

Report of the Head of Planning, Sport and Green Spaces

Address PAUL STRICKLAND SCANNER CENTRE, MOUNT VERNON HOSPITAL
RICKMANSWORTH ROAD NORTHWOOD

Development: Installation of temporary two storey portakabin building to be used as office accommodation

LBH Ref Nos: 3807/APP/2015/4220

Drawing Nos: Design and Access Statement
271115
TSLP220120073 Rev 3
Supporting Photo

Date Plans Received: 16/11/2015 **Date(s) of Amendment(s):**

Date Application Valid: 07/12/2015

1. SUMMARY

The application site relates to the Paul Strickland Scanner Centre, an independent medical charity providing a specialised cancer centre based at Mount Vernon Hospital. The site is currently an un-used grass area set between existing buildings. The temporary Portakabin is to be used as decant office space whilst the existing centre undergoes a large refurbishment project.

The building would not be easily seen from the street and would be unobtrusive within the rear of the site.

As the building is a temporary structure it is considered appropriate to grant a three year temporary permission.

2. RECOMMENDATION

APPROVAL subject to the following:

1 NONSC Non Standard Condition

The temporary building provided in accordance with this permission shall be removed by 9 February 2019, and the land shall be restored to its condition before the development took place, or to any other condition as may be agreed in writing with the Local Planning Authority.

REASON

To ensure that the temporary building is removed in order to protect the character and appearance of the area and the Green Belt in accordance with Policies BE13, OE1 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, number 271115 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).

3 NONSC Non Standard Condition

The re-landscaping/restoration of this land shall be carried out before the end of the current or first available planting season following practical completion of the removal of the temporary portacabin hereby permitted or in accordance with a timetable agreed in writing with the Local Planning Authority. Any landscaping which fails or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective within five years of planting shall be replaced as originally required.

Reason: To protect the character and appearance of the area and the Green Belt in accordance with Policies BE13, OE1 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

2 I15 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise 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.

3. CONSIDERATIONS

3.1 Site and Locality

Mount Vernon Hospital is located between Rickmansworth Road to the east and White Hill to the west and comprises a series of medical buildings. This application relates to a grassed courtyard area, within the hospital complex surrounded on three sides by existing two storey buildings and opposite the Paul Strickland Scanner Centre. The hospital complex comprises some listed buildings however none of the surrounding buildings are listed.

The application site lies within the Green Belt as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

3.2 Proposed Scheme

This application seeks temporary planning consent for the installation of a portakabin to be used as a decant office accommodation during a refurbishment of the existing centre, to enable re-modelling to provide a better waiting facility. It is intended to be used for office staff for the duration of 156 weeks (3 years). The portakabin measures 12.4m deep by 4.2m wide and 5.95m in height.

3.3 Relevant Planning History

Comment on Relevant Planning History

There are a large number of previous applications relating to the hospital complex; however none are relevant to this proposal.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE22 Residential extensions/buildings of two or more storeys.

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.

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

OL4 Green Belt - replacement or extension of buildings

LPP 7.16 (2015) Green Belt

- LPP 7.4 (2015) Local character
NPPF9 NPPF - Protecting Green Belt land
LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

5. Advertisement and Site Notice

- 5.1 Advertisement Expiry Date:- Not applicable
5.2 Site Notice Expiry Date:- **8th January 2016**

6. Consultations

External Consultees

Northwood Residents Association - No response

There are no immediate neighbouring properties to consult.

Internal Consultees

Environmental Protection Unit - No objection

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed development is for temporary portakabin within the Mount Vernon Hospital campus, which is located within the Green Belt and is not identified as a Major Developed Site in Policy OL1 of adopted Hillingdon Local Plan (November 2012). The National Planning Policy Framework states that the essential characteristics of Green Belts are their openness and their permanence. Therefore, the provision of new buildings in the Green Belt is inappropriate except in very special circumstances.

The temporary nature of the proposal, which is necessary to allow for the improvement of the existing service, is given significant weight in the terms of very special circumstances (VSCs). In addition it is noted that the proposed temporary development is relatively small in scale in the context of the wider site. Given the backdrop of the structure against a number of other buildings within an enclosed site, it is not considered the proposal would significantly increase of the built up appearance of the site or harm the visual amenity of the Green Belt. In light of the VSCs identified for this proposal, it is considered to accord with Policy OL4 of the Hillingdon Local Plan and the National Planning Policy Framework.

7.02 Density of the proposed development

This is not applicable to this application.

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

This is not applicable to this application.

7.04 Airport safeguarding

This is not applicable to this application.

7.05 Impact on the green belt

The proposal would involve installation of a temporary portakabin within an established hospital campus. The proposed structure will be set within existing buildings and will not be visible from outside of the site and the wider Green Belt. Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that any development is not disproportionate, does not injure the visual amenities of the Greenbelt

and does not create a 'built-up appearance'. Therefore the proposal is considered acceptable.

7.07 Impact on the character & appearance of the area

The proposed development is a standard temporary portakabin structure, which measures 12.4m long by 4.2m wide and 5.9m high, which is constructed of white plastisol coated galvanised steel cladding. Given the nature and location of the proposed development, the proposal will not harm the character and appearance of the surrounding area in accordance with policies BE13 and BE19 of the adopted Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

7.08 Impact on neighbours

Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to safeguard neighbouring residential amenity from inappropriate development. The proposed structure is centrally located within the hospital complex and is situated approximately 230m from the nearest residential properties. The site is screened by existing buildings on all four sides, therefore it is not considered there would be any impact on the nearest residential properties.

