

Report of the Head of Planning, Sport and Green Spaces

Address HAREFIELD HOSPITAL HILL END ROAD HAREFIELD MIDDLESEX

Development: Temporary retention of Acorn Ward and Oak Ward; temporary extension above Acorn Ward to provide new 18 bed ward with associated access, linking it to the existing main block via a new bridge; and single storey extension to provide additional ITU accommodation, CT and MRI scanners and associated patient, user and staff accommodation.

LBH Ref Nos: 9011/APP/2014/3602

Drawing Nos: Transport Matters Report
Tree Amenity Category Plan - Holly Ward
Site Constraints Plan - Holly Ward
Tree Protection Plan - Holly Ward
Tree Planting Plan - Holly Ward
15-002
Development Site Tree Report, dated 13/3/15 relating to ITU site
Design and Access Statement Revision C
PL-001 Rev. A
PL-105 Rev. A
PL-007
PL-002 Rev. A
PL-004 Rev. A
PL-010 Rev. A
PL-101
PL-102
PL-005
PL-003
PL 011
PL-008 Rev. A
Oak Holly and Acorn - Proposed Block Plan
PL-012
PL-006
Carbon Reductions Report
Drainage Statement - Harefield Hospital, October 2014
Planning Statement, October 2014
Royal Brompton & Harefield NHS Foundation Trust clinical rationale for the expansion of capacity letter
Royal Brompton & Harefield NHS Foundation Trust letter concerning disabled access
Energy Strategy Report, December 2014
Historic Environment Desk-Based Assessment, dated 15/12/14
PL-103 Rev. A
PL-104 Rev. A
PL-201 Rev. A
Agent's email dated 20/5/14
Agent's covering email dated 13/5/14
PL-106 Rev. B
PL-009 Rev. A
Car Park Utilisation Survey

Development Site Tree Report dated 13/3/15 relating to Holly Ward

Date Plans Received:	08/10/2014	Date(s) of Amendment(s):	08/10/2014
Date Application Valid:	22/12/2014		13/05/2015
			24/03/2015
			22/12/2014
			24/02/2015
			26/03/2015
			20/05/2015
			12/05/2015

1. SUMMARY

This application comprises two distinct elements on two separate parts of the hospital grounds which form part of the Green Belt and are located within the Harefield Village Conservation Area. The first element seeks permission for an 18 bed space modular ward to be referred to as 'Holly' ward and its corridor links which would be sited above the existing modular Acorn ward to the rear of the eastern wing of the main locally listed 'gullwing' building. The application has now been amended so that temporary permission is sought for the proposed new Holly ward, together with a further extension of time for the temporary permission previously granted for Acorn ward and the adjoining Holly ward buildings, as permanent permission would not be appropriate for temporary modular structures. The second element is for a new permanent ground floor extension to provide additional Intensive Treatment Unit (ITU) accommodation, CT and MRI scanners and associated patient, user and staff accommodation to the rear of the eastern wing of the 'gullwing' building, adjoining Rickmansworth Road and Hill End Road.

As the proposal involves development over a 1,000sqm in the Green Belt, it was referable to the Mayor, but the GLA advise that the additional hospital development within the Green Belt would not raise any strategic issues and the Mayor of London does not need to be consulted further on this application.

Although within the Green Belt, site specific policy applies to Harefield Hospital which does allow infilling and redevelopment for health purposes in principle. The proposed buildings would be sited within the built envelope of existing hospital buildings and be of an appropriate scale, height and design so that they would not be harmful to the openness of the green belt or the character and appearance of the conservation area. Furthermore, the siting and design of the ITU extension has been revised so that it is set further back and better reflects the design of the adjoining locally listed 'gullwing' building.

The buildings would be separated from residential properties surrounding the grounds and the scheme makes adequate provision for the protection of existing trees and new planting, including a new 'instant' hedge along the Rickmansworth Road boundary which has now been planted. The Access Officer advises that a condition is required to ensure that adequate changing provision for wheelchair users is provided for those needing to use the scanners. Furthermore, although this scheme will be likely to increase car parking at the hospital, this increase is modest and through the use of a Travel Plan and a study/ scheme for on-street parking management in the area, which would be secured through a S106

Agreement, the scheme provides a proportionate means by which parking pressures associated with the hospital, particularly on surrounding streets can be assessed and hopefully alleviated over time.

The scheme is recommended for approval.

2. RECOMMENDATION

That delegated powers be given to the Head of Planning and Enforcement to grant permanent and temporary planning permission, subject to the following:

A) That the Council enter into a legal agreement with the applicants under Section 106/Unilateral Undertaking of the Town and Country Planning Act 1990 (as amended) or other appropriate legislation to secure:

- 1. A Green Travel Plan for the Hospital Trust, to include a £20,000 bond, and**
- 2. Funding for a study/ scheme for on-street parking management in the area.**

B) That the applicant meets the Council's reasonable costs in the preparation of the S106 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 and conditions of approval.

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 before the 26th June 2015, or any other period deemed appropriate that delegated authority be given to the Head of Planning and Enforcement to refuse the application for the following reason:

'The applicant has failed to ensure that the necessary Travel Plan and funding for the study/ scheme for on-street parking management would be undertaken/prepared/committed in a timely manner and to an appropriate standard. The scheme therefore conflicts with Policies AM2 and AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).'

E) That subject to the above, the application be deferred for determination by the Head of Planning and Enforcement 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 attached:-

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 NONSC Temporary permission for Oak, Acorn and Holly Wards

The Oak, Acorn and Holly Ward buildings, together with their link corridors hereby approved shall be removed and the land and the adjoining buildings restored to their former

condition on or before 3 years from the date of this permission, in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

REASON

The proposed buildings are not acceptable as a permanent feature of the site, by reason of their design and materials. The long term retention of these buildings would not make a positive contribution to the character and appearance of Harefield Village Conservation Area, or the Green Belt, and would therefore be contrary to Policies BE4 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3 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 PL-004 Rev. A, PL-005, PL-008 Rev. A, PL-009 Rev. A, PL 011, PL-012, PL-103 Rev. A, PL-104 Rev. A, PL-106 Rev. B, PL-201 Rev. A and 15-002 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 (2015).

4 COM5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Reduction in energy use and renewable technology installation [Energy Strategy Report]
SUDS [Drainage Statement - Harefield Hospital]

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

REASON

To ensure that the development complies with the objectives of Policies 5.2, 5.3, 5.6, 5.7, 5.12 and 5.13 of the LONDON Plan (March 2015).

5 COM7 ITU materials

No development shall take place on the ITU extension until:-

- Samples of all external materials and external surfaces,
- Details of any plant, vents and air conditioning equipment, together with any screening,
- Details of the parapet and its finish,
- Details of the 'art' form proposed for the elevation adjacent to the existing "gullwing" building
- Details of the design and materials for the windows, doors, glazed canopy and screens,

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 NONSC Holly ward materials

The proposed 'Holly' ward building shall not be erected on site until details of the materials and glazing for the corridor link have been submitted to and approved by the Local Planning Authority.

The development shall be carried out in accordance with the approved details.

REASON

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

7 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 known 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).

8 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 method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. 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:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and
- 2.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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

9 COM9 Landscaping (car parking & refuse/cycle storage)

No development shall take place until a 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 Refuse Storage
- 2.b Cycle Storage
- 2.c Means of enclosure/boundary treatments
- 2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)
- 2.e Hard Surfacing Materials

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

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

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 (refuse storage) of the London Plan (March 2015).

10 COM10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position

to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

11 NONSC Archaeology

A) No development for the single storey ground floor extension to provide additional ITU accommodation, CT and MRI scanners and associated patient, user and staff accommodation 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.

