

Report of the Head of Planning, Sport and Green Spaces

Address HAREFIELD HOSPITAL HILL END ROAD HAREFIELD MIDDLESEX

Development: Infill extension on the second floor balcony in order to create a 16 bed ward and 4 bed High Dependency Unit including installation of roof mounted plant (works involve demolition of part of the existing concrete canopy)

LBH Ref Nos: 9011/APP/2016/1862

Drawing Nos: Planning Stage Drainage Design Statemen
Heritage Statement
Energy Statement
Design and Access Statemen
10-001 Rev. A
11-001 Rev. A
11-002 Rev. A
15-001 Rev. A
21-002
21-001 Rev. A
30-001
SK-004
31-001 Rev. C

Date Plans Received:	16/05/2016	Date(s) of Amendment(s):	16/05/2016
Date Application Valid:	16/05/2016		20/05/2016
			22/06/2016

1. SUMMARY

This application is for an infill extension to enclose the last remaining balcony area on the south elevation of the locally listed main hospital building located on the second (top) floor of the eastern wing to extend the existing internal floor area in order to allow the provision of a new 18 bed ward, together with an associated 4 bed High Dependency Unit (HDU) and nursing, visitor and servicing facilities. The existing administrative and office uses occupying this floor space would be re-located to vacant hospital buildings elsewhere within the hospital grounds.

Members may recall a recent planning application (9011/APP/2014/3602 refers) that was presented to the Major Application Planning Committee on 2/6/15 which included two elements, a ground floor permanent extension to provide additional Intensive Treatment Unit (ITU) accommodation, CT and MRI scanners to the rear of the eastern wing of the main hospital building and also a new 18 bed portable ward building (to be known as 'Holly' ward) sited above the temporary 'Acorn' ward building at the rear of the western wing of the main hospital building. That application was approved, following the signing of a S106 Agreement on 18/9/15.

The hospital has advised that the provision of 'Holly' ward is prohibitively expensive, particularly as this only offered a temporary fix to the need for more bed space at the hospital and have therefore put forward this alternative permanent solution.

It is considered that the scheme, being an infill extension, would not adversely impact upon

the openness of the Green Belt and fully complies with relevant Green Belt policy and the site specific green belt policy which applies to Harefield Hospital. Furthermore, the scheme has evolved with the input of the Council's Conservation/ Urban Design Officer who is fully supportive of the design, subject to its detailing which would be controlled through the recommended conditions.

There would be no adverse impact upon the amenities of surrounding residential occupiers through loss of sunlight, dominance or overlooking and there would be no landscaping issues with this second floor extension.

This scheme, just like the previous 'Holly' ward scheme will increase car parking at the hospital, albeit this increase is likely to be modest and through the use of a Travel Plan and the study/ scheme for on-street parking management in the area, which would also be secured through a Deed of Variation/ 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. There would also be a need for the S106 Agreement to ensure that the 'Holly' ward element of the previous permission can not be implemented.

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. The partial non-implementation of planning permission dated 18/9/15, App. No. 9011/APP/2014/3602 refers for the temporary extension above Acorn Ward to provide a new 18 bed ward with associated access (to be known as Holly ward) and its link to the main hospital block via a new bridge,

2. A Green Travel Plan for the Hospital Trust, to include a £20,000 bond, and

3. a. Prior to the start of construction, the submission of the scope of a study for developing a coordinated scheme for the management of on-site and on-street car parking in the area, to be submitted to and agreed in writing by the Local Planning Authority.

3. b. Prior to occupation, funding and implementation of the coordinated on-site car park management plan and a scheme for management of on-street car parking in the area, as agreed with the Council.

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 July 2016, 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 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 15-001 Rev. A, 21-001 Rev. A, 21-002, 31-001 Rev. C and SK-004 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 (March 2016).

3 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 Assessment]

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 and 5.3 of the London Plan (March 2016).

4 NONSC Building recording

Prior to the commencement of any works on site, internally on the top floor only and externally on this wing of the building, the building shall be recorded to English Heritage level 2, the scope and content of this document to be agreed in writing with the LPA and once agreed, copies to be provided for the Local History Archive at Uxbridge Library and Historic England.

REASON

To ensure that a record of the listed building is provided, in accordance with Policy BE9 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

5 NONSC Details of works and materials/ finishes

Details of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works on that element:-

- a) Repairs to the existing balustrade and details of the design and materials of the replacement balustrade where required,
- b) Details of the size and position of roof level services and air handling units,
- c) Details of the design, materials, colours and finishes of the new glazed facade,
- d) Details of the repairs to existing concrete features, brickwork repairs and reglazing of the retained elements of the rear facade,
- d) Details of the finish, including colour, of the new external canopy and fascia, and
- e) Details of the junctions of new partitions and existing/new windows

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 safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 NONSC Noise rating 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).