7.09 Living conditions for future occupiers

This is not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

This is not applicable to this application.

7.11 Urban design, access and security

This is not applicable to this application.

7.12 Disabled access

This is not applicable to this application.

7.13 Provision of affordable & special needs housing

This is not applicable to this application.

7.14 Trees, Landscaping and Ecology

This is an existing grassed area of open space between existing buildings. There is no additional landscaping of any merit and the proposal can be conditioned to have the grass restored once the building is removed.

7.15 Sustainable waste management

This is not applicable to this application.

7.16 Renewable energy / Sustainability

This is not applicable to this application.

7.17 Flooding or Drainage Issues

This is not applicable to this application.

7.18 Noise or Air Quality Issues

This is not applicable to this application.

7.19 Comments on Public Consultations

None

7.21 Expediency of enforcement action

This is not applicable to this application.

7.22 Other Issues

There are no other relevant issues.

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

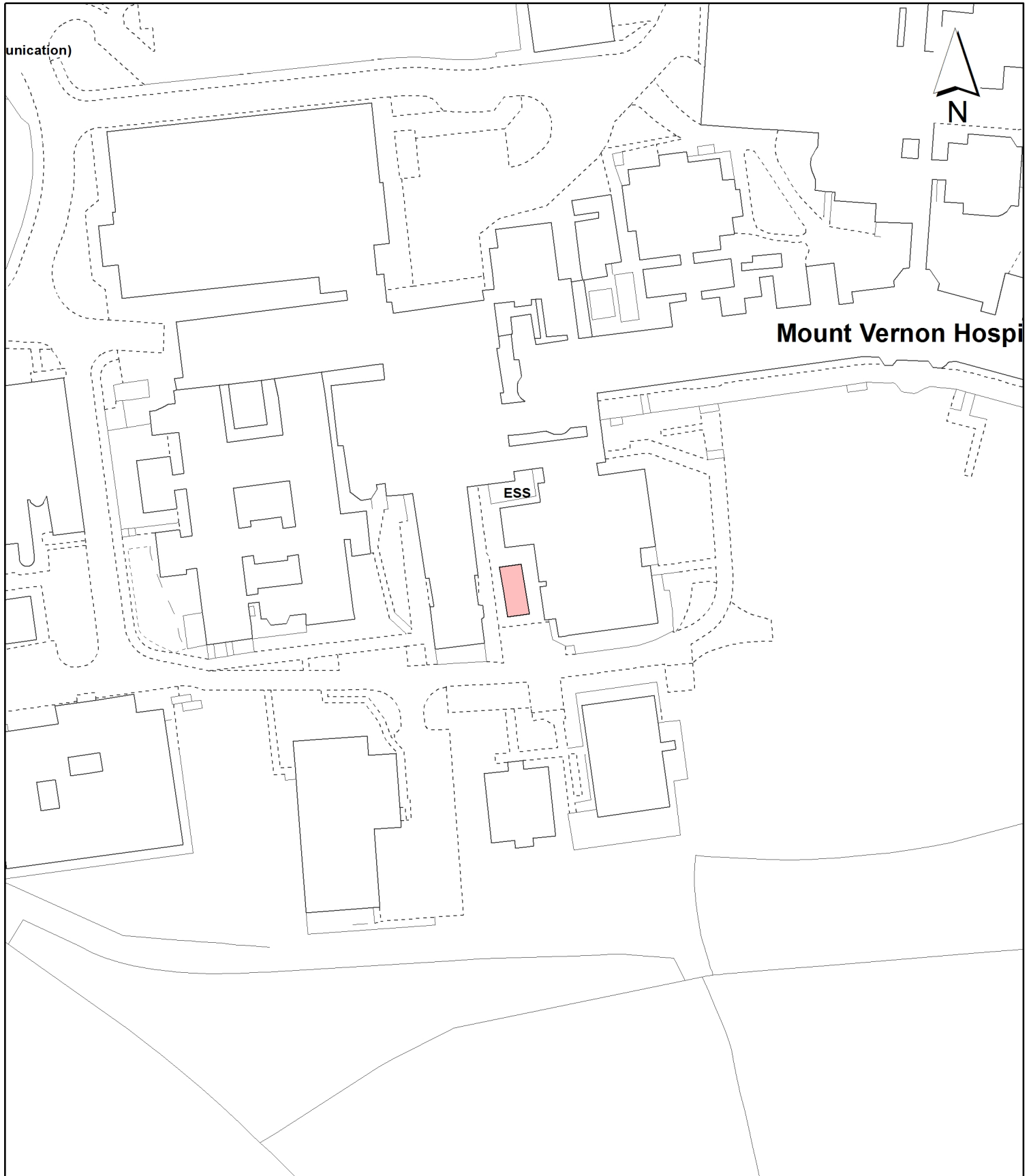
For the reasons outlined above and given that the development complies with the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies November 2012), this application is recommended for approval.

11. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).
Hillingdon Local Plan Part 2
The London Plan (2015)
Supplementary Planning Document 'Accessible Hillingdon'.
National Planning Policy Framework

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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 2016 Ordnance Survey 100019283

Site Address:

**PAUL STRICKLAND SCANNER CENTRE,
MOUNT VERNON HOSPITAL
RICKMANSWORTH ROAD NORTHWOOD**

Planning Application Ref:

3807/APP/2015/4220

Planning Committee:

North

Scale:

1:1,000

Date:

February 2016

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111



HILLINGDON
LONDON