12 NONSC Noise level

The rating level of noise emitted from the plant and/or machinery hereby approved shall be at least 5 dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142 "Method for rating industrial noise affecting mixed residential and industrial areas".

REASON

To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Unitary Development Plan: Part Two - Saved UDP Policies (November 2012).

13 NONSC Wheelchair users changing provision

The development shall not commence until details of a sufficiently sized changing cubicle/or other room for persons using a wheelchair and two assistants/carers have been submitted

and approved in writing. The changing facility shall provide an adult sized changing table/bed with working space for an assistant/carer on each side, a 1500 mm turning circle, and an electro-mechanical means of hoisting a person from their wheelchair, and shall remain in place and readily available for the life of the building.

REASON

To ensure that the development provides an inclusive environment in accordance with Policy 7.2 of the London Plan (March 2015).

14 NONSC Details of carbon technology

Prior to the commencement of development full details (including specifications) of the low and zero carbon technology required to meet the CO2 reductions set out in the Energy and Sustainability Statement (TUV, December 2014) shall be submitted to and approved in writing by the local planning authority. The details shall include roof plans and elevations for any proposed Photovoltaics. In addition, full details in relation to the size, maintenance, noise impacts and operation of the air source heat pumps shall be submitted. Full details of any other technologies shall also be submitted.

The development must proceed in accordance with the approved details and a monitoring report submitted to the Local Planning Authority on a quarterly basis for the first 5 years on completion of the development.

REASON

To ensure the reduction of CO2 in accordance with Policy 5.2 of the London Plan (March 2015).

15 NONSC Sustainable Drainage

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:

a) Manages Surface Water. The scheme shall demonstrate ways of controlling the surface water on site.

i. incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided.

ii. provide information on all Suds features including the method employed to delay and control the water discharged from the site to Greenfield run off 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).

iii. Demonstrates capacity and structural soundness in the receptors of Thames Water network and receiving watercourse as appropriate.

b) Foul water

i. The Scheme shall demonstrate capacity in the receiving foul sewer network or provides suitable upgrades agreed by Thames Water.

c) Ground water

i. Where infiltration techniques (soakaway) or a basement are proposed a site investigation

must be provided to establish the risk of groundwater flooding on the site, and to demonstrate the suitability of infiltration techniques proposed on the site. (This should be undertaken at the appropriate time of year as groundwater levels fluctuate).

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

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

e) Long Term Management and Maintenance of the drainage system.

i. 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. Where there is overland flooding proposed, the plan should include the appropriate actions to ensure the safety of the users of the site should that be required.

ii. Where the maintenance will not be the responsibility of an individual householder, the details of the body legally responsible for the implementation of the management and maintenance plan must be provided.

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 the Hillingdon Local Plan: Part 1- Strategic Policies (November 2012), Policy 5.12 Flood Risk Management of the London Plan (March 2015) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014) and to be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (March 2015), and to conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (March 2015).

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 (2015) and national guidance.

NPPF1

NPPF - Delivering sustainable development

NPPF8	NPPF - Promoting healthy communities
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 3.17	(2011) Health and social care facilities
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.6	(2011) Decentralised Energy in Development Proposals
LPP 5.7	(2011) Renewable energy
LPP 5.9	(2011) Overheating and cooling
LPP 5.10	(2011) Urban Greening
LPP 5.11	(2011) Green roofs and development site environs
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.15	(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 7.2	(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 7.13	(2011) Safety, security and resilience to emergency
LPP 7.14	(2011) Improving air quality
LPP 7.16	(2011) Green Belt
LPP 7.19	(2011) Biodiversity and access to nature
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
EC2	Nature conservation considerations and ecological assessments
BE1	Development within archaeological priority areas
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE4	New development within or on the fringes of conservation areas
BE8	Planning applications for alteration or extension of listed buildings
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.

BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R16	Accessibility for elderly people, people with disabilities, women and children
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
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
PR20	Harefield Hospital
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

3 115 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 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.

4

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.

5

a. The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

b. Fixtures, fittings and furnishings, particularly hard materials should be selected to ensure that sound is not adversely reflected. The design of all learning areas should be considerate to the needs of people who are hard of hearing or deaf. Reference should be made to BS 8300:2009+A1:2010, Section 9.1.2, and, BS 223 in selecting an appropriate acoustic absorbency for each surface.

c. Care should be taken to ensure that the internal decoration achieves a Light Reflectance Value (LRV) difference of at least 30 points between floor and walls, ceiling and walls, including appropriate decor to ensure that doors and door furniture can be easily located by people with reduced vision.

d. Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.

e. Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.

f. Flashing beacons/strobe lights linked to the fire alarm should be carefully selected and installed to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

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The applicant is advised of the urgent need to prepare a masterplan to be submitted to and approved by the Local Planning Authority that would establish design principles and guide future development on the hospital grounds.

3. CONSIDERATIONS

3.1 Site and Locality

The application site forms two separate areas totalling 0.45 hectares within the built envelope of Harefield Hospital whose grounds extend to some 19.14 hectares to the north of Harefield Village centre, on the western side of Rickmansworth and Hill End Roads. The two sites are located to the rear and towards each end of the main 'gullwing' block which forms two, three storied elliptical wings linking through a central core which were built in the 1930s and have a loose Art Deco style. These buildings are locally listed. The Holly Ward extension is on the western side, adjacent to the Anzac building with the to the west of the

The hospital was originally designed as a sanatorium. Some 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.

The hospital site is designated by the Hillingdon Local Plan: Part Two - Saved UDP policies as a major developed site within the Green Belt. The southern part of the site, including the main 1930s wings and the areas of the two extensions also form part of the Harefield Village Conservation Area. The site is also included within the Colne Valley Regional Park. A number of the buildings on the site are statutory listed as Grade II.

3.2 Proposed Scheme

The application comprises of two elements on two separate parts of the hospital grounds:-

1. A further temporary permission for Oak and Acorn Wards to the rear (south) of the western wing of the main 'gullwing' building is sought, together with the addition of a new 18 bed portable ward building above Acorn ward with a link into the main building, and
2. A new ground floor permanent extension to provide additional Intensive Treatment Unit (ITU) accommodation, CT and MRI scanners and associated patient, user and staff accommodation to the rear of the eastern wing of the 'gullwing' building, adjoining Rickmansworth Road and Hill End Road.

The new ward, together with new linking corridor space would have a Gross Internal Area (GIA) of 1433.4m². The ward would be referred to as Holly Ward and would be of a similar footprint and modular construction, using similar materials and finishes as that of Acorn Ward above which it would be sited/built. The new ward would be accessed via a new bridge corridor link to the main building and Anzac Centre and the existing ground floor corridor between Oak Ward and the Anzac Centre via a brick built lift tower. A WC block would also be provided within the link corridor. The ward would provide 18 additional bed spaces which are needed to cater for an increase in inpatient numbers. This new ward would cater for patients recovering from major surgery and comprises two ensuite bedrooms for patients who may be infectious or especially need to be protected from sources of infection, two six bed wards with ensuite WC and washing facilities and four single ensuite bedrooms.

The 1036.5m² GIA extension to the ITU department would comprise a six bed extension to the existing ITU, and a MRI and CT scanner centre and staff facilities, which includes changing facilities, seminar rooms and rest areas. The extension would be semi-circular, linking at each end with existing buildings and wrap around an existing Beech tree to form a courtyard area. Access to this extension is provided from within the hospital itself but staff would also be able to access it directly from a new entrance facing Rickmansworth Road. Adjacent to the entrance is a proposed glazed canopied sitting out area for staff, visitors and

patients use. The extension would be of modular construction but would be faced with a combination of brick and timber materials to complement the finish of the existing buildings. The northern elevation facing the gullwing building would be used for public art. The roof would be utilised for plant. The site of the proposed single storey ground floor extension was previously occupied by three large modular office buildings. It would substantially improve the current situation as a number of these facilities can only be accessed by going outside. Simple, easily maintainable shrubs and grass would be provided to all areas outside of the new buildings and within the courtyard area with planting and hardstanding.