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
NPPF7	NPPF - Requiring good design
NPPF8	NPPF - Promoting healthy communities
NPPF9	NPPF - Protecting Green Belt land
NPPF10	NPPF - Meeting challenge of climate change flooding coastal
NPPF12	NPPF - Conserving & enhancing the historic environment
LPP 3.1	(2015) Ensuring equal life chances for all
LPP 3.2	(2015) Improving health and addressing health inequalities
LPP 3.17	(2015) Health and social care facilities
LPP 5.2	(2015) Minimising Carbon Dioxide Emissions
LPP 5.3	(2015) Sustainable design and construction
LPP 5.7	(2015) Renewable energy
LPP 5.12	(2015) Flood risk management
LPP 5.13	(2015) Sustainable drainage
LPP 5.15	(2015) Water use and supplies
LPP 6.3	(2015) Assessing effects of development on transport capacity
LPP 6.9	(2015) Cycling
LPP 6.10	(2015) Walking
LPP 6.13	(2015) Parking
LPP 7.2	(2015) An inclusive environment
LPP 7.3	(2015) Designing out crime
LPP 7.4	(2015) Local character
LPP 7.6	(2015) Architecture
LPP 7.8	(2015) Heritage assets and archaeology
LPP 7.13	(2015) Safety, security and resilience to emergency
LPP 7.14	(2015) Improving air quality
LPP 7.16	(2015) Green Belt
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
BE4	New development within or on the fringes of conservation areas
BE8	Planning applications for alteration or extension of listed buildings
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.
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.

3. CONSIDERATIONS

3.1 Site and Locality

The application site forms the eastern wing of the main hospital building which forms two, three storied elliptical wings linking through a central core which were built in the 1930s and

have an exposed concrete frame with brick infilling and a loose Art Deco style. These buildings are locally listed and are sited within the main built-up part of the hospital grounds which extend to some 19.14 hectares to the north of Harefield Village centre, on the western side of Rickmansworth and Hill End Roads.

The hospital was originally designed as a sanatorium. Most of the original recessed bays within the 2 elliptical ward blocks have been in-filled. These existing in-fills 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 also forms part of the Harefield North Archaeological Priority Area and the Colne Valley Archaeological Priority Zone. 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 proposal is to extend the existing internal floor space at second floor level on the eastern wing of the hospital's main building by enclosing the existing external balcony area on the south side of the building. This will increase the total amount of second floor space within this wing by approximately 182sqm to 1,250sqm.

The works involve demolishing the existing second floor south wall and installing new glazed curtain walling approximately 1.8m further out on the balcony, but inside the retained and restored curved balcony balustrade, with the roof being extended to meet and slightly overhang the new curtain wall. The central section of roof would also be raised by up to 800mm to incorporate modern services and there will be new air handling units at roof level, positioned on the "pods" off the main building. The balcony and roof above the central raised rotunda that marks the staircase lobby that would be used as the nurse's base would be retained and restored with the new roof each side of the retained balcony curved around the corner to meet the original recessed roof.

The proposals will also rationalise the existing rainwater pipes which currently run down the front face of the building in grey uPVC and add to the general detritus of the whole. The proposed design will take rainwater to the other side of the building and down existing pipework. Soil pipework from the new en-suite facilities and the clinical washbasins in each bedroom will run down the south facade at set distances in cast iron pipes.

The enlarged space will provide new patient accommodation with a new ward comprising 16 single bed rooms with en-suite facilities, together with a reception area within the main enlarged wing with an associated 4 bed High Dependency Unit (HDU), nursing, catering, utility and visitor facilities within the existing 'pods', 4 of which project from the main wing on the northern elevation and 1 from the side of the building. Patients in this ward with thoracic and coronary conditions will be provided with round the clock nursing and the unit will be open at all times throughout the year. The existing administration block which occupies this floor, including offices, storage space and a board room within one of the pods would be relocated in refurbished redundant buildings elsewhere on the hospital site.

The individual bedrooms would all be located on the southern face of the wing. They will

occupy the space previously taken by the original bedrooms and will extend onto the balcony within the new structure. Each bedroom will have en-suite washing and toilet facilities, which to simplify the layout and the disposition of services will be back to back with adjacent bathrooms.

The proposal has formed the subject of a pre-application enquiry and the design of the scheme has developed in close consultation with the Council's Conservation/ Urban Design Officer.

