

Report of the Head of Planning & Enforcement Services

Address HAREFIELD HOSPITAL HILL END ROAD HAREFIELD

Development: Erection of a single storey extension (conservatory) to Ward 'E' of Harefield Hospital, totalling 32 square metres floorspace for medical and health care use with associated landscaping.

LBH Ref Nos: 9011/APP/2012/3074

Drawing Nos: 5107-10-002
5107-11-001
5107-15-001 (for future landscaping only purposes)
5107-10-001
5107-20-001
5107-20-002
5107-20-003
Planning Statement Ref MWS/6729, dated December 2012
Design and Access Statement dated 29 November 2012
5107-15-002 Rev. A
5107-21-001 Rev. A
5107-21-002 Rev. A
5107-21-003 Rev. A
5107 - 31-001 Rev. A
5107-T-006

Date Plans Received: 10/12/2012 **Date(s) of Amendment(s):** 13/03/2013
Date Application Valid: 10/12/2012 14/03/2013
10/12/2012

1. SUMMARY

The application seeks to erect a 32 square metre conservatory within a recessed exterior bay of the hospital. The extension will be single storey and directly inked to Ward E of the hospital. The conservatory will be low brick wall beneath the glazing and will have a slightly curved roof form. It is considered the design is sympathetic to the original appearance and design of the hospital ward and the wider character and appearance of the Harefield Conservation Area. The building design is fit for purpose from a health operational perspective and patient/visitor accessibility perspective. The scheme is small in scale and its location means it presents no adverse amenity issues to neighbours or the wider operation of the hospital. The scheme will not have a negative impact upon existing trees or landscaping. Accordingly the scheme 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 5107-10-001, 5107-10-002, 5107-15-001 (for future landscaping only purposes), 5107-11-001, 5107-20-001, 5107-20-002, 5107-20-003, 5107-15-002 Rev. A, 5107-21-001 Rev. A, 5107-21-002 Rev. A, 5107-21-003 Rev. A, 5107-T-006 and 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 Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

3 COM7 Materials

No development shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority:

- (i) Brick samples;
- (ii) Mortar colour;
- (iii) Sample colour details of the infill panel between the addition and the original building
- (iv) A sample panel of the brickwork showing brick type, mortar mix, mortar colour and pointing style is provided on site for agreement in writing by the Local Planning Authority and retained there for the duration of the works;

REASON

To ensure that the development presents a satisfactory appearance and is sympathetic to the character of the conservation area in accordance with Policies BE4 and BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 NONSC Non Standard Condition

The whole of the facing edges of the parapet walls shall be zinc capped.

REASON

To ensure that the development presents a satisfactory appearance and is sympathetic to the character of the conservation area in accordance with Policies BE4 and BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

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) as incorporated into the Hillingdon Local Plan (2012) 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

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.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
OL9	Areas of Environmental Opportunity - condition and use of open land
LPP 3.17	(2011) Health and social care facilities
R16	Accessibility for elderly people, people with disabilities, women and children

3 112 Notification to Building Contractors

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to Harefield Hospital. The hospital site is a Major Developed Site 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 main block to which this extension would be attached comprises two in number three storey elliptical 1930's wings. These wings and the central core are loosely in the style of Art Deco and are locally listed. The hospital was originally designed as a sanatorium.

The extension would be located alongside the main access road into the hospital and would occupy a small recessed bay within 1 of the two wings of the hospital that serves Ward E of the hospital.

Other original recessed bays within the 2 elliptical ward blocks have been previously partially in-filled. These existing in-fills on site have yielded mixed results in terms of showing an adequate degree of sympathy and respect to the original design and built form of the hospital block.

3.2 Proposed Scheme

The proposed single storey extension involves the erection of a conservatory type structure, set within a recessed exterior bay of the hospital, flanked on three sides by the existing three storey hospital building. The extension would be directly linked/attached to Ward E of the hospital, with internal access via an existing internal corridor that dictates the conservatory's location in relation on the ward.

The conservatory would contain a low brick wall beneath the glazing and its roof form would be slightly curved to reflect the existing curving of the main hospital building. The conservatory would be 8 metre long and 4 metre deep, rise to a maximum height of 3.6m (externally) and have level access from the ward. The conservatory roof would contain 2

rooflights that would be screened from the ground by a parapet wall.

The conservatory is designed to maintain clinical hygiene and adequate levels of patient privacy, whilst simultaneously providing the opportunity for patients recovering from major cardiac and lung operations to circulate in a controlled environment without confining those patients to their ward beds.

External landscaping will be provided to complement the scheme and to discourage people from coming too close to the building in the interests of patient privacy.

