proposal for additions to the building is subject to the provisions of policy OL4 of the Saved Policies UDP.

The proposal involves the removal of existing flues and the installation of new flues on the roof of the existing building. The location of flues on the roof would be altered and the proposed flues would be a taller and thinner design than the existing/previous.

A significant portion of the works has already been undertaken to the building and it is evident that the proposed flue installation would not significantly impact on the bulk or character of the existing building, it would not impact on the openness or increase the built up appearance of the site, nor would it have any detrimental impact on the character of the surrounding area.

The proposal is considered to fully comply with the provisions of policy OL4 and no objection is raised to the principle of the development.

7.02 Density of the proposed development

N/A.

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

N/A.

7.04 Airport safeguarding

Both BAA and Defence Estates Safeguarding have been consulted and raise no objections to the proposal.

7.05 Impact on the green belt

See the section on 'The principle of the development' above.

7.07 Impact on the character & appearance of the area

The application site is visible from Cleveland Road, although it is separated to some extent by a wide landscaped buffer.

The street scene incorporates existing buildings within the University campus, the majority of which are of concrete construction and have a large amount of plant and equipment situated on the roof.

While the proposal would rearrange the plant on the roof of the Heinz Wolff Building, many of these alterations have already been made to the building and the actual appearance of the changes are not overly intrusive and not considered to cause unacceptable harm to the appearance of the building or the wider street scene, particularly given the scale and context of surrounding university buildings.

7.08 Impact on neighbours

The proposed development is not in proximity to any residential properties and would not have a detrimental impact on any nearby occupiers through dominance, loss of light or loss of privacy.

Policy OE1 requires that new proposals do not give rise to environmental conditions which would be detrimental to the amenity of the surrounding area.

The proposal would replace existing flue pipes and air handling/condenser units with new equipment which would meet current legislation. Current legislation provides up to date and more stringent requirements for such installations and it is considered that the proposal to update the facilities on site would result in a reduction on any existing environmental impacts arising from the site.

The Council's Environmental Protection Unit concur with this view and raise no objections to the environmental impacts of the proposal.

7.09 Living conditions for future occupiers

N/A.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The proposal does not give rise to any concerns regarding traffic impacts, vehicular or pedestrian safety.

The proposal does not give rise to any concerns regarding car parking or layout.

7.11 Urban design, access and security

The visual impacts of the proposal are discussed within the 'Impact on the Street Scene' section above.

The proposal does not give rise to any concerns regarding access or security.

7.12 Disabled access

The proposal does not give rise to any disabled access concerns.

7.13 Provision of affordable & special needs housing

N/A.

7.14 Trees, landscaping and Ecology

N/A.

7.15 Sustainable waste management

N/A.

7.16 Renewable energy / Sustainability

N/A.

7.17 Flooding or Drainage Issues

N/A.

7.18 Noise or Air Quality Issues

The proposal does not give rise to any concerns regarding noise.

The proposal would upgrade the flue installations on the existing building to modern requirements. As such, the proposal would not have any detrimental impacts on air quality

7.19 Comments on Public Consultations

None.

7.20 Planning obligations

N/A.

7.21 Expediency of enforcement action

N/A.

7.22 Other 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

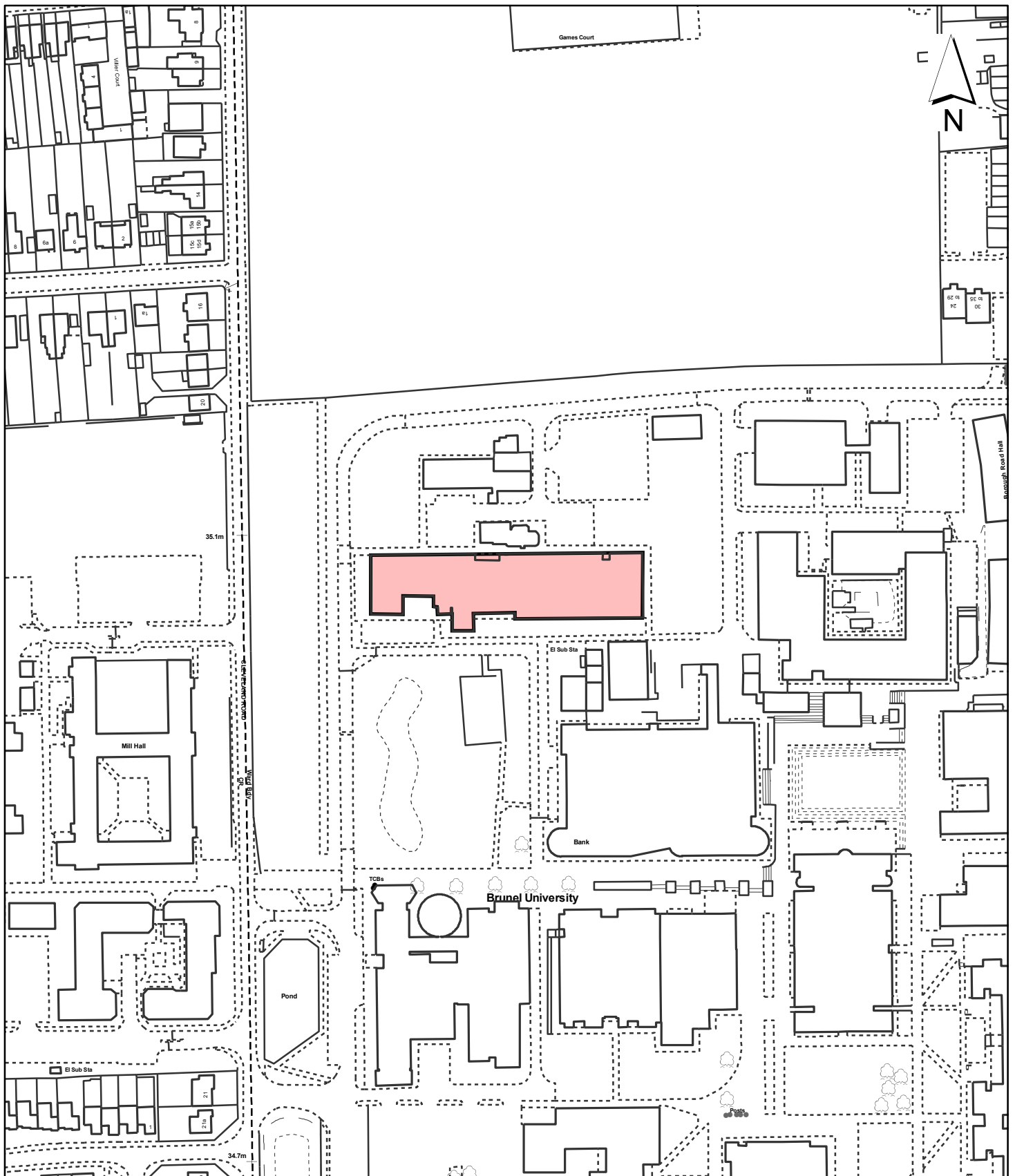
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11. Reference Documents

Contact Officer: Adrien Waite

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Notes

 Site boundary

For identification purposes only.

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Site Address	
Heinz-Wolff (Science) Building Brunel University Cleveland Road, Uxbridge	
Planning Application Ref:	Scale
532/APP/2009/1331	1:2,000
Planning Committee	Date
Central and South	August 2009

LONDON BOROUGH OF HILLINGDON

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