

## Report of the Head of Planning, Sport and Green Spaces

**Address** ST VINCENT'S NURSING HOME WILTSHIRE LANE EASTCOTE

**Development:** Demolition of 2 storey former nurse's block and erection of a single storey, 16 bed extension to the nursing home with associated parking and landscaping.

**LBH Ref Nos:** 138/APP/2013/3419

**Drawing Nos:** PA 3.0 (North and East Elevations)  
PA 3.0 (South and West Elevations)  
PA 30.0  
PA 31.0  
PA 32.0  
PA 33.0  
Design and Access Statement  
Energy Assessment & Sustainability Appraisal  
2 x A4 photographic sheets of former nurses block  
Flood Risk Assessment  
Tree Assessment  
PA 0.3 (Tree Protection Plan)  
Archaeological Desk-based Assessment  
Sustainable Development and Renewable Energy Report  
Transport Statement, January 2014  
PA 0.1A  
PA 2.0 (Existing and Proposed Development Site)  
PA 1.0  
PA 10.1  
PA 10.1  
PA 21.0  
PA21.1  
PA 2.0 (Existing Floor Plans)  
PA 2.1  
PA 20.0  
PA 20.1

**Date Plans Received:** 18/11/2013                      **Date(s) of Amendment(s):** 16/12/2013  
**Date Application Valid:** 13/12/2013                      19/11/2013

### 1. SUMMARY

This application seeks to demolish a vacant two storey nurses block on site and erect a single storey 16 bedroom extension for this nursing home which is located within the Green belt, albeit on a site identified as a being major developed site within the Green Belt.

The NPPF advises that limited infilling or the partial or complete redevelopment of previously developed sites can represent appropriate development within the Green Belt, where the development would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

The removal of the two storey nurses home on one edge of the site and replacement with

a single storey building in the centre of the site, and on lower ground, together with landscaping works will not adversely impact upon the openness of the site, or add to its built up appearance. As such, the proposal is appropriate within the Green Belt.

The front part of the site is designated as an Archaeological Priority Area, but GLAAS do not raise any objections, subject to a condition requiring further archaeological investigation.

The scheme would also be acceptable in terms of the street scene, the impact upon adjoining residential occupiers and the quality of the accommodation provided. Although the scheme would involve the loss of 6 car parking spaces, the retained off-street car parking provision would be able to accommodate peak parking demand and on this basis, the Council's Highway Engineer raises no objections to the scheme. The Council's Tree Officer also advises that there are no trees on site that would constrain the development although replacement provision is needed for those trees that would be lost.

The scheme also makes adequate provision for commensurate S106 contributions.

The scheme has been referred to the Mayor, but the GLA in their Stage 1 response raise no objections and advise that the application does not need to be referred back to them.

The scheme is therefore recommended for approval, subject to being referred to the Secretary of State.

## **2. RECOMMENDATION**

**That delegated powers be given to the Head of Planning, Green Spaces and Culture to grant planning permission, subject to the following:**

**1. That the application be referred to the Secretary of State as a departure from the provisions of the Development Plan, in accordance with the Town and Country Planning (Consultation) (England) Direction 2009.**

**2. That should the Secretary of State not call in the application, the application be deferred for determination by the Head of Planning, Green Spaces and Culture under delegated powers.**

**3. That if the application is approved, the following will apply:**

**a) That the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) and/ or other appropriate legislation to secure:**

- 1. Highways: S278/S38 Agreement to reinstate the public footway where an existing access would be closed on Wiltshire Lane,**
- 2. Health: A financial contribution equal to £3,466.72,**
- 3. Libraries: A financial contribution equal to £368,**
- 4. Project Management & Monitoring fee: A financial contribution equal to 5% of the total cash contributions.**

**b) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 Agreement and any abortive work as a result of the agreement not being completed.**

c) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.

d) That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised by the 09th June 2014, or any other period deemed appropriate by the Head of Planning, Green Spaces and Culture then delegated authority be granted to the Head of Planning, Green Spaces and Culture to refuse the application for the following reason:

'The development has failed to secure obligations relating to highway works, health, libraries and project management & monitoring. Accordingly, the proposal is contrary to Policies LE7 and AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), the Council's Planning Obligations SPD and Policy EM6 of the Hillingdon Local Plan: Part 1 - Strategic Policies (Nov 2012) and Policy 5.12 of the London Plan (July 2011) and the NPPF.

e) That subject to the above, the application be deferred for determination by the Head of Planning, Green Spaces and Culture under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

f) That if the application is approved, the following conditions be imposed:

**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 PA 1.0, PA 2.0 (Existing and Proposed Development Site), PA 2.0 (Existing Floor Plans), PA 2.1, PA 3.0 (North and East Elevations), PA 3.0 (South and West Elevations), PA 10.1, PA 10.1, PA 20.0, PA 20.1, PA 21.0, PA21.1, PA 30.0, PA 31.0, PA 32.0 and PA 33.0 and shall thereafter be retained/maintained for as long as the development remains in existence.

**REASON**

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

**3 COM6 Levels**

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and know datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

**REASON**

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies

(November 2012)

**4 NONSC Non Standard Condition**

A) No development shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.

B) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

**Reason**

Heritage assets of archaeological interest are expected to survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results.

**5 COM7 Materials (Submission)**

No development shall take place until details of all materials and external surfaces have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

**REASON**

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**6 COM8 Tree Protection**

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A plan and schedule of all existing trees on site, clearly including both those to be retained and removed.
2. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures for the retained trees/vegetation.
3. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved

details. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- 3.a There shall be no changes in ground levels;
- 3.b No materials or plant shall be stored;
- 3.c No buildings or temporary buildings shall be erected or stationed.
- 3.d No materials or waste shall be burnt; and.
- 3.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

#### REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

### **7 COM9 Landscaping (car parking & refuse/cycle storage)**

No development shall take place until a phased 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 Cycle Storage for 14 bicycles (which shall be covered and secure)
  - 2.b Means of enclosure/boundary treatments
  - 2.c Car Parking Layouts (including at least 1 space that would be served by an electrical charging point(s) and 2 disabled parking spaces)
  - 2.d Hard Surfacing Materials
  - 2.e External Lighting
  
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
  - 5.b Proposed finishing levels or contours, including full details of retaining walls/structures and accessible footpaths (within the surrounding external amenity area).

Thereafter, each phase of the development shall be carried out and maintained in full accordance with the approved details which relate to that phase.

#### 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 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and

Policy 5.17 of the London Plan (July 2011).