This proposal is a replacement scheme for the 18 bed 'Holly' ward scheme which was approved on 18/9/15 (9011/APP/2014/3602 refers). The hospital advise that the previous scheme is prohibitively expensive, particularly as this only offered a temporary fix to the need for more bed space at the hospital and have therefore put forward this alternative permanent solution.

The application is supported by the submission of the following documents:-

Design and Access Statement:

This describes the use of the buildings and the proposed development, including its appearance and access provision.

Heritage Statement:

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 and their setting are assessed. The report concludes that only the locally listed hospital main building has the potential to be affected, and then only on the second floor and that through responsive design, in consultation with the LPA Conservation Officer, the proposed development has been designed to ensure that key heritage impacts have been given full consideration in developing a scheme that also meets the requirements to upgrade facilities.

Energy Assessment:

This provides an introduction to the study, describes the site and the development proposals. Relevant building regulations are assessed and the existing building is modeled to define the baseline CO2 emissions. The proposed building with individual building inputs were assessed and the report concludes that the scheme would result in a thermal improvement on the existing structure, which would be compliant with the relevant building regulations if the appropriate building inputs, including the use of blinds were used.

Planning Stage Drainage Design Statement:

This describes the proposed drainage works and concludes that the proposed works would not increase the amount of impermeable drained area and therefore would not increase the amount of surface water run-off and the increase in foul drainage would not be significant as compared to existing levels.

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 is the following:-

Permission was granted on 18/9/15 for the temporary retention of Acorn Ward and Oak Ward; temporary extension above Acorn Ward to provide a new 18 bed ward with associated access (to be known as Holly ward), 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 (App. No. 9011/APP/2014/3602 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
- NPPF7 NPPF - Requiring good design
- NPPF8 NPPF - Promoting healthy communities
- NPPF9 NPPF - Protecting Green Belt land
- NPPF10 NPPF - Meeting challenge of climate change flooding coastal
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- disabilities in development schemes through (where appropriate): -
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5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **22nd June 2016**

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 as affecting the character or appearance of Harefield Village Conservation Area on 1/6/16 and a site notice was displayed on 26/5/16 with a closing date of 20/6/16. 1 response has been received, raising the following points, summarised below:-

(i) There should be no more expansion at the hospital until it resolves the car parking. Staff cars are clogging up roads on the side streets in the area with no consideration to the residents and even park in Sanctuary Close even though there is a sign saying parking is for residents only.

Harefield Tenants and Residents' Association: No response.

Harefield Village Conservation Area Panel: No response.

Harefield History Society: No response.

Internal Consultees

CONSERVATION / URBAN DESIGN OFFICER:

Harefield Hospital lies within the Harefield Village Conservation Area, the building subject of this application is the largest of the Locally Listed complex of 1930s local authority sanatorium buildings. These are in a striking, stream-line "modernist" style and purposely located on a hill top to take advantage of the clear air. The building proposed for extension comprises two curved wings linked by a central tower. The rear elevations of the wings originally included floor to ceiling metal framed glazed facades opening out onto deep verandas and balconies. These were an important element in the treatment for TB at the time, when patients with breathing difficulties were exposed to the fresh air for long periods of time. The front was and still is a simply detailed curved brick facade, with a central entrance with steps to a generous foyer. This space still retains many "Art Deco" decorative features including light fittings.

Today the rear elevation of the building is much altered, with all floors except the area subject of this application having lost their glazing and balconies. The area subject of this application retains the original balcony and balustrade, canopy and roof form, including a central raised rotunda that marks the staircase lobby. The original windows, however, have been removed and the openings partially bricked in. Externally the original open setting of the building has been lost and the space has been infilled with many ad-hoc structures of varied height and design. As a result of this it is no longer possible to really appreciate the full extent of what originally must have been a very impressive structure. The interior at second floor level retains its original layout and a number of features, such as timber doors with port hole windows, contemporary door furniture, original stairs and balustrades.

The proposals, which include a full and well detailed heritage statement, are for the retention of the structure of the top floor and the creation of a new glazed facade, positioned forward of that existing but still set behind the original restored balustrade. The roof level will be raised to incorporate modern services and there will be new AHUs at roof level, positioned on the "pods" off the main building. Whilst it is regretted that the original and only remaining balcony will be lost to view, the new glazed facade strives to retain something of the spirit of the original glazed facades of the hospital and the design could eventually be replicated on the other wing, replacing the poorly designed cladding that currently exists on the upper floor. Both wings would then be symmetrical in appearance as originally intended. As part of the recent revisions, the existing concrete structure of the upper floor will be retained within the new structure so that the original form of the roof and canopy would not be lost.