The development proposals did form the subject of a pre-application enquiry.

The planning application is supported by the following documents:-

Design & Access Statement:

This provides the background to the proposals and describes the two sites and their respective development proposals and intended use. The amount of development is described, together with the layout and scale. The statement then goes on to assess the appearance of the new blocks and their finishes, discusses landscaping and access issues

Planning Statement:

This introduces the proposals, advising that they would provide much needed accommodation and facilities at the hospital. The statement goes on to describe the Royal Brompton and Harefield NHS Foundation Trust and its work, describes Harefield Hospital, its history and development that now totals 900 staff and 176 beds. The two proposed development sites are then described together with the formal pre-application process. The proposals are then described before they are assessed against relevant national, regional and local planning policy and guidance under the headings of land use and the green belt, design and heritage, sustainability, transport and need. The statement concludes by stating that the hospital is intending to carry out more comprehensive redevelopment in the future when requirements and funding are clearer but in the meantime, the proposals would address additional space requirements whilst being sensitive to their setting and of an appropriate scale that would not conflict with policy.

Royal Brompton & Harefield NHS Foundation Trust - Expansion of capacity at Harefield Hospital - the clinical rationale

This letter advises that Harefield Hospital is a specialist centre for heart and lung conditions. Its status as a centre of excellence has led to significant growth in demand from referring hospitals over the past 10 years and the factors contributing to this are described. The letter advises that critically, this demand has already outgrown the capacity of three key pieces of physical infrastructure, namely dedicated bedspaces serving the ITU, the technical capabilities and accommodation of the two CT and MRI scanners and the need for a new 18 bedded inpatient ward as patients can be transferred to as their recovery is completed.

Historic Environment Desk-Based Assessment:

This provides an introduction to the assessment, including a description of the site and the development proposals. Relevant legislation and the policy context is considered and the report's methodology described. The likely impacts of the proposals upon the heritage

assets of the site are assessed. The report concludes that given the layout and design of the proposed development, heritage assets and their setting, including the conservation area and adjoining listed buildings associated with Harefield Park would not be harmed and although the potential of the site to be of archaeological interest remains low, an archaeological watching brief would safeguard any remains.

Approach to carbon savings

This brief statement advises of the energy efficiency measures that are likely to be put in place, including Air Source Heat Pumps and other forms of renewable energy such as solar PV panels will be investigated.

Energy Strategy Report:

This provides an introduction to the report and sets out relevant policy. The methodology for calculating the baseline scenario is described and various lean, clean and renewable technologies are assessed to reduce carbon emissions from the development.

Drainage Statement:

This is a very brief statement which describes how foul and surface water drainage would be dealt with at each of the development sites. In the case of the ITU/CT site, it advises that if soil impermeability tests show that the use of soil soakaways will not be feasible, below ground attenuation storage would be provided, connecting to the outflow into the existing surface water system with the discharge rate attenuated.

Royal Brompton & Harefield Imaging Department letter:-

This advises of the contingency plans for disabled access to the new MRI, CT scanners and changing facilities, including use of internal blinds and use of a portable hoist.

Response to transport matters statement:-

This brief statement advises that the two new elements will give rise to an additional circa 1,700 sqm of floor space providing an additional 24 bed spaces. No changes are proposed to the current car parking provision. The hospital currently employs 900 staff with two daily shifts operating (8:00 - 20:00 and 20:00 - 8:00) and has 149 beds giving rise to an additional circa 16% bed spaces and 5% increase in staff. There are over 500 parking spaces at the hospital, split between staff and visitor use with visiting hours limited to between 11:00 - 13:00 and 15:00 - 20:00. The statement goes on to advise that the rise in bed spaces is not significant and will not necessarily give rise to an increase in staff or visitor parking, with the hospital served by local bus routes which also connect to mainline and underground services. The statement concludes by stating that parking will be monitored.

Car Park Utilisation Survey:-

This provides results of two parking surveys conducted on Thursday 30/4 and Saturday 2/5 2015 between the hours of 07:00 and 21:00. It advises that a total of 456 staff and 125 visitor spaces are on site (581 in total), including overspill spaces on reinforced grass. During the peak occupancy (10:00 - 11:00 on Thursday 30/4/15), 373 staff cars were parked

and 111 visitor spaces, equating to a peak occupancy rate of 0.41 spaces per staff member and 0.74 visitor spaces occupied per bed space. The additional 24 bed spaces would result in circa 5% additional staff or 45 additional members, which taken together would correspond to 37 additional vehicles (19 additional staff vehicles and 18 visitor vehicles). The 37 additional vehicles added to the peak occupancy would give a total of 521 which represents an occupancy rate of 90% of the total 581 spaces.

Development Site Tree Surveys:-

Two tree reports have been submitted which relate to the two separate sites. Background survey information is provided and results of the tree surveys are presented. The impact of the developments on the trees are discussed and mitigation measures for the retained trees are recommended.

3.3 Relevant Planning History

Comment on Relevant Planning History

There have been numerous planning applications submitted on the hospital site over the years. Of particular relevance to this application are the following:-

Temporary planning permission for a two year period was granted for a single storey temporary ward building (Oak Ward) with an access link to the main building on 7/12/06 (App. No. 9011/APP/2006/2843 refers). This was extended for a further two year period on 18/3/10 (App. No. 9011/APP/2009/2546 refers).

Temporary planning permission for a 3 year period for Acorn Ward was granted on 19/7/11 (App. No. 9011/APP/2011/1603 refers).

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.E7	(2012) Raising Skills
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.EM7	(2012) Biodiversity and Geological Conservation
PT1.EM8	(2012) Land, Water, Air and Noise
PT1.T1	(2012) Accessible Local Destinations
PT1.CI1	(2012) Community Infrastructure Provision

Part 2 Policies:

NPPF1	NPPF - Delivering sustainable development
NPPF8	NPPF - Promoting healthy communities
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 3.17	(2011) Health and social care facilities
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.6	(2011) Decentralised Energy in Development Proposals
LPP 5.7	(2011) Renewable energy
LPP 5.9	(2011) Overheating and cooling
LPP 5.10	(2011) Urban Greening
LPP 5.11	(2011) Green roofs and development site environs
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.15	(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 7.2	(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 7.13	(2011) Safety, security and resilience to emergency
LPP 7.14	(2011) Improving air quality
LPP 7.16	(2011) Green Belt
LPP 7.19	(2011) Biodiversity and access to nature
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
EC2	Nature conservation considerations and ecological assessments

BE1	Development within archaeological priority areas
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE4	New development within or on the fringes of conservation areas
BE8	Planning applications for alteration or extension of listed buildings
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R16	Accessibility for elderly people, people with disabilities, women and children
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
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
PR20	Harefield Hospital
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

5.1 Advertisement Expiry Date:- 10th February 2015

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

24 neighbouring properties have been consulted, the application has been advertised in the local press on 28/1/15 and 2 site notices were posted on 21/1/15. 5 responses have been received, 4 objecting to the proposal, one in general support, raising the following points:-