**8 NONSC Non Standard Condition**

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

- i. provide information on all Suds features including the method employed to delay and control the surface water discharged from the site to greenfield runoff rates and:
  - a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.
  - b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, ( safe access and egress must be demonstrated).
  - c. measures taken to prevent pollution of the receiving groundwater and/or surface waters;
  - d. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.
- ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues.
- iii. provide details of the body legally responsible for the implementation of the management and maintenance plan.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

- iii incorporate water saving measures and equipment.
- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

**Reason**

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and Planning Policy Statement 25. To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

**9 NONSC Non Standard Condition**

Prior to the commencement of development a detailed energy assessment shall be submitted showing how the development will reduce carbon emissions by 40% from a 2010 Building Regulations compliant development. The scheme shall clearly show how each energy efficient measure will be achieved, and their impact on the overall carbon footprint. The assessment shall include details of the likely emissions associated with regulated and unregulated energy use and how these will be monitored and reported to the Local Authority for 5 years after completion of the occupation of the first completed building. The development must proceed in accordance with the approved details.

**Reason**

To ensure appropriate carbon savings are delivered in accordance with Policy 5.2 of the

London Plan (July 2011).

**10 COM30 Contaminated Land**

(i) The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted in accordance with the Supplementary Planning Guidance on Land Contamination and approved by the Local Planning Authority (LPA). The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:

(a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;

(b) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use.

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement.

(ii) If during development or works contamination not addressed in the submitted remediation scheme is identified, an addendum to the remediation scheme must be agreed with the LPA prior to implementation; and

(iii) All works which form part of the remediation scheme shall be completed and a verification report submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.

**REASON**

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**11 NONSC Non Standard Condition**

No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. All imported soils shall be inspected and tested for chemical contamination, and the results of this testing shall be submitted to and approved by the Local Planning Authority.

Note: The Environmental Protection Unit (EPU) must be consulted for their advice when using this condition.

**REASON**

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan.

**INFORMATIVES**

1 152 **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            153            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.

NPPF1	NPPF - Delivering sustainable development
NPPF4	NPPF - Promoting sustainable transport
NPPF7	NPPF - Requiring good design
NPPF9	NPPF - Protecting Green Belt land
NPPF10	NPPF - Meeting challenge of climate change flooding coastal
NPPF11	NPPF - Conserving & enhancing the natural environment
NPPF12	NPPF - Conserving & enhancing the historic environment
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.2	(2011) Improving health and addressing health inequalities
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 3.16	(2011) Protection and enhancement of social infrastructure
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 5.11	(2011) Green roofs and development site environs
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.14	(2011) Water quality and wastewater infrastructure
LPP 5.15	(2011) Water use and supplies
LPP 6.3	(2011) Assessing effects of development on transport capacity
LPP 6.5	(2011) Funding Crossrail and other strategically important transport infrastructure
LPP 6.9	(2011) Cycling
LPP 6.10	(2011) Walking
LPP 6.13	(2011) Parking
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 7.8	(2011) Heritage assets and archaeology
LPP 7.14	(2011) Improving air quality
LPP 7.16	(2011) Green Belt
LPP 7.21	(2011) Trees and woodland
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
EC1	Protection of sites of special scientific interest, nature conservation importance and nature reserves Replaced by PT1.EM7 (2012)
EC2	Nature conservation considerations and ecological assessments
EC3	Potential effects of development on sites of nature conservation importance
BE1	Development within archaeological priority areas
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
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
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
H10	Proposals for hostels or other accommodation for people in need of care
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

### **3            13            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 - Residents Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

#### **4**            I14C            **Compliance with Building Regulations Access to and use of**

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice.  
AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from [www.opsi.gov.uk](http://www.opsi.gov.uk)
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from [www.drc-gb.org](http://www.drc-gb.org).
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from [www.drc-gb.org](http://www.drc-gb.org).
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from [www.drc-gb.org](http://www.drc-gb.org).

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6 and 8.

#### **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 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](http://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.

## 6

The written scheme of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. It must be approved by the planning authority before any on-site development related activity occurs.

It is recommended that the archaeological fieldwork should comprise of the following:

### Excavation

Archaeological excavation is a structured investigation with defined research objectives which normally takes place as a condition of planning permission. It will involve the investigation and recording of an area of archaeological interest including the recovery of artefacts and environmental evidence. Once on-site works have been completed a 'post-excavation assessment' should be prepared followed by an appropriate level of further analysis, publication and archiving.

It is recommended that an archaeological trench is excavated along the length of the area of archaeological potential with a contingency to extend it should significant remains be found. Alternatively, the stripping of topsoil and subsoil for the development could be carried out carefully under archaeological supervision again with a contingency for investigation.

## 7

In relation to condition 8 (drainage), you are advised that further consideration should be given to sustainable techniques which could involve above ground measures such as swales etc in accordance with the SUDs hierarchy. The size of the site does give the opportunity to utilise these other methods and a water feature is already proposed. These options should be considered and will also need to be included as part of the details to discharge condition 7 (landscape scheme).

## 8

There is an electricity sub-station on site that would be affected by these proposals and therefore the applicant is advised of the need to discuss this scheme with the operator of the sub-station at the earliest opportunity.

## 9

You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority. Should you require

further information please refer to the Council's Website  
[www.hillingdon.gov.uk/index.jsp?articleid=24738](http://www.hillingdon.gov.uk/index.jsp?articleid=24738)

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application site is located at the north western end of Wiltshire Lane on its south western side, towards the top of Haste Hill. It comprises a predominantly two storey nursing home and a separate two storey former nurses block on a 1.14ha roughly rectangular site with a 96m wide frontage onto Wiltshire Lane. The nursing home is sited centrally within the site and comprises two interlocking 'L'-shaped buildings which extend in depth across the site. The separate two storey block is set at right angles to Wiltshire Lane in the eastern corner of the site. The main vehicular access is from Wiltshire Lane at the northern end of the site with parking provided off this access at the front of the building. There is another access road on the southern side of the site which serves a smaller car park and an electricity sub-station, behind which are a number of greenhouses and sheds. On the opposite side of Wiltshire Lane is an overspill car park. In the southern corner of the site is a telecommunications mast and compound. Ground levels generally fall away to the north and west.

Adjoining the site to the north west and south east is Park Wood. On the opposite side of Wiltshire Lane, adjoining the car park is a bus stop/terminus which served the H13 bus route, beyond which is an open field. To the south west, the site is adjoined by two storey housing which fronts Aspen Grove.