The changes to the facade are such that it is not considered that the proposed works would have any adverse impact on the overall significance of the non designated asset (the Locally Listed Building) or the character and appearance of the wider setting of the conservation area (a designated asset).

No objections, subject to conditions requiring the recording of the building and details of the repair works, roof level services and materials be submitted.

HIGHWAYS ENGINEER:

The application involves the creation of one new 16 bed ward plus a nearby 4 bed ward to replace existing offices which are to be relocated to another building on the site. There is no specific Transport Statement or even a Technical Note relating to traffic flow or car parking at this busy hospital site.

In a previous application (9011/APP/20114/3602) a parking survey was carried out in 2015. This parking survey found that there was spare parking capacity on the site although there were over 900 staff and 149 beds on the site. The application for temporary ward accommodation was subsequently approved.

Although there are bus services operating to the site, the PTAL value for the hospital is 1b (poor) so car parking on the site is an issue.

From comments made in the Design and Access Statement it would appear that the current office area was previously used as a hospital ward and is now reverting back to that previous use.

The site has a number of car parking areas that are spread round the hospital complex and it is often not clear to visitors whether there are vacant parking spaces available.

I have been in talks with WSP over the discharge of conditions that related to car parking issues on the site and potential solutions were covered by a S106 agreement relating to the previous planning application on the site (9011/APP/2014/3602).

There are issues on the hospital site with providing access to the parking areas on the site and the previous condition relates to providing solutions to this issue.

This whole on-site parking issue has not been helped by the hospital charging for car parking spaces

I would suggest that as the 20 additional beds add to a significant increase in the number of patients and presumably visitors I would suggest that the same conditions be applied as in the previous application for a temporary ward.

Other than the above comments on a condition relating to on-site car parking I have no significant objections to the application.

SUSTAINABILITY OFFICER:

No objections to this scheme.

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.

This proposal would not result in any additional building footprint being created and would not materially alter the existing bulk and mass of this wing of the main hospital building so as to impact upon the openness of the Green Belt. 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 hospital's requirements for additional facilities and capacity enhancement, so that the scheme is considered to fully comply with Policy PR20 of

the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 29012).

7.02 Density of the proposed development

Not applicable to this 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 main hospital building.

The proposal for an infill extension on the second floor will not affect any archaeological interest that there may or may not be on site. Also, the works are sufficiently distant and screening by existing buildings from the statutorily listed buildings on site which are sited further to the west so that it is only the impact upon the Harefield Village Conservation Area and the locally listed building that are of relevance.

The design of the infill extension has been developed to maintain an 'open' aspect to the enclosing of the balcony through the use of expansive glazing. The glazing system used will also reflect that of the original facade. The tower feature will be maintained, and where internal features cannot be restored and retained they will be replaced with features reflecting the original design.

The Council's Conservation / Urban Design Officer advises that the rear elevation of the building is much altered, with all floors except the area the subject of this application having lost their glazing and balconies. The area the subject of this application retains the original balcony and balustrade, canopy and roof form, including a central raised rotunda that marks the staircase lobby, although the original windows have been removed and the openings partially bricked in. Externally, the officer notes that the original open setting of the building has been lost and the space has been infilled with many ad-hoc buildings and structures of varied height and design so that it is no longer possible to really appreciate the full extent the original structure. The interior at second floor level retains its original layout and a number of features, such as timber doors with port hole windows, contemporary door furniture, original stairs and balustrades.

The officer advises that whilst it is regretted that the original and only remaining balcony will be lost to view, the new glazed facade does retain something of the spirit of the original glazed facades of the hospital and the design could eventually be replicated on the other wing, replacing the poorly designed cladding that currently exists on the upper floor. Both wings would then be symmetrical in appearance as originally intended. As part of the recent revisions, the existing concrete rotunda structure of the upper floor will be retained within the new structure so that the original form of the roof and canopy would not be lost.

As a result of this assessment, it is considered that the proposed changes to the facade would not have any adverse impact on the overall significance of the Locally Listed Building and would preserve the character and appearance of the wider setting of the Conservation Area. The Council's Conservation/ Urban Design Officer raises no objections to the scheme subject to conditions to require the recording of the building and the detailed elements of the design and materials which form part of the officer's recommendation. As such, the scheme complies with Policies BE4 and BE8 of the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012).

7.04 Airport safeguarding

Not applicable to this 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.