Objection points

Overdevelopment/density/design

- (i) Being in the Green Belt and Harefield Village Conservation Area, the hospital needs to be very mindful of the style, density and location of its proposed development. The hospital site is now becoming over-developed and very piecemeal looking with very little thought to the overall aesthetics of the area. The main hospital building is of a very attractive period design and this bolt-on development will do nothing to enhance it. There are a number of buildings that appear to be under utilised and in bad repair and the hospital could and should consider a much better designed solution using the building footprints in other parts of the site which could also include more parking space,
- (ii) Although we do understand the need to keep the buildings close together, under other circumstances this would be regarded as gross overdevelopment of this small patch of Green Belt land. We understood that the need for temporary buildings was short term and that temporary buildings would not be used to procur space, including tree felling and establish a footprint for future development. Three large temporary buildings were recently resited and this could be used to establish a new footprint for development in the future,
- (iii) Buildings would be very close to Rickmansworth Road so that can not be viewed as infill development and will be totally visible and out of character in the Green Belt and Conservation Area,
- (iv) Application suggests that there will be more "comprehensive redevelopment" at a later date. There needs to be a master plan for the next decade,
- (v) Bit by bit development of this site has been horrific - LPA needs to look at the density of the site and the way trees have been massacred on site over recent years,

Parking/Traffic

- (vi) The 2,470sqm proposed development will provide an 18 bed ward, increasing the bed capacity at the hospital by more than 10% with extra patients, visitors, doctors and staff, all needing space for parking whereas it is not proposed to alter the current car parking provision. Although Para. 4.32 of Planning Statement advises that "the Trust will continue to manage the existing provision", parking around the hospital is already a problem with surrounding residential roads being solidly parked from early morning until evening, particularly Rickmansworth Road which is a main thoroughfare used by 2 bus routes where invariably there is a queue of traffic in both directions due to the parked cars. Parking problems were compounded when hospital introduced parking charges some years ago and this problem needs to be resolved, not exacerbated even if this means providing more and free parking on the hospital site for staff,

Tree issues

- (vii) The proposed development is close to Rickmansworth Road, where a number of mostly young trees and shrubs were removed last year without permission. This vegetation forms a valuable asset, beneficial to birds and wildlife, mitigates the light and noise pollution from the hospital and the road for both adjacent residents and Harefield Hospital patients and also screens the unsightliness of one of the hospital buildings. Any future work in this area should be kept to an absolute minimum and the trees and shrubs should be maintained and enhanced. If approved, a condition is needed to ensure a wooden fence is erected along the whole length of Rickmansworth Road to help mitigate light, noise and dirt pollution,
- (viii) There are numerous inaccuracies in the Development Site Tree Report and this report should be

properly checked, verified and corrected,

(ix) Condition needed that trees with a lifespan of twenty years plus are not wantonly destroyed and new trees are planted to replace those removed so that the integrity of the Green Belt, Conservation Area and screening is maintained,

Other

(x) Building work in the past at the hospital has frequently been carried out 7 days a week. A condition should prevent working on Saturday afternoons, Sundays and Bank holidays,

(xi) Condition of any approval needed to stop vehicles waiting to enter the site either at the entrance or on Rickmansworth Road with their engines running,

(xii) Condition required to ensure road is kept clear of mud and debris and care is taken not to pollute the atmosphere,

Supporting comments:

(i) We are in favour of the application, but we would like consideration to be given to residents as regards working hours (ie not at weekends, late at night or very early mornings), roads to be kept clear of mud, replacement tree screening and the lack of parking spaces.

HAREFIELD VILLAGE CONSERVATION PANEL:

Firstly, with the Royal Brompton and Harefield NHS Trust's long-term intentions well-known, the Panel had no objection to the proposed permanent retention of Acorn and Oak Wards. Similarly, there was no objection to the increased provision of beds for the hospital in the additional floor above Acorn Ward.

The Panel welcomed the plan forms over the proposed CT and MRI facilities and the adjoining related staff accommodation, and pitched roofs over these as they will provide enclosed plant spaces. This will preserve the outlook from the adjoining building that accommodates Wards E, F and G which will overlook these new buildings.

An aspect that concerned the Panel was the absence of any landscaping proposals and detailed planting plans. This is most unfortunate as a lot of the well-established and dense tree growth along the Rickmansworth Road that brought a finger of Green Belt into the village, has recently been removed. This has caused a great deal of distress to the neighbours. While it was accepted that many of these trees were of poor quality, as a mass they provided a very good green screen along that boundary of the Hospital site. A well planned and dense belt of semi-mature trees must be reinstated along this boundary without delay.

GLA:

I refer to your letter received on 26 January 2015 consulting the Mayor of London on the above planning application, which is referable under category 3D of the Schedule to the Order 2008. I have assessed the details of the application and have concluded that the proposal for the additional hospital development within the Green Belt would not raise any strategic issues.

Therefore, under article 5(2) of the above Order the Mayor of London does not need to be consulted further on this application. Your Council may, therefore, proceed to determine the application without further reference to the GLA. I will be grateful, however, if you would send me a copy of any decision notice and section 106 agreement.

ENGLISH HERITAGE:

We do not wish to make any comments on this occasion and the application should be determined in accordance with national and local policy guidance and on the basis of your local specialist conservation advice.

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.

I have examined the applicants' submitted Historic Environment Desk-Based Assessment (WSP December 2014) and I confirm it accords with relevant standards and guidance and that I am happy to recommend it to the LPA for approval.

The information which has been supplied with the application is sufficient in enabling us to refine the archaeological condition previously recommended by my colleague, Sandy Kidd on the 6th February 2015. I can confirm that in light of the small scale of impact, no further archaeological work is required for the works proposed for the new Holly Ward (extension above Acorn Ward to provide new 18 bed ward with associated access, linking it to the existing main block via a new bridge). The impact from the proposed single storey ground floor extension to provide additional ITU accommodation, CT and MRI scanners and associated patient, user and staff accommodation is of a large scale and may result in the removal of the medieval deer park boundary which has been recorded as an earthwork alongside Hill End Road to the north of the site and would presumably have extended into the hospital site. As such we therefore recommend a programme of archaeological works comprising a strip, map and sample excavation should be carried out in the location of the proposed MRI/CT Department and ITU Extension in accordance with the below archaeological condition.

Condition:

A) No development for the single storey ground floor extension to provide additional ITU accommodation, CT and MRI scanners and associated patient, user and staff accommodation 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

Internal Consultees

URBAN DESIGN/ CONSERVATION OFFICER:

The proposals for the new ITU building are now acceptable in design terms. Can we condition:-

- Details of any plant, vents and A/C, particularly at roof level and method of screening, samples of external materials to be submitted
- Details of the parapet and its finish
- Details of whatever form of "art" is proposed for the elevation adjacent to the existing "gull wing" building
- Details of the design and materials for the windows, doors, glazed canopy and screens.

Acorn and Oak Wards should remain as temporary structures, including the link element. I would like to see details of the materials and glazing for the link via condition.

As previous suggested, if the opportunity arises, it would be good to remind the applicant of the benefits of a master plan for this sensitive site, so that ad hoc and potentially disjointed proposals for future development can be avoided.

HIGHWAY ENGINEER:

- a. The results of car parking surveys at Harefield Hospital indicate that the majority of staff and visitors use cars as a main mode of travel. This is as expected for an area that has very poor public transport accessibility (PTAL 1b).
- b. The utilisation level of on site car parks, based on survey results, is forecast to increase from 83% to 90% following the proposed development. At such high car park utilisation level, the users will experience significant difficulty in locating any unoccupied car parking spaces.
- c. Site visits have confirmed that there is extensive use of over spill car parking on grass verges on site and double parking within some staff car parks. The surveys do not appear to have identified the full extent of such demand / use.

While the applicant has advised that the car parking on-site is managed by NCP, there is potential to improve the layout and information system - Variable Message Signs (VMS) on site to improve the management and efficiency of the current car park arrangements. A condition requiring submission / agreement of a car park management plan, including provision of VMS should be attached to any approval of the current planning application.