The site forms part of the Green Belt, although it has been identified within the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) as being a major developed site. The Green Belt designation also covers all of the surrounding land, including the housing on Aspen Grove. An Archaeological Priority Area has also been designated along the front of the site. Furthermore, Park Wood forms a Nature Conservation Site of Borough Grade I Importance, a National Nature Reserve and a Site of Special Scientific Interest. The land opposite is a Nature Conservation Site of Borough Grade II or Local Importance.

The site has a Public Transport Accessibility Level of 1a, on a scale of 1 to 6, where 1 represents the lowest level of public transport accessibility.

#### **3.2 Proposed Scheme**

This application seeks permission to erect a 16 bedroom single storey extension to the existing nursing home, which involves the demolition of a vacant two storey former nurses block, with associated access, parking and landscaping works.

A comparison of the overall internal floor space shows that 1,099sqm of additional floor space is proposed, compared to the 492sqm that would be removed from within the nurses block, representing a net increase of 607sqm of floorspace on site.

The proposed extension would adjoin the existing north east corner of the nursing home, and would have an inverted 'C'-shape to include an internal courtyard, with an east-west aligned wing adjacent to the main access, which turns south east and eventually south west to another east-west aligned block which would align with an existing eastern range.

The northern east-west wing would provide a conservatory/function room, together with a reception area, sitting area, toilet facilities, store and plant room. The main element of part of the extension would be designed as a traditional orangery, with a glass roof. The ancillary links would be flat roofed elements which would be mainly glazed. Simple timber pergolas would be added to the northern and south-western sides of the building. The remaining wings would accommodate the 16 bedrooms with associated staff and care facilities, including a projecting dining room on the eastern side of the extension. This part of the extension would be designed to match the existing building which would have a hipped roof with a small crown roof with a typical eaves height of 2.6m and ridge height of 7.05m which would incorporate rooflights and gables over the bedroom windows and doors. Part of the roof would be recessed on one of the corners to allow additional vertical rooflights to be provided in the roof. An internal courtyard would be formed, which includes a central water feature.

The works would take place in two phases, with the nurses block demolished and the conservatory/function room added, together with the adjoining ancillary elements and pergolas, together with hardstanding and the water feature in the area what will become the internal courtyard in the first phase. The second phase would comprise the remainder of the works that would involve the removal of the pergolas on the south-eastern side of the phase 1 extension and removal of the hardstanding to allow the creation of the planted internal courtyard.

As part of the works, a first floor window on the northern end of the eastern wing would be modified. The southern access into the site from Wiltshire Lane would also be removed, together with a parking area for 6 vehicles. The remainder of this part of the site would be re-graded and landscaped.

The application is supported by the following documents:-

#### Design & Access Statement:

This is a brief statement that provides the background to the application and advises that the demolition of the two storey former nurse's block which has been vacant for several years and the greenhouse, sheds, hardstanding, paths, walls and fences will enhance the openness of the site. The design approach is described and the rationale for the layout and scale of the extension. The report concludes by advising that level access for wheelchair users will be provided throughout, including the pathways around the gardens.

#### Transport Statement:

This provides the background to the study and describes the existing parking and access arrangements at the site. The development proposals are described and the impact upon parking provision and peak parking demand assessed. Planning policy is described and the report concludes by stating that the care home extension could be successfully accommodated by the local transport network and the available car parking facilities.

#### Archaeological Desk-based Assessment:

This provides an introduction to the study and describes the assessment methodology. The report notes that it represents one element in the archaeological planning process and that if necessary, further mitigation can be put in place. Relevant national and local planning policy is then assessed and the report notes that the site lies within an Archaeological Priority Area, and forms the eastern edge of a former medieval (and

possibly earlier Saxon) Deer Park. The location, topography and geology of the site is described, the archaeology and historical background of the site is analysed, including areas to the north and east of the application site where elements of the park pale (boundary) have been discovered, including substantial bank and ditch earthworks. The current site is described and the impact of past development on the site's archaeological potential is discussed. The report states that past developments at the site, including initial tree clearance in the mid-1800s, building of a property known as Ruislip Holt in 1892 and then St Vincent's Hospital in 1912 and its various expansions up until the 1960s and the demolition of the hospital and the building of the nursing home between 2002 and 2006 would have led to considerable truncation of the proposed development footprint with the most promising areas for archaeological survival, particularly the park pale, being the southern and western extremities of the development footprint. The report concludes by recommending further on-site archaeological investigation be undertaken in connection with the development.

#### Flood Risk Assessment:

This is a brief statement, advising that the site does not fall within a flood plain and being on a hill, is not at risk from flooding. SUDS has been considered but as previous site investigations have shown the soil to be heavy clay, soakaways would not work so new surface water would be connected to the existing drainage system with attenuation to ensure existing flows entering the system are not increased.

#### Sustainable Development & Renewable Energy Report:

This assesses various technologies for improving energy efficiency on site and concludes that the installation of an air source heat pump system operating in conjunction with a photo voltaic panel array is the most effective technology for the site to enable a 40% improvement over 2010 Part L building regulations for regulated emissions.

#### Tree Assessment:

This simply advises that no trees would be affected by the proposal.

### **3.3 Relevant Planning History**

#### **Comment on Relevant Planning History**

138/APP/2001/1249 - Redevelopment of part of St Vincents Hospital for the erection of a 60 bedroom nursing home, new access, associated car parking and bus turnaround - Approved 01/04/03.

## **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.HE1 (2012) Heritage

PT1.BE1 (2012) Built Environment

PT1.EM1 (2012) Climate Change Adaptation and Mitigation

- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM8 (2012) Land, Water, Air and Noise
- PT1.C11 (2012) Community Infrastructure Provision

Part 2 Policies:

- NPPF1 NPPF - Delivering sustainable development
- NPPF4 NPPF - Promoting sustainable transport
- NPPF7 NPPF - Requiring good design
- NPPF9 NPPF - Protecting Green Belt land
- NPPF10 NPPF - Meeting challenge of climate change flooding coastal
- NPPF11 NPPF - Conserving & enhancing the natural environment
- NPPF12 NPPF - Conserving & enhancing the historic environment
- LPP 3.1 (2011) Ensuring equal life chances for all
- LPP 3.2 (2011) Improving health and addressing health inequalities
- LPP 3.5 (2011) Quality and design of housing developments
- LPP 3.8 (2011) Housing Choice
- LPP 3.16 (2011) Protection and enhancement of social infrastructure
- LPP 5.2 (2011) Minimising Carbon Dioxide Emissions
- LPP 5.3 (2011) Sustainable design and construction
- LPP 5.7 (2011) Renewable energy
- LPP 5.11 (2011) Green roofs and development site environs
- LPP 5.12 (2011) Flood risk management
- LPP 5.13 (2011) Sustainable drainage
- LPP 5.14 (2011) Water quality and wastewater infrastructure
- LPP 5.15 (2011) Water use and supplies
- LPP 6.3 (2011) Assessing effects of development on transport capacity
- LPP 6.5 (2011) Funding Crossrail and other strategically important transport infrastructure
- LPP 6.9 (2011) Cycling
- LPP 6.10 (2011) Walking
- LPP 6.13 (2011) Parking
- LPP 7.1 (2011) Building London's neighbourhoods and communities
- LPP 7.2 (2011) An inclusive environment
- LPP 7.3 (2011) Designing out crime
- LPP 7.4 (2011) Local character
- LPP 7.6 (2011) Architecture