3.3 Relevant Planning History

Comment on Relevant Planning History

Whilst there have been other planning applications on the hospital site, none are relevant to this particular scheme.

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.BE1 (2012) Built Environment

Part 2 Policies:

- BE4 New development within or on the fringes of conservation areas
- 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.
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL4 Green Belt - replacement or extension of buildings
- OL9 Areas of Environmental Opportunity - condition and use of open land
- LPP 3.17 (2011) Health and social care facilities
- R16 Accessibility for elderly people, people with disabilities, women and children

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- 13th February 2013

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application was advertised in the local newspaper as it potentially impact upon a conservation area. A site notice was displayed and Harefield History Society and Harefield Conservation Area Advisory Panel were consulted on the scheme.

Only 1 response was received following the public consultation and that was from the Harefield Conservation Area Advisory Panel who stated they raise no objection to the application.

Internal Consultees

CONSERVATION OFFICER:

The hospital building is locally listed and situated in the Harefield Village Conservation Area. The proposals have been subject to extensive pre-application discussion with the Conservation Team and are considered to be sympathetic to the character of the building and its wider setting.

There are no objections to the scheme in conservation terms subject to a planning condition with respect to samples of the bricks and mortar colour, provision of a sample panel for inspection and agreement on the colour of the infill panel between the addition and the original building. A condition requiring the facing edges of the parapet wall are wholly capped in zinc should be imposed.

TREES & LANDSCAPE OFFICER:

No objection and no requirement for a landscape condition. The scheme is consistent with Policy BE38.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

National policy guidance in relation to development within Green Belt is contained within National Planning Policy Framework (NPPF). The NPPF considers the prime aim of Green Belt policy is to prevent urban sprawl, by keeping such land permanently open. This is to be achieved by resisting inappropriate development, which by definition is harmful to the Green Belt. London Plan policies and Hillingdon's own Green Belt policies specifically OL1 and OL54 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) echoes this national policy objective.

Harefield Hospital is identified in the previous Unitary Development Plan as a Major Developed site situated within the Green Belt. As such, this proposed single storey small scale in-fill development of this type and confined to an existing 3 storey building recess does not raise any Green Belt issues and is an appropriate form of development for the site, given it serves the longstanding hospital facility on the site.

7.02 Density of the proposed development

Not applicable to this type of application.

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

The development would have minimal impact on the character and appearance of the Conservation Area and would not impact adversely on the appearance and setting of the locally listed hospital building or upon the statutory listed building located within the hospital grounds that is set some distance away and not visible from this proposed extension.

7.04 Airport safeguarding

Not applicable as the proposal is for a single storey extension.

7.05 Impact on the green belt

Dealt with elsewhere in Section 7.01 of this report.

7.07 Impact on the character & appearance of the area

The extension is located within the hospital grounds and given its location, scale and design which shows sympathy and respect to the locally listed building that it would attach

to is considered to safeguard and preserve the general character and appearance of its locality and that of wider character of the Harefield Conservation Area.

7.08 Impact on neighbours

The scale of the development and its location set well away from any adjoining residential properties means the scheme will have no negative impact upon anyone's residential amenity.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Given the very small scale nature of the scheme associated with an existing ward use, it would not generate additional traffic to the hospital and has no impact on any external pedestrian routes areas or upon the internal hospital roadways, therefore will not have an adverse impact upon highway safety or upon vehicular traffic.

7.11 Urban design, access and security

Urban Design: Dealt with elsewhere in this report.

Access: Refer to section 7.12 of the report.

Security: The conservatory will not provide an external entrance and the windows will meet security standards as set out by Secure by Design, accordingly is considered the scheme presents no crime prevention issues.

7.12 Disabled access

The scheme presents no access issues with access to the conservatory being restricted to internal access from an existing corridor and with confirmation there will be level access to the conservatory and a generous door width between the conservatory and the existing ward corridor.

The scheme is therefore considered consistent with relevant Policy R16 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

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 considers the proposal fully complies with Policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.15 Sustainable waste management

The existing waste management facilities are adequate on site and this scheme, and given the scale of the proposed scheme it would not impact upon its required future waste management capacity.

7.16 Renewable energy / Sustainability

Not applicable given the scheme relates to an extension to a hospital of under 40 square metres in area.

7.17 Flooding or Drainage Issues

The scheme is not located within a flood zone and does not raise any drainage issues, given the small scale nature of the scheme.

7.18 Noise or Air Quality Issues

The scheme raises no noise or air quality issues to future users of the conservatory.