- d. It is recommended that a condition be attached requiring the implementation of a Travel Plan to help monitor travel patterns and identify / implement measures to promote sustainable travel modes.

e. The traffic impacts of the proposals on the wider network have not been assessed but given the scale of increase in staff numbers and patient beds proposed, it is likely to cause an increase in demand for on-street parking in the area that is already experiencing heavy demand. The existing and future parking demand is likely to be related to hospital patients, visitors and staff avoiding parking charges and/ or on-site congestion / inconvenience. It is recommended that the applicant be required to enter a s106 agreement for funding a study and scheme for on-street parking management in the area.

Subject to the above, there are no highway objections to the proposals.

Latest comments:-

I have undertaken further analysis to assess the accumulation of vehicles on site.

Even after allowing for the reasonable car park demand for the Harefield Health Centre General Practice, the analysis of ATC traffic data indicates that the existing on site car parking provision is insufficient to accommodate even the existing demand. The consultants assessment of existing car park utilisation level of 83% and 90% with the proposed development are not realistic and significantly underestimate the existing over capacity conditions.

My previous comments remain valid and the additional analysis of the ATC data reinforces the concerns raised and the need for mitigation measures indicated.

TREE/ LANDSCAPE OFFICER

Initial comment:

Landscape Character/ Context:

Site description:

- This application relates to two sites within the Harefield hospital.
- Acorn and Oak wards are situated to the rear (south) of the west wing (wards B, C, D) of the main building and are visible only from within the site.
- These modern extensions are set within an area of open grass, with occasional specimen trees.
- The ITU unit is situated to the rear (south) of the east wing (wards E, F, G) of the main building.
- This is situated on the east edge of the hospital complex which is bounded by Rickmansworth Road, the boundary of which is part-screened by a belt of woodland planting.

Landscape Planning designations:

- There are no Tree Preservation Orders affecting trees on the site.
- However, all of the trees on site are protected by virtue of their location within the Harefield Village Conservation Area.

Proposal:

The proposal seeks the permanent retention of Acorn Ward and Oak Ward; an extension above Acorn Ward to provide a new 18 bed ward with associated access, linking it to the existing main block via a new bridge; and a single storey ground floor extension to provide additional ITU accommodation, CT and MRI scanners and associated patient, user and staff accommodation.

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.

- Tree survey information including an updated Development Site Tree Report, dated 7th March, and plans: Site Constraints Plan, Tree Protection Plan, Tree Amenity Category and Tree Planting has now been submitted.
- Following a site meeting and tree inspection on 1st April, a 'no objection letter' was confirmed on 7th April in response to a Conservation Area Notice (ref. CA1952) to fell 5No. trees and carry out surgery to two trees on the Rickmansworth Road frontage.
- The trees to be removed are the 'C' grade trees, referred to in the original comments (below), the subject of an initial objection.
- Their removal is now considered to be acceptable following a more detailed inspection on site. The trees are of poor quality with a limited useful life expectancy.
- Mitigation for their removal is proposed on Floyd Sasaki's plan ref. 15-002 which shows 15No. new replacement trees and an 'instant' native hedge proposed along the boundary - approximately 1.800metres high at the time of planting.
- The new 'instant' hedge, indicated on the Tree Planting Plan, has been implemented as advance work. This will help to screen eye-level views into the site from Rickmansworth Road.

The proposal is now acceptable subject to conditions COM6, COM8, COM9 (parts 1, 2, 3, 4, 5 and 6) and COM 10.

ACCESS OFFICER:

Whilst no objection is raised on the fundamental accessibility design features, the building by definition would necessitate patients changing into hospital provided garments in order to receive treatment. Revised plans show a small room with the figure of a wheelchair user inside and what appears to be a drop-down seat.

A wheelchair user typically needs to lie down to get dressed, particularly when changing into trousers. We would need to see a proper facility with a bed or other horizontal type changing table and an H-frame ceiling hoist.

There is ample space and this would be a new facility, so there is no reason why the changing needs of disabled people should not be provided on par with those of non-disabled people which have been catered for quite generously.

However, I am satisfied that a sufficiently sized changing cubicle/or other room for persons using a wheelchair, to include space for up to two assistants/carers with an adult sized changing table/bed with working space for an assistant/carer on each side, a 1500 mm turning circle, and an electro-mechanical means of hoisting a person from their wheelchair can be conditioned.

ENVIRONMENTAL HEALTH OFFICER (NOISE):

No objections, subject to the imposition of the following condition:-

N11B Noise affecting residential property

The rating level of noise emitted from the plant and/or machinery hereby approved shall be at least 5 dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142 "Method for rating industrial noise affecting mixed residential and industrial areas".

Reason: To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

SUSTAINABILITY OFFICER:

I have no objection to the proposed development with regards to energy subject to the following comments:

Condition

Prior to the commencement of development full details (including specifications) of the low and zero carbon technology required to meet the CO2 reductions set out in the Energy and Sustainability Statement (TUV, December 2014) shall be submitted to and approved in writing by the local planning authority. The details shall include roof plans and elevations for the proposed Photovoltaics. In addition, full details in relation to the size, maintenance, noise impacts and operation of the air source heat pumps shall be submitted. Full details of any other technologies shall also be submitted.

The development must proceed in accordance with the approved details and a monitoring report submitted to the Local Planning Authority on a quarterly basis for the first 5 years on completion of the development.

Reason

To ensure the reduction of CO2 in accordance with Policy 5.2 of the London Plan.

WATER AND FLOOD MANAGEMENT OFFICER:

The extent of the site is less than 1 hectare therefore no Flood Risk Assessment is required, however drainage is now a material planning consideration. The drainage statement provides some information that surface water will be restricted. Although this information is limited, and no indications are made of where this drainage will lie. From the extent of the red line boundary limited to the extent of the new building, this would appear to be outside the extent of the red line boundary and would need to be included within the area in order to place the appropriate condition on the permission.

All increase in impermeable area surface water discharge should be controlled and there are various methods which can do this by slowing down the rate at which it enters formal pipe drains. It is not acceptable to indicate that it is not possible to attenuate. Once the application boundary issue has been resolved. Further information will therefore be required and I request the following condition:

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:

- a) Manages Surface Water. The scheme shall demonstrate ways of controlling the surface water on site.
 - i. incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided.
 - ii. provide information on all Suds features including the method employed to delay and control the water discharged from the site to Greenfield run off 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).
 - iii. Demonstrates capacity and structural soundness in the receptors of Thames Water network and receiving watercourse as appropriate.

b) Foul water

i. The Scheme shall demonstrate capacity in the receiving foul sewer network or provides suitable upgrades agreed by Thames Water.

c) Ground water

i. Where infiltration techniques (soakaway) or a basement are proposed a site investigation must be provided to establish the risk of groundwater flooding on the site, and to demonstrate the suitability of infiltration techniques proposed on the site. (This should be undertaken at the appropriate time of year as groundwater levels fluctuate).

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

i. incorporate water saving measures and equipment.

ii. provide details of water collection facilities to capture excess rainwater;

iii. provide details of how rain and grey water will be recycled and reused in the development.

e) Long Term Management and Maintenance of the drainage system.

i. 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. Where there is overland flooding proposed, the plan should include the appropriate actions to ensure the safety of the users of the site should that be required.

ii. Where the maintenance will not be the responsibility of an individual householder, the details of the body legally responsible for the implementation of the management and maintenance plan must be provided.

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 National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014). 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).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The hospital site forms part of the designated Metropolitan Green Belt. National policy in relation to development within the Green Belt is contained within the National Planning Policy Framework (NPPF) which advises that 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 Green Belt policies, specifically Policies OL1 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) echo this national policy objective. However, Policy OL1 does identify Harefield Hospital as being a major developed site within the Green Belt where limited infilling or redevelopment may be acceptable.