LPP 7.8	(2011) Heritage assets and archaeology
LPP 7.14	(2011) Improving air quality
LPP 7.16	(2011) Green Belt
LPP 7.21	(2011) Trees and woodland
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
EC1	Protection of sites of special scientific interest, nature conservation importance and nature reserves Replaced by PT1.EM7 (2012)
EC2	Nature conservation considerations and ecological assessments
EC3	Potential effects of development on sites of nature conservation importance
BE1	Development within archaeological priority areas
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
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
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
H10	Proposals for hostels or other accommodation for people in need of care
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

## 5. Advertisement and Site Notice

Not applicable



**5.1 Advertisement Expiry Date:- 28th January 2014**

**5.2 Site Notice Expiry Date:- Not applicable**

## **6. Consultations**

### **External Consultees**

38 neighbouring properties have been consulted, together with the Northwood Hills Residents' Association. The application has been advertised in the local press on the 14/1/14 and a site notice was displayed at the entrance to the site on 14/1/14. No responses from neighbouring properties have been received.

Greater London Archaeological Advisory Service (GLAAS):

Recommend Archaeological Condition(s)

The above planning application either affects a heritage asset of archaeological interest or lies in an area where such assets are expected.

The National Planning Policy Framework (Section 12) and the London Plan (2011 Policy 7.8) emphasise that the conservation of archaeological interest is a material consideration in the planning process. Paragraph 128 of the NPPF says that applicants should submit desk-based assessments, and where appropriate undertake field evaluation, to describe the significance of heritage assets and how they would be affected by the proposed development. This information should be supplied to inform the planning decision. If planning consent is granted paragraph 141 of the NPPF says that applicants should be required to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence publicly available.

The Compass Archaeology desk-based assessment indicates that although the site lies within an Archaeological Priority Area marking the boundary of a medieval deer park most of it has been heavily disturbed by modern development. One area (marked in yellow on fig 32) retains significant potential for buried remains of the park pale (ditch).

Appraisal of this application using the Greater London Historic Environment Record and information submitted with the application indicates that the development would not cause sufficient harm to justify refusal of planning permission provided that a condition is applied to require an investigation to be undertaken to advance understanding. The archaeological interest should be conserved by attaching a condition as follows:

Condition:

A) No development shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.

B) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason:

Heritage assets of archaeological interest are expected to survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results.

Informative:

The written scheme of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. It must be approved by the planning authority before any on-site development related activity occurs.

It is recommended that the archaeological fieldwork should comprise of the following:

#### Excavation

Archaeological excavation is a structured investigation with defined research objectives which normally takes place as a condition of planning permission. It will involve the investigation and recording of an area of archaeological interest including the recovery of artefacts and environmental evidence. Once on-site works have been completed a 'post-excavation assessment' will be prepared followed by an appropriate level of further analysis, publication and archiving.

I recommend that an archaeological trench is excavated along the length of the area of archaeological potential with a contingency to extend it should significant remains be found. Alternatively the stripping of topsoil and subsoil for the development could be carried out carefully under archaeological supervision again with a contingency for investigation.

#### **Internal Consultees**

CONSERVATION/URBAN DESIGN OFFICER:

Background: The existing site is within the Green Belt. The fundamental aim of Green Belt policy is to prevent the uncontrolled spread of urban areas into open countryside. Openness can be harmed by (among other things) new built form, external storage, extensive hardstanding, car parking and boundary walls or fencing. Poor design can also harm the overall streetscene.

The proposal involves the demolition of an existing nurses' block and the erection of a single storey extension to the existing carehome.

Comments: There is no objection to the demolition of the existing nurses' block. It is not a heritage asset and does not contribute to the quality of the streetscene.

The proposed extension to the carehome is acceptable in principle. It provides a subordinate addition and is of a size and design that complements the existing character of the original building. Furthermore, because the proposed plan-form is inverted back on itself, it does not adversely harm the openness of the Green Belt. With the loss of the former nurses' block there is a greater degree of openness and amenity.

The form, scale and mass integrate well and respect the style and character of the original dwelling and will be constructed in materials to match. I note the function room has been based on a traditional orangery to 'create a statement' to which I generally concur and together with the pergola elements should provide interest to the streetscene as well as an entrance and transition between the existing building and new.

There has been careful thought given to the siting and the design of building and all external areas, landscape works and planting. The curtilages and boundaries are well defined and the inner courtyard will maintain and contain 'everyday' visual clutter.

This is a substantial addition. It is therefore important that all material samples are conditioned.

Conclusion: Acceptable as proposed. The proposal sustains the appearance of the streetscene and the openness of the area.

TREES/LANDSCAPE OFFICER:

Landscape Character / Context:

The site is occupied by an existing nursing home at the north end of Wiltshire Lane (west side). The existing two-storey buildings are set within a well-maintained landscaped setting of open mown grass with specimen trees and ornamental shrub borders. A vacant and unused 1960's nurses home is situated in the south-east corner of the site.

The site lies within the Greenbelt and is surrounded to the north and west by the mature woodland of Park Wood (and Ruislip Lido). Aspen Grove, a residential street, lies to the south. The trees within the site are protected by virtue of previous landscape conditions attached to planning consents, of which they form a part. They are not protected by TPO or Conservation Area designation.

Proposal:

The proposal is to demolish the two-storey unused former Nurse's block, and build a single storey 16 bed extension to the care home with associated parking and landscaping.