7.19 Comments on Public Consultations

No objections received.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

Impact upon Country Park:

The application site is also located within the Colne Valley Park and Policy OL9 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

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

10. CONCLUSION

It is considered the design is sympathetic to the original appearance and character of the

hospital building and to the wide character and appearance of the Harefield Conservation area. The scheme complies with all relevant planning policies and as such the scheme is recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part One (November 2012)

Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

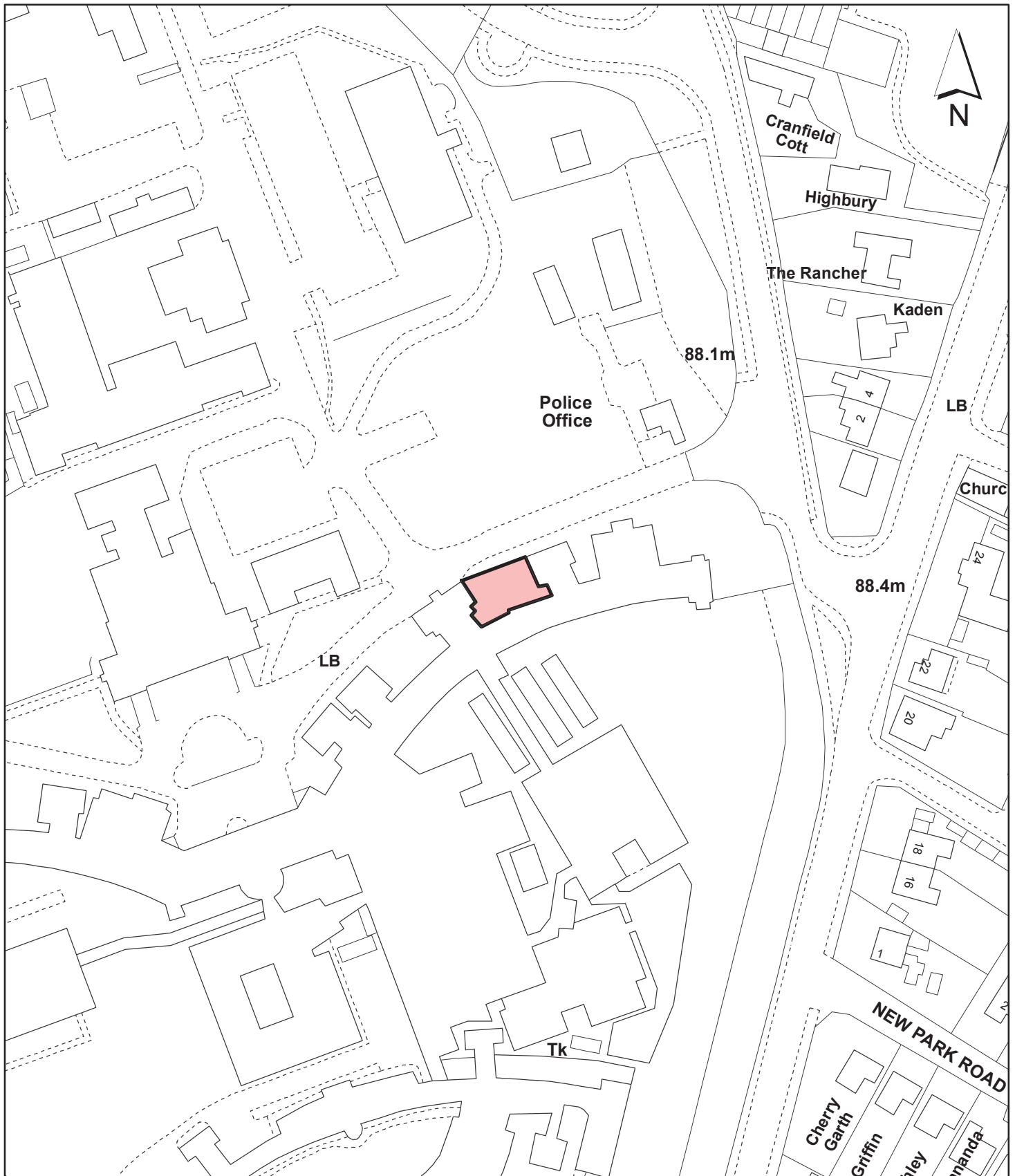
London Borough of Hillingdon's HDAS 'Accessible Hillingdon' Supplementary Planning Document (January 2010)


London Plan (July 2011)

National Planning Policy Framework (March 2012)

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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 and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p>Harefield Hospital Hill End Road Harefield</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p>9011/APP/2012/3074</p>	<p>Scale</p> <p>1:1,250</p>	
	<p>Planning Committee</p> <p>North</p>	<p>Date</p> <p>February 2013</p>	
		