Policy PR20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) is the site specific policy which relates to Harefield Hospital and states that infilling and redevelopment for health purposes associated with Harefield Hospital will be acceptable in

principle where appropriate, subject to:

- (i) green belt considerations,
- (ii) compatibility with the Harefield Village conservation area;
- (iii) a comprehensive approach and appropriate phasing including provision of associated access, servicing, car parking and landscaping in accordance with the Council's current policies and standards;
- (iv) land bank provision to allow for possible future changes in the need for health services; and
- (v) where land at North Wards site is surplus to current and future Harefield Hospital requirements, a Mediparc associated with and having close operational linkages with Harefield Hospital is acceptable in principle.

Bearing in mind the self-contained character of the site, the existing close knit grouping of buildings and their future relationship with the proposed extensions, it is considered that the proposals would have no discernible adverse impact on the openness of the wider Green Belt outside of the existing built envelope of hospital buildings on site. Furthermore, the impact of the proposals on the Harefield Village conservation area and upon the need for possible phasing, access, car parking and landscaping have been assessed in the relevant sections below in the officer's report, and the extensions are to meet the hospitals requirements for additional facilities and capacity enhancement, so that the scheme is considered to fully comply with Policy PR20 of the Hillingdon Local Plan.

7.02 Density of the proposed development

Not applicable to the proposed development.

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

Harefield Hospital lies within the Harefield North Archaeological Priority Area and the Colne Valley Archaeological Priority Zone, the south eastern corner of the hospital grounds, including the main built-up envelope of the hospital buildings form part of the Harefield Village Conservation Area and the hospital grounds contain a number of statutory and locally listed buildings, including the locally listed 'gullwing' building and the Grade II statutory listed Harefield Park and the stable blocks to the north east and south east of this building.

A Historic Environment Desk-Based Assessment has been submitted with the application to assess the impact of the development proposals on these heritage assets.

As regards archaeology, the assessment concludes that although a desk based study can not be taken as a definite statement on the presence or otherwise of archaeological deposits, available evidence suggests that there is only a very low to low potential for the survival of remains up to and including the Post-Medieval period and a moderate potential for remains of Modern origin. Therefore, where new groundworks are required, an archaeological watching brief is necessary to safeguard any remains.

GLAAS has been consulted who advise that the submitted assessment accords with relevant standards and guidance and is acceptable. They go on to advise that due to the very limited impact of the proposed Holly Ward, no further archaeological work is required for this element of the proposals. As regards the extension to provide additional ITU accommodation, CT and MRI scanners, this element of the proposals could involve the removal of a medieval deer park boundary, an earthwork which has been found alongside Hill End Road further to the north of the site. GLAAS therefore recommend that any approval be conditioned to require a programme of archaeological works to be carried out, comprising

a strip, map and sample excavation to be carried out on this part of the site. The recommended condition forms part of the officer recommendation.

As regards the impact on the Harefield Village Conservation Area, the assessment concludes that the proposals are in keeping with the existing hospital infrastructure, layout, scale and appearance such that the new buildings will not impinge on existing facilities, boundaries or major focal points. In terms of the locally listed 'gullwing' building, the new link with this building from the new Holly Ward would involve removing existing windows and opening up the brickwork above and below the window, which is not thought to be original, as it is likely to have been added when former balconies were enclosed on this elevation to increase the size of the rooms. The Council's Urban Design/ Conservation Officer raises no objections to this, noting that the new link would be sited in close proximity to where the 'gullwing' building has already been altered. The development would therefore not materially alter the building's historic significance. As regards the nearest statutory listed buildings centred around Harefield Park and its stables, there are only partial or glimpsed views from these buildings to the application site, predominantly during the winter months. The assessment concludes that the prevailing relationship would not be altered and the historic value of the buildings would not be harmed.

Following comments from the Council's Urban Design/ Conservation Officer, the extension to provide the additional ITU accommodation, CT and MRI scanners has been amended to avoid various pinch-points between the new extension and the 'gullwing' block by altering the footprint of the proposed extension from a series of blocks which progressively stepped in adjacent to the 'gullwing' building to a building with a curved elevation. This has also involved replacing a series of pitched roofs on each of the blocks with a continuous flat roof. This avoids the pinch points and is considered to be more of an elegant solution that better reflects the 'gullwing' building with its curved brickwork, whilst the lower flat roof is more typical of surrounding hospital buildings and would appear more subordinate and be less obstructive of views of the locally listed building. Details of the siting of any plant would need to be agreed which would be controlled by condition. Fenestration has also been revised so that the extension appears as a more cohesive addition and this is considered to be a more suitable harmonious design approach which could guide the design of new buildings in the future.

The Council's Urban Design/ Conservation Officer is fully supportive of the revised proposals, subject to the detailed elements of the design and materials being conditioned.

7.04 Airport safeguarding

Not applicable to the proposed development.

7.05 Impact on the green belt

The site specific policy for this site (Policy PR20 of the Hillingdon Local Plan) advises that infilling and redevelopment proposals for health purposes associated with Harefield Hospital will be acceptable in principle where appropriate, subject to amongst other criteria, green belt considerations.

As regards the proposed new first floor Holly ward and the further retention of Acorn and Oak wards, these buildings are sited within the built envelope of existing hospital buildings. The existing buildings are also in a good state of repair so that no objections would be raised for them to remain on site for a further 3 year period. As regards the first floor 'Holly' ward, the main 'gullwing' building to the north is three storeys, as are the nearest hospital buildings to the south, whereas the Anzac Centre to the east is two storeys. The new

building will therefore not extend above surrounding buildings and would be of a complementary scale. Furthermore, as the site is bordered on three sides by existing buildings which would screen the proposed development, it is only the longer view from the south west which is not screened by buildings, but here, the development would be viewed against the back drop of existing buildings and mature trees do provide further mitigation for the existing and proposed wards.

In terms of the ITU extension, this will also be sited within the main built envelope of existing hospital buildings on part of the site where longer views would be restricted. Again, the extension would largely be screened by existing hospital buildings on three sides and has boundary treatment to the east providing coverage on the only side that is open, along Rickmansworth Road which screens views from outside the hospital. Where closer views allow, the proposed single storey extension would be largely viewed against the three storey bulk of the 'gullwing' building. The proposals would also involve landscaping improvements on this part of the site.

As such, it is considered as the proposals would not extend the built-up envelope of existing buildings on site, the development would be of a scale that would be subordinate to surrounding buildings, the openness of the Green Belt would not be prejudiced so that the scheme satisfies the Green Belt objectives of Policy PR20.

7.07 Impact on the character & appearance of the area

This has been dealt with in Sections 7.03 and 7.05 above.

7.08 Impact on neighbours

Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to protect the amenities of surrounding residential properties from new development in relation to loss of sunlight, dominance and loss of privacy respectively.

The Holly ward extension is sited towards the centre of the hospital site, well away from and screened by existing hospital buildings from the residential properties that surround the hospital grounds.

The nearest residential properties to the ITU extension would be the houses on the opposite side of Rickmansworth Road where they would be sited over 40m away from the nearest part of the proposed ITU extension and separated by the road and belt of woodland planting within the hospital grounds. Although the boundary planting has been thinned recently, this application includes proposals to plant additional trees and provide a native hedge along this boundary which has now been planted.

As such, the proposals would not result in any loss of sunlight or privacy, nor appear unduly dominant to surrounding residential occupiers in accordance with policy.