Landscape Considerations:

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

- RHA's Design & Access Statement, confirms that the proposal is to include re-landscaping to the eastern end of the site, with planting used to provide privacy and generally enhance the site (for residents and staff).
- RHA's Design & Access Statement also notes that the removal of the two-storey nurses home (on one edge of the site) and replacement with a single-storey building (in the centre of the site - and on lower ground) will be beneficial to the open quality and character of the Green Belt. In terms of the landscape quality, this assertion is reasonable - subject to details and a robust landscape proposal.
- RHA's Tree Survey, states that no there are no trees on the site which will be affected by the development. In fact there are several trees within the grass area to the south-east of the existing complex - which will be lost due to the proposed development. However, these are all relatively young specimens whose loss can (and should) be mitigated by the planting of suitable replacements as part of a comprehensive landscape scheme. The removal of some of these young trees is not a constraint on development.
- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and appearance of the area.
- A plan and schedule of all existing trees (both those to be retained and removed) should be provided.
- A method statement should be submitted to ensure that existing trees (to be retained ) will be appropriately protected prior to any demolition and construction work on the site.
- Due to the change in levels on site, the new building will be set within an excavated area, requiring the use of retaining walls. Details of retaining structures and accessible footpaths (within the surrounding external amenity area) will be required.

Recommendations:

No objection subject to the above observations and conditions COM8 and COM9 (parts 1, 2, 4, 5 and 6).

#### HIGHWAY ENGINEER:

The site has a PTAL rating of 1, which is categorised as low accessibility to public transport. However, it is readily accessible by bus route H13 via a bus stop located adjacent to the site.

The nursing home has 3 areas of car parking:

Main car park - 14 spaces including 2 disabled spaces

Overflow car park - 22 spaces

Parking area next to nurses block - 6 spaces

This gives the application site a total of 42 car parking spaces.

The maximum car parking accumulation is reported to be 28 vehicles in 15 minutes, recorded at 13:45, a key shift change over time.

The proposal will result in loss of 6 car parking spaces resulting in a reduction in overall car parking to 36 spaces. The care home operator expects the peak staff presence on site at any one time to increase to 42 staff from the current 35 on the morning shift, an increase of 20% matching the 20% increase in rooms proposed. Increasing the peak car parking demand by 20% will result in parking accumulation of 34 spaces or 94% of the 36 car parking spaces that would be retained. Out of 36 spaces, there will be 2 disabled spaces.

Consequently, it is considered the retained number of car parking spaces will adequately cater for the likely demand of the proposed increase in bedrooms at the care home.

No cycle parking currently exists on site. It is proposed to provide 14 cycle parking spaces, which will be increased if demand merits. This is recommended to be conditioned.

No objection is raised on the highways aspect of the proposals.

#### ACCESS OFFICER:

This site is occupied by a nursing home, which is understood to require additional accommodation to meet demand. The proposal, for a single storey extension to provide 16 additional bedrooms for residents and nursing staff, would involve the demolition of a former 1960s nurses block.

The extension will incorporate a public entrance that will lead to a function room and the residential units within 2 wings, in addition to common rooms and staffing facilities. The Design & Access Statement states that level access would be achieved for wheelchair users on the approach to and within the proposed extension.

The floor plans submitted include an assisted bathroom on the ground floor, in addition to facilities ensuite to the bedrooms. In terms of the layout of bedrooms and bathrooms, there are no set criteria for nursing homes, although the Care Quality Commission guidelines state that the accommodation and facilities should be fit for purpose. Whilst the proposed bedroom and bathroom configurations appear not to follow a particular design standard, the plans indicate a layout that is commensurate with the requirements of a nursing home.

Conclusion: Acceptable

#### FLOOD AND WATER MANAGEMENT OFFICER:

Although the applicants have submitted a Flood Risk Assessment it is a very limited document with simply a proposal that as the site is clay the method of control will be through over size pipes.

This is not generally sufficient to meet current National and Regional standards, however it is

acknowledged the proposal is for the removal of existing hard standing, and therefore will not increase flood risk and so I recommend approval subject to a condition.

However in order to discharge this condition, further consideration of Sustainable methods, such as above ground measures such as swales etc in accordance with the SUDs hierarchy should be provided. The size of the site does give the opportunity to utilise these other methods and a water feature is already proposed. These options should be considered as part of the proposals for landscaping and would expect any discharge of condition for landscaping to incorporate these proposals and should not be discharged prior to agreement of the drainage proposals.

#### Sustainable Water Management

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

- i. provide information on all Suds features including the method employed to delay and control the surface water discharged from the site to greenfield runoff rates and:
  - a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.
  - b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, ( safe access and egress must be demonstrated).
  - c. measures taken to prevent pollution of the receiving groundwater and/or surface waters;
  - d. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.
- ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues.
- iii. provide details of the body legally responsible for the implementation of the management and maintenance plan.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

- iii incorporate water saving measures and equipment.
- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

#### Reason

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and Planning Policy Statement 25. To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

#### SUSTAINABILITY OFFICER:

The submitted Sustainable Development & Renewable Energy Report is not sufficiently robust or detailed to define the extent of the technologies required. A condition is required to secure the submission of a new assessment to demonstrate precisely how the 40% reduction of CO2 emissions can be achieved on site.

#### ENVIRONMENTAL PROTECTION OFFICER:

No objection to the planning application.

Standard construction informative should be attached.

ENVIRONMENTAL PROTECTION OFFICER (LAND CONTAMINATION):

With regard to the above application it appears that the nurses home for the former hospital has been on the site for quite a while. The only contaminative use is really the old hospital use and possibility of made ground and small hotspots of soil not suitable for new landscaped gardens.

When the the development of the old hospital for the care home and hospital was carried out some contamination remediation works were carried out at both areas (Crest Nicholson Housing Area and Nursing Home area). There were two site investigations by RPS Consultants (2002) and G & E consultants (2003). Remediation was carried out on both sites. There was a Remediation Method Statement (2004) which was implemented for the nursing home. We have the details in our records and they will be in the planning files (not on the website though).

I do not think that the nursing home was included in the site investigation and remediation work at then time. I do not anticipate problems however the soil should be sampled on the nursing home area and I would apply a contaminated land condition to ensure that the assessment / remediation of the site is completed by the investigation of this additional area. I would think that a small investigation of the soil conditions will suffice, if there is data in the other reports from 2002 and 2003 on this area then this could be used in the assessment.

COM30- Contaminated Land

(i) The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted in accordance with the Supplementary Planning Guidance Document on Land Contamination and approved by the Local Planning Authority (LPA). The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:

(a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;

(b) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use; and

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement, along with details of a watching brief to address undiscovered contamination.

(ii) If during development works contamination not addressed in the submitted remediation scheme is identified, the updated watching brief shall be submitted and an addendum to the remediation scheme shall be agreed with the LPA prior to implementation; and

(iii) All works which form part of the remediation scheme shall be completed and a comprehensive verification report shall be submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.

REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### Import Condition

No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. All imported soils shall be inspected and tested for chemical contamination, and the results of this testing shall be submitted to and approved by the Local Planning Authority.

Note: The Environmental Protection Unit (EPU) must be consulted for their advice when using this condition.

#### REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan.

#### S106 OFFICER:

The following S106 Planning Obligations are sought:

The proposal is to extend an existing nursing home consisting of 16 additional rooms. This results in a population increase of 17 people.

1. Highways: S278/S38 Agreement to reinstate the public footway where an existing access would be closed on Wiltshire Lane,
2. Health: A financial contribution equal to £3,466.72'
3. Libraries: A financial contribution equal to £368'
4. Project Management & Monitoring fee: A financial contribution equal to 5% of the total cash contributions.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

No objections are raised to the loss of the nurses block as the the building has little architectural or historical merit and it provided ancillary accommodation for the former hospital.

The application site is identified as being a major developed site within the Green Belt by Policy OL1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) where limited infilling or redevelopment is appropriate subject to compliance with other proposals of the UDP and the criteria detailed in Annex C of PPG2: Green Belts. PPG2 and its Annexes have now been superseded by the NPPF. In particular, paragraph 89 advises that the construction of new buildings should be regarded as inappropriate within the Green Belt, and then lists the various exceptions to this, which includes:-

'limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.'

Therefore, development of major developed sites within the Green Belt is not

inappropriate, providing the openness of the site is not compromised, otherwise 'very special circumstances' would need to be established to justify the proposal.

The impact of the proposals on the Green Belt are considered in Section 7.05 below.

#### **7.02 Density of the proposed development**

The Mayor's density guidelines are not applicable to care homes or for development within the green belt.

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

The proposed development would not affect any statutorily or locally listed building and there are no conservation areas or areas of special local character that would be affected.

The front of the application site does form part of a much larger Archaeological Priority Area where finds of archaeological importance can be expected. An Archaeological Desk-based Assessment has been submitted with the application. This identifies that the site is located on the eastern boundary of a former medieval (and possibly earlier Saxon) Deer Park where bank and ditch earthworks have been found. However, due to the orientation of adjoining finds and past development on the site, the most likely areas for archaeological survival are the southern and western extremities of the development footprint and the report recommends that further investigation is carried out.

The Greater London Archaeological Advisory Service (GLAAS) advise that on the information available, the development is not likely to cause sufficient harm to justify a refusal of permission, but advise of the need for a condition to ensure that further archaeological investigation is carried out which is recommended.

#### **7.04 Airport safeguarding**

The proposal does not raise any airport safeguarding concerns.

#### **7.05 Impact on the green belt**

The agent argues that the proposed single storey extension to the nursing home, with the demolition of the separate two storey nurses block and associated greenhouse, sheds, hardstanding, paths, walls and fences will enhance the openness of the green belt in which the building sits.

A comparison of the overall internal floor space shows that 1,099sqm of additional floor space is proposed, compared to the 492sqm that would be removed from within the nurses block, representing a net increase of 607sqm of floorspace on site. However, the existing nursing home building is sited centrally within the site, set back from its boundaries whereas the existing detached nurses block is located within the higher eastern corner of the site, close to the Wiltshire Lane and south eastern boundaries of the site. Although the proposed extension would be sited on the eastern side of the nursing home and extend towards this eastern corner, it would not extend so far towards the site boundaries. Also, the extension would maintain the existing floor level of the nursing home, involving the extension having to be set into the sloping site with existing site levels in this corner being re-modelled. As a result, the single storey extension would replace the two storey nurses block and be sited at a lower level (approximately equivalent to a further floor height below that of the nurses block) and be sited in a less prominent position where the extension would be mainly viewed against the existing two storey bulk of the nursing home. Furthermore, the proposal involves the removal of areas of hardstanding and temporary buildings, to be replaced with landscaping that would enhance the setting of the nursing home. Overall, it is considered that despite the additional floor space, there will be no overall adverse impact on the openness of the site or a significant increase in its built-up appearance.



The application has also been referred to the GLA due to its Green Belt location and they advise that the application does not raise any strategic planning issues and that they do not wish to comment further on the proposals. As such, it is considered that 'very special circumstances' do not need to be demonstrated and the scheme complies with the NPPF (March 2012) and Policy OL1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **7.07 Impact on the character & appearance of the area**

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires new development to harmonise with the existing street scene or other feature of the area which it is desirable to retain or enhance and Policy BE15 requires alterations and extensions to existing buildings to respect the scale, form, architectural composition and proportions of the original building.

There is no defined front building line on this part of Wiltshire Lane and although the proposed extension would mainly be to the front of the existing building, it would still be set back some 11m from the Wiltshire Lane frontage so as not to project beyond the existing nurses block or the side elevations of surrounding houses on Aspen Grove. The proposed single storey extension has also been well designed so as to harmonise with the existing building. The Council's Conservation/Urban Design Officer advises that the extension respects the style and character of the original building and will be constructed in materials to match. The officer also notes that the function room has been based on a traditional orangery to 'create a statement' which is acceptable and together with the pergola elements should provide interest to the streetscene as well as an entrance and transition between the existing building and extension. Also, there has been careful thought given to the siting and the design of the building and all external areas, landscape works and planting. The curtilages and boundaries are well defined and the inner courtyard will maintain and contain 'everyday' visual clutter. The officer concludes that the proposal sustains the appearance of the streetscene and the openness of the area and raises no objection to the proposals, subject to a materials condition which has been recommended.

#### **7.08 Impact on neighbours**

Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to safeguard the amenities of residential properties from adjoining development.

The nearest residential property to the proposed extension would be No. 49 Aspen Grove adjoining the south eastern boundary of the site. A corner of the proposed extension would be sited some 13m from the rear elevation of this property, but the main bulk of the extension and its pitched roof would be recessive, sited at 45 degrees to the property and the extension would be viewed against the existing two storey bulk of the existing nursing home. Furthermore, the application site at this point on the boundary is raised above the level of the adjoining residential property by approximately 1.5m so that the existing close boarded fencing and planting on the boundary would provide effective screening to the extension and its pitched roof. As such, it is considered that the extension would not appear unduly dominant from surrounding residential occupiers. Given the scale and siting of the extension, there would also not be any adverse impacts in terms of loss of sunlight or privacy. As such, the proposal complies with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **7.09 Living conditions for future occupiers**

There are no specific planning guidelines relating to care homes. However, bedrooms are expected to afford a reasonable outlook, natural lighting and privacy for their occupants. In this regard, the 16 new bedrooms would all have an acceptable outlook and natural

lighting and they would all be capable of providing defensible space outside of their bedroom windows to safeguard the privacy of their residents.