Noise issues are dealt with in Section 7.18 below.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policies AM2 and AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) advise respectively that proposals for development will be assessed against their contribution to traffic generation and impact on congestion, having regard to the present and potential capacity of public transport and that the traffic generated by proposed developments would need to be accommodated on principal roads without increasing

demand along roads or at junctions already used to capacity, not prejudice the free flow of traffic, nor diminish environmental benefits brought about by other road improvement schemes or infiltrate local roads. Policy AM9 supports cycle provision, including the need for cycle storage provision within development schemes and Policy AM14 advises that development should accord with adopted car parking standards.

There are no specific car parking standards for hospitals, with development proposals being assessed on an individual basis.

The Council's Highway Engineer requested a car parking utilisation survey to be carried out at the hospital which was conducted over 2 days on Thursday 30/4/15 and Saturday 2/5/15. The engineer advises that the results indicate that the majority of staff and visitors use cars as a main mode of travel which is to be expected in an area that has very poor public transport accessibility (PTAL 1b). Further, the utilisation level of on site car parks, based on the survey results, is forecast to increase from 83% to 90% following the proposed development. At such a high car park utilisation level, the engineer advises that users of the hospital will experience significant difficulty in locating any unoccupied car parking spaces. Also, the engineer advises that site visits have confirmed that there is extensive use of over spill car parking on grass verges within the site and double parking within some staff car parks and notes that the surveys do not appear to have identified the full extent of such demand / use on site.

The Highway Engineer recommends a Travel Plan to help monitor travel patterns and identify/ implement measures to promote sustainable travel modes. This forms part of the officer recommendation, together with a £20,000 bond.

The Highway Engineer also advises that there is potential to improve the layout and parking information via use of Variable Message Signs (VMS) on site to improve the management and efficiency of the current car park arrangements. However, for such a system to be workable, this would require the comprehensive rationalisation/ re-configuration of the car parking on the hospital site and its internal access arrangements so that it is concentrated in one or two areas so that information regarding available spaces can be enacted upon quickly. Such a solution, whilst desirable, would be very expensive and not proportionate to the scale of this application which is estimated to result in the addition of approximately 37 vehicles compared to the current situation. The engineer also recommends that the applicant enter into a s106 agreement for funding of a study and scheme for on-street parking management in the area. The applicant is agreeable to this and it is considered that this assessment and scheme for on-street parking management, taken together with the use of a Travel Plan would be effective in promoting more sustainable means of travel at the hospital whilst providing a tool to reduce hospital parking on the surrounding streets.

7.11 Urban design, access and security

URBAN DESIGN

This issue is addressed in Section 7.07 of the report.

ACCESS

This issue is addressed in Section 7.12 of the report.

SECURITY

A condition to require that the development satisfies 'Secure by Design' criteria is not required for this hospital development which would be constantly staffed.

7.12 Disabled access

The Council's Access Officer initially advises that whilst no objection is raised on the fundamental accessibility design features, concerns are raised over the provision made for wheelchair users changing facilities when using the scanners. Although plans have been revised, the officer is still not satisfied with this aspect of the proposals. However, the officer and the applicant are both agreeable that this issue can be resolved through the submission of further details of a sufficiently sized changing cubicle/or other room which can be controlled by condition which forms part of the officer recommendation.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Trees and Landscaping

Saved policy BE38 of the Hillingdon Local Plan 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/Landscaping Officer advises that there are no Tree Preservation Orders affecting the site although all trees are protected by virtue of their location within the Harefield Village Conservation Area.

Acorn Ward and Oak Ward

Initially, no tree survey or arboricultural implications assessment had been prepared for this part of the site, with the agent's accompanying letter stating that no trees would be affected by the proposed addition of Holly Ward. Whilst there may not be a direct impact due to the siting of Holly ward above the existing Acorn ward, the Council's Tree/Landscaping Officer advised that there are mature trees in the vicinity and space will be required for contractor's yards, storage and access facilities which could impact upon these trees. The requested information has now been received, including a tree report and tree protection plans.

ITU accommodation and associated patient, user and staff accommodation

The Council's Tree /Landscape Officer initially advised that the report states that no trees will be removed to accommodate the extension, including the only tree within the development site (a Beech tree). The report specifies measures designed to retain this tree and safeguard it during the development phase. The officer also advised that the removal of selected trees along the east boundary is recommended in the interests of good tree management, due to their hazardous condition, low amenity value and limited useful life expectancy. The Tree Protection Plan indicates that only 4No. 'B' grade trees would be retained and protected as part of the development and none of the 'C' or 'U' grade trees would be retained. The officer goes on to advise that whilst the removal of the 'U' grade trees is acceptable, the removal of 'C' grade trees is not acceptable, as their collective, or group, value is greater than their individual merit and these trees form part of a continuous woodland buffer along this boundary and they have a visual amenity value by virtue of the screen that they create and as a wildlife corridor.

The tree information relating to this part of the site has been revised and up-dated, so that

trees are correctly referenced and a planting plan has now been included. The Tree/Landscape Officer provides further comments on this scheme, namely that following a site meeting and tree inspection on 1st April 2015, a 'no objection letter' was confirmed on 7th April in response to a Conservation Area Notice (ref. CA1952) to fell 5 trees and carry out surgery to two trees on the Rickmansworth Road frontage. The trees to be removed are the 'C' grade trees, referred to in the officer's original comments and subject of an initial objection.

The officer goes on to advise that their removal is now considered to be acceptable following a more detailed inspection on site as the trees are of poor quality with a limited useful life expectancy. Mitigation for their removal is proposed on Drw. No. 15-002 which shows 15 new replacement trees and an 'instant' native hedge proposed along the boundary - approximately 1.800metres high at the time of planting. This new 'instant' hedge has been implemented as advance work and will help to screen eye-level views into the site from Rickmansworth Road.

The officer concludes that the proposals are now acceptable subject to conditions, in accordance with Policy BE38 of the Hillingdon Local Plan: Saved UDP Policies (November 2012). The landscaping conditions form part of the officer recommendation.

Ecology

There would be no implications for ecology regarding the siting of the proposed Holly Ward modular building above Oak Ward over and above ensuring that surrounding trees were protected during the construction phase. As regards the ITU extension, the only area of ecological value would be the belt of adjoining woodland planting. Whilst part of this belt has been thinned and ecological works have been instigated, mainly to ensure that protected species, particularly badgers do not colonise this area, these works were commenced before the submission of this application and it is understood that they have been carried out under the guidance of a licenced ecologist. On this basis, no further consideration of these works is required.

7.15 Sustainable waste management

The plans include segregated waste stores within Holly ward and the ITU extension. The management and collection of waste would be an internal matter for the hospital.

7.16 Renewable energy / Sustainability

An initial carbon dioxide savings statement and an energy statement have been submitted with the application. The energy statement only considers the ITU extension and mistakenly refers to this as temporary accommodation. The agent also advises that photovoltaics would be unlikely to be employed on this scheme. Nonetheless, the Council's Sustainability Officer considers that the assessment is sufficient to provide an initial assessment of the likely energy technologies that will be required and the recommended condition is sufficiently robust to ensure that appropriate CO2 reduction targets would be met. The recommended condition forms part of the officer recommendation.

7.17 Flooding or Drainage Issues

The Flood and Water Management Officer advises that as the site is less than a hectare, the submission of a Flood Risk Assessment with this application is not required but drainage does remain a material planning consideration. To this end, a drainage statement has been submitted but its information is very limited. The officer recommends a condition to require the submission of further details. As the additional drainage infrastructure would be within the grounds of the hospital, which is included within the blue-lined site, this can be

conditioned and forms part of the officer recommendation.