There are also no specific standards that have been produced by the Local Planning Authority which relate to amenity space within care homes. The site would retain over 3,500sqm of usable communal amenity space or some 46sqm per bedroom which would be more than double the space required to satisfy the standard for shared space within one-bedroom flatted residential schemes which stipulates 20sqm per unit. The amenity space would be usable, allowing residents and their visitors to walk around the building and through the internal courtyards. As such, the scheme is considered to comply with Policy BE23 of the Hillingdon Local Plan (November 2012).

#### **7.10 Traffic impact, Car/cycle parking, pedestrian safety**

There are no parking standards for a nursing home, each scheme is assessed on its individual merits. To this end, a Transport Assessment has been submitted in support of the proposals.

Although the site has a low PTAL score of 1a (where 6 represents the highest level of accessibility and 1 the lowest), it is located opposite the terminus of the H13 bus route.

The Council's Highway Engineer advises that currently, there are 42 car parking spaces on site, of which 2 are disabled spaces. The proposal involves the loss of 6 spaces, with 36 spaces being retained, including 2 disabled spaces.

The Transport Assessment advises that the maximum car parking accumulation is 28 vehicles over a 15 minute period at 13:45, which corresponds to a key staff shift change. The peak in staff numbers expected to be on site at any one time would increase to 42 from the 35 currently on site during the morning shift. This represents an overall increase of 20%, matching the 20% uplift in the number of proposed bedspaces. Applying this to the peak parking demand, a 20% increase would require 34 spaces which represents 94% of the 36 spaces being occupied at peak demand.

The Highway Engineer concludes that the retained number of car parking spaces will adequately cater for the likely additional demand for car parking generated by the proposal.

No provision is currently made for cycle parking on site. It is proposed to provide 14 cycle parking spaces. The Council's Highway Engineer advises that this should be conditioned.

Therefore, the Highway Engineer raises no objections on highway grounds subject to the condition to control cycle parking, which is recommended and the the scheme is acceptable on highway grounds, in accordance with Policies AM2, AM7, AM9 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **7.11 Urban design, access and security**

Relevant planning issues have been considered in the relevant sections of the officer's report.

#### **7.12 Disabled access**

Policy 7.2 of the London Plan requires all new development to provide an inclusive environment that achieves the highest standards of accessibility and inclusive design.

The Design & Access Statement advises that level access would be achieved for wheelchair users on the approach to and within the proposed extension.

The Council's Access Officer has considered the proposal and advises that the floor plans include an assisted bathroom on the ground floor, in addition to en-suite facilities in the bedrooms. In terms of the layout of bedrooms and bathrooms, there are no set criteria for nursing homes, although the Care Quality Commission guidelines state that the accommodation and facilities should be fit for purpose. Whilst the proposed bedroom and bathroom configurations do not appear to follow a particular design standard, the plans indicate a layout that is commensurate with the requirements of a nursing home.

On the basis, the Access Officer advises that the scheme is acceptable in terms of disability standards.

#### **7.13 Provision of affordable & special needs housing**

Not applicable to a nursing home.

#### **7.14 Trees, landscaping and Ecology**

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) advises that new development should retain topographical and landscape features of merit and that new planting and landscaping should be provided wherever it is appropriate.

The Council's Tree/Landscape Officer advises that the existing nursing home is set within a well-maintained landscaped setting of open mown grass with specimen trees and ornamental shrub borders. The trees within the site are protected by virtue of landscape conditions attached to previous planning consents. They are not protected by TPO or Conservation Area designation.

The proposal is to include re-landscaping to the eastern end of the site, with planting used to provide privacy and generally enhance the site. The Council's Tree Officer advises that the removal of the two-storey nurses home (on one edge of the site) and replacement with a single-storey building (in the centre of the site - and on lower ground) will be beneficial to the open quality and character of the Green Belt in terms of the landscape quality.

The Officer also advises that although the submitted Tree Survey states that there are no trees on the site which would be affected by the development, there are in fact several trees within the grass area to the south-east of the existing complex which would be lost. However, these are all relatively young specimens whose loss can (and should) be mitigated by the planting of suitable replacements as part of a comprehensive landscape scheme. The removal of some of these young trees is not a constraint on development.

The Council's Tree Officer advises that there are no objections to the scheme, subject to a number of landscape conditions which specifically would need to require the submission of a plan and schedule to identify those trees to be retained, a method statement to ensure retained trees would be adequately protected prior to any demolition and construction work and details of retaining walls/structures and access footpaths. These conditions are recommended.

#### **7.15 Sustainable waste management**

Waste generated from the use of the proposed extension would be handled in the same way as waste from the nursing home and no specific additional provision is required.

#### **7.16 Renewable energy / Sustainability**

The Council's Sustainability Officer advises that the submitted energy assessment is inadequate but subject to the imposition of an appropriate condition, the scheme would comply with current sustainability policies.

#### **7.17 Flooding or Drainage Issues**

The Council's Water and Flood Management Officer advises that the submitted Flood Risk Assessment is very limited, and simply proposes the use of oversized pipes which is not generally sufficient to meet current national and regional standards. However, as the proposal involves the removal of existing hard standing, it is unlikely that the proposal would increase flood risk and therefore this could be dealt with by condition.

However, the Council's Water and Flood Management Officer advises that further consideration of Sustainable methods is required, which could involve above ground measures such as swales etc in accordance with the SUDs hierarchy. The size of the site does give the opportunity to utilise these other methods and a water feature is already proposed. These options should be considered as part of the proposals for landscaping and therefore any discharge of the condition for landscaping should incorporate SUDs proposals and the landscaping condition should not be discharged prior to agreement of the drainage proposals. An informative has been added to advise accordingly.

#### **7.18 Noise or Air Quality Issues**

No specific air quality issues are raised by this application.

#### **7.19 Comments on Public Consultations**

No comments have been received.

#### **7.20 Planning obligations**

Policy LE7 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) is concerned with securing planning benefits related to the scale and type of commercial development. The policy is supported by more specific supplementary planning guidance.

The following would be required to mitigate the impact of the development:

1. Highways: S278/S38 Agreement to reinstate the public footway where an existing access would be closed on Wiltshire Lane,
2. Health: A financial contribution equal to £3,466.72,
3. Libraries: A financial contribution equal to £368,
4. Project Management & Monitoring fee: A financial contribution equal to 5% of the total cash contributions.

The applicant has agreed to the above heads of terms. As such, the scheme complies with Policy LE7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies.