7.18 Noise or Air Quality Issues

Noise

The development proposals, including an estimated small increase of 37 additional vehicles are not likely to give rise to a significant increase in noise over and above that generated by the existing hospital. The siting of the Holly ward is sufficiently remote and would be screened by adjoining buildings so that the amenities of surrounding residential properties would not be affected. The ITU extension, whilst proposed on the eastern boundary of the hospital grounds, would still be sited over 40m from the nearest residential property and be separated by the belt of woodland planting, including a new native hedgerow that has been planted and a main road. Given that the use of these buildings, including a seating out area for staff and patients on the eastern side of the ITU extension would not be likely to generate significant noise. On this basis, the Council's Environmental Health Officer raises no objections to the proposals, subject to a condition to control the noise from plant. This is included as part of the officer recommendation.

Air Quality

The hospital is not situated within an air quality management area, no additional parking is proposed and the small increase in vehicle numbers would not give rise to any material air quality concerns.

7.19 Comments on Public Consultations

As regards the objection comments, points (i) has mainly been dealt with in the main report. This scheme has been amended to take account of the concerns raised by the Conservation/ Design Officer and it is considered that the revised scheme represents an improvement on the initial submission and a tentative start to finding a more suitable harmonious design approach to new buildings in the future. As regards point (ii), the previous siting of temporary buildings on this site has not justified its re-development, as this principal has been assessed against policy criteria. Points (iii) to (viii) have been addressed in the officer's report. As regards point (ix) a specific condition is not required as trees are already protected given their location within a conservation area. Points (x) and (xii) would be covered by separate legislation. As regards point (xi), driver behaviour could not be controlled through a planning condition. The supporting comment is noted and the provisos added have been dealt with in the officer's report.

7.20 Planning obligations

Policy R17 of the Council's Unitary Development Plan states that: 'The Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals'.

A S106 Agreement would be needed to secure the following:-

1. A Green Travel Plan for the Hospital Trust, to include a £20,000 bond, and
2. Funding for a study/ scheme for on-street parking management in the area.

The proposal is not Mayoral or Council CIL liable.

7.21 Expediency of enforcement action

No enforcement issues are raised by this application.

7.22 Other Issues

There are no other planning issues raised by this application.

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

The development proposals would provide much needed additional capacity to assess and care for patients at the hospital. Although the hospital is located within the Green Belt, site specific Policy PR20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) allows infilling and redevelopment for health purposes associated with the hospital subject to certain criteria which these proposals are considered to satisfy. Furthermore, the proposals have been revised and are now considered to harmonise with the locally listed 'gullwing' building and the Harefield Village Conservation Area. A condition recommended by GLAAS would also safeguard any archaeological remains that might be present.

The proposals would be sited away from surrounding residential properties so that their amenities would not be affected and following up-date and amendment, now makes appropriate provision for the retention and new planting of trees, together with a new hedgerow on the boundary with Rickmansworth Road which has now been planted. Conditions will ensure that the scheme will make an appropriate provision for energy efficiency, flood risk safeguards and disabled users. Although the scheme would give rise to a small increase in additional vehicles, this increase is modest and through the use of a Travel Plan and a study/ scheme for on-street parking management in the area, which would be secured through a S106 Agreement, the scheme provides a proportionate means by which parking pressures associated with the hospital, particularly on surrounding streets can be assessed and hopefully alleviated over time.

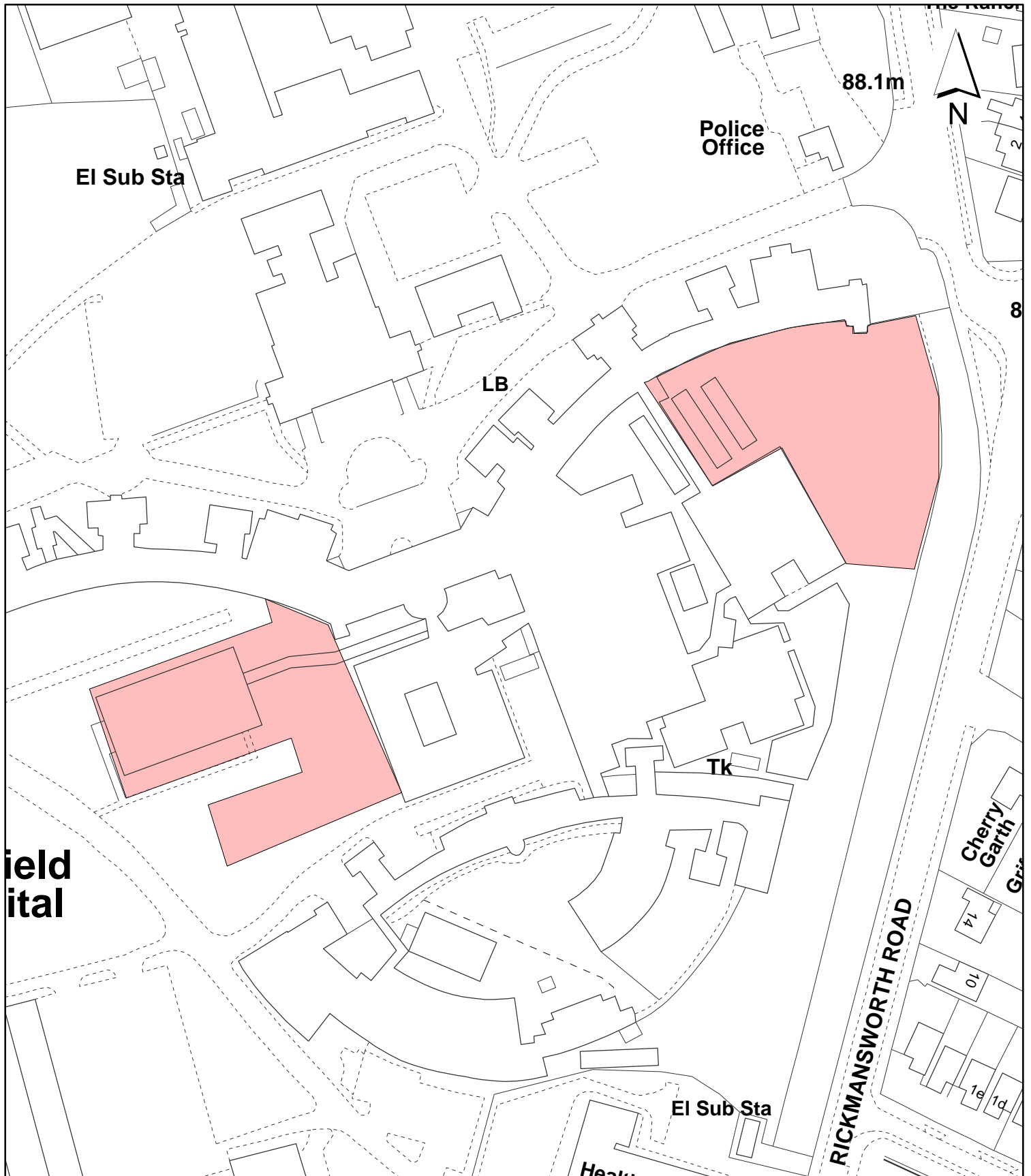
The scheme is recommended for approval.



11. Reference Documents

National Planning Policy Framework (March 2012)
Planning Practice Guidance (March 2014)
London Plan (March 2015)
Hillingdon Local Plan (November 2012)
HDAS: 'Accessible Hillingdon'
Consultation responses

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<p>Notes:</p> <p> Site boundary</p> <p>For identification purposes only. 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. © Crown copyright and database rights 2015 Ordnance Survey 100019283</p>	<p>Site Address: Harefield Hospital Hill End Road Harefield</p>		<p>LONDON BOROUGH OF HILLINGDON Residents Services Planning Section Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref: 9011/APP/2014/3602</p>	<p>Scale: 1:1,250</p>	
	<p>Planning Committee: Major</p>	<p>Date: June 2015</p>	