The development also represents chargeable development under the Mayor's Community Infrastructure Levy which would equate to £35 per sq.m of floorspace (including within the basement car park) adjusted for inflation.

#### **7.21 Expediency of enforcement action**

No enforcement issues are raised by this application.

#### **7.22 Other Issues**

Land Contamination

The Council's Environmental Health Officer (Land Contamination) advises that no land contamination concerns are anticipated, but any permission should require further assessment of the ground to be carried out and any soil imported into the site should be tested to ensure that it is not contaminated. This would be controlled by condition.

### **8. Observations of the Borough Solicitor**

## General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in "Probity in Planning, 2009".

## Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

## Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

## Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have "due regard" to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different "protected characteristics". The "protected characteristics" are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have "due regard" to the above goals means that members should consider whether persons with particular "protected characteristics" would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances."

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be

proportionate and achieve a fair balance between private interests and the public interest.

## **9. Observations of the Director of Finance**

## **10. CONCLUSION**

As the proposal which involves the removal of the two storey nurses block on one edge of the site and erection of a single storey extension to the existing building in the centre of the site, and on lower ground, together with the landscaping works, the openness of the site would not be unduly affected and therefore the scheme does represent appropriate development on this previously developed site within the Green Belt.

Although the front part of the site forms an Archeological Priority Area, GLAAS have confirmed that they do not raise an objection to the proposals, subject to a condition requiring further archaeological investigation.

The scheme would also be acceptable in terms of the street scene, the impact upon adjoining residential occupiers and the quality of the accommodation provided, car parking impacts and trees and landscaping. The scheme also makes adequate provision for commensurate S106 contributions.

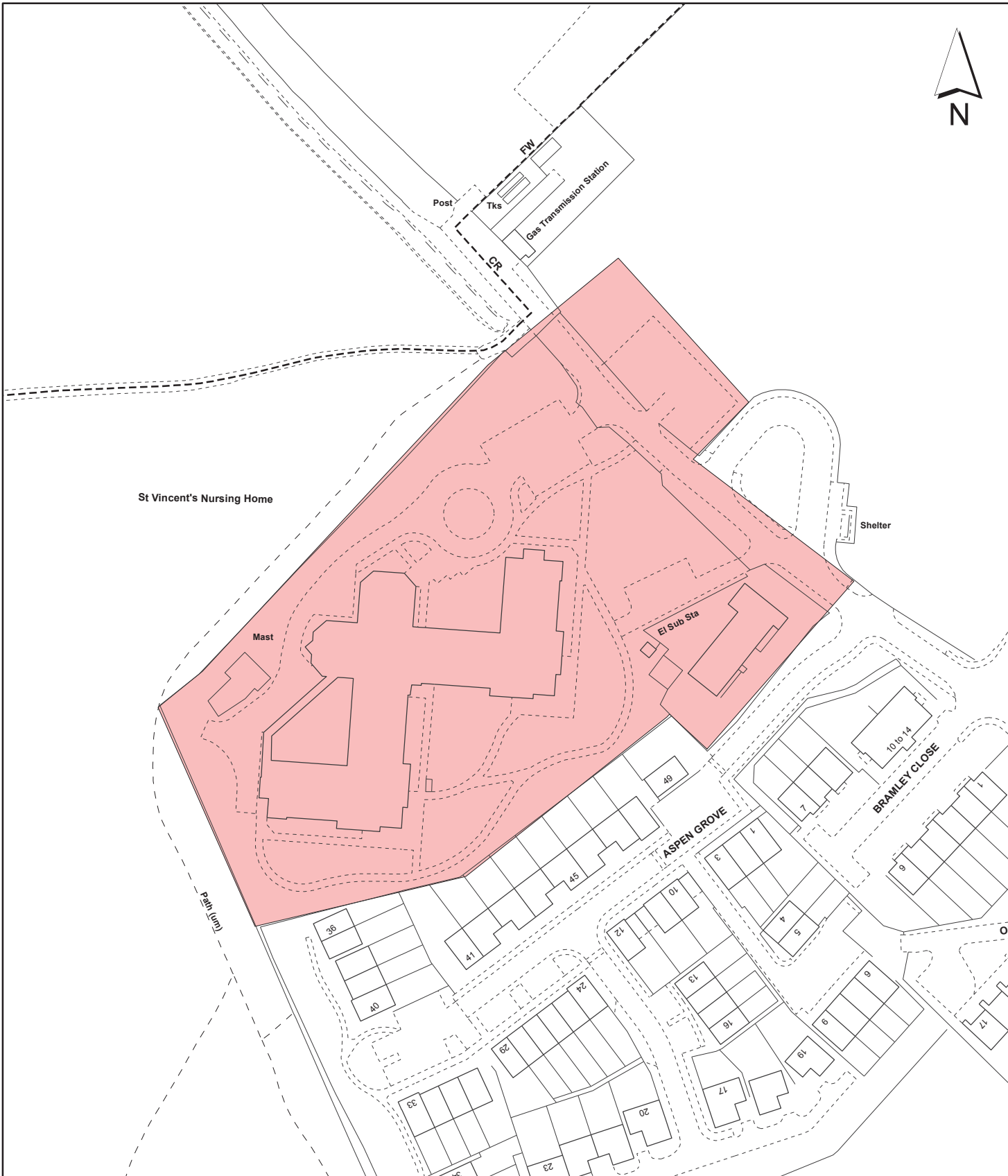
Given that the GLA raise no objections and have confirmed that they do not wish to comment further on the scheme, it is recommended for approval, subject to referral to the Secretary of State, the signing of a S106 Agreement and the imposition of the recommended conditions.


## **11. Reference Documents**

National Planning Policy Framework (March 2012)  
National Planning Practice Guidance (April 2014)  
London Plan (July 2011)  
Hillingdon Local Plan (November 2012)  
HDAS: 'Accessible Hillingdon'  
Consultation responses

**Contact Officer:** Richard Phillips

**Telephone No:** 01895 250230



<p><b>Notes</b></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).</p> <p>Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2014 Ordnance Survey 100019283</p>	<p>Site Address</p> <p align="center"><b>St Vincent's Nursing Home Wiltshire Lane Eastcote</b></p>		<p align="center"><b>LONDON BOROUGH OF HILLINGDON</b></p> <p align="center"><b>Residents Services Planning Section</b></p> <p align="center">Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p align="center"><b>138//APP/2013/3419</b></p>	<p>Scale</p> <p align="center"><b>1:1,250</b></p>	
	<p>Planning Committee</p> <p align="center"><b>Major Committee</b></p>	<p>Date</p> <p align="center"><b>May 2014</b></p>	



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