The infill extension to the second floor balcony area on the east wing of the main hospital building would not increase the built-up appearance of the building. Also the minimal increase in height of parts of the building and the new air handling units would be sited away from the roof edges where they would not be readily visible from ground level.

As such, it is considered as the proposals would not materially increase the bulk and mass of the building so that the openness of the Green Belt would not be prejudiced, in accordance with Policies OL4 and PR20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.07 Impact on the character & appearance of the area

This is dealt with in Section 7.03 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 nearest residential properties to the proposed infill extension are the houses on the opposite side of Rickmansworth Road where the nearest residential elevation would be sited some 57m away from the nearest part of the infill extension and would only have an oblique view of the new structure which would be viewed against the backdrop of the existing building. These properties would be separated by the road and belt of woodland planting within the hospital grounds. Although the boundary planting has been thinned recently, additional trees are to be planted along this boundary and a new native hedge has 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 development.

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 site has a number of car parking areas that are spread round the hospital complex and it is often not clear to visitors whether there are vacant parking spaces available.

On the previous application (9011/APP/2014/3602 refers) which this application would in part supersede in relation to the additional ward provision (with a total of 20 additional bedspaces currently being proposed as compared to 18 on the previous application), a car parking utilisation survey was carried out at the hospital in 2015 which indicated that although the hospital site is served by bus routes, 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). Furthermore, this parking survey found that with over 900 staff and 149 beds on site, there was still spare parking capacity on the site although based on the survey results, car parking space utilisation was forecast to increase from 83% to 90% following the proposed development.

The Highway Engineer on the previous application advised that at such a high car park utilisation level, users of the hospital will experience significant difficulty in locating any unoccupied car parking spaces given that they are spread around the site. Also, the engineer advised 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 noted that the surveys do not appear to have identified the full extent of such demand / use on site.

In order to address these concerns, committee previously agreed Heads of Terms for a S106 Agreement which would secure a Travel Plan, including a £20,000 bond to encourage the reduction of the use of the private car and implementation of a co-ordinated scheme for the management of on-site and on-street car parking in the area.

The Highway Engineer on this scheme advises that these Heads of Terms are equally applicable to this scheme. In addition, an additional clause is required to ensure that the previously approved ward can not be implemented in addition to the new ward currently proposed.

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 as it would be constantly staffed.

7.12 Disabled access

The submitted Design and Access Statement advises that as a hospital trust, the applicant

duty bound to ensure that all public and patient areas meet with strict mobility guidelines which takes into account takes into account, for instance, that buildings have been designed and specified to ensure ease of access, provision of WC facilities for all, appropriate signage and interior colour schemes that respect light reflectance values.

7.13 Provision of affordable & special needs housing

Not applicable to this development.

7.14 Trees, Landscaping and Ecology

This application has no implications for tree protection, landscaping or ecology.

7.15 Sustainable waste management

The plans include segregated waste storage facilities for the ward. The management and collection of waste would be a matter for the hospital.

7.16 Renewable energy / Sustainability

An energy assessment has been submitted to support the application which makes various recommendations in terms of the thermal efficiencies which could be employed within the proposed works.

The Council's Sustainability Officer has reviewed the document and raises no objections to the proposals. A condition has been added to ensure that the works are carried out in accordance with the submitted Energy assessment.

7.17 Flooding or Drainage Issues

The submitted Planning Stage Drainage Design Statement advises that the proposed works would not increase the amount of impermeable drained area of the building and therefore would not increase the amount of surface water run-off and the increase in foul drainage would not be significant as compared to existing levels. On this basis, no objections can be raised to the proposals on drainage grounds and there is no need for drainages conditions.

7.18 Noise or Air Quality Issues

Noise

The development proposals 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 new ward on the second floor of the main hospital building does not bring hospital activities any closer to surrounding residential occupiers, the nearest of which are located on the opposite side of Rickmansworth and Hill End Roads and are separated from the hospital by the roads themselves and a belt of woodland planting. A condition to control the noise from plant is included in the officer's 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 that could be potentially generated by the increased intensity of use of the existing parking spaces by the additional bed spaces would not give rise to any material air quality concerns.

7.19 Comments on Public Consultations

The comments raised by the individual objector 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. The partial non-implementation of planning permission dated 18/9/15, App. No. 9011/APP/2014/3602 refers for the temporary extension above Acorn Ward to provide a new 18 bed ward with associated access (to be known as Holly ward) and its link to the main hospital block via a new bridge,
2. A Green Travel Plan for the Hospital Trust, to include a £20,000 bond, and
3. a. Prior to the start of construction, the submission of the scope of a study for developing a coordinated scheme for the management of on-site and on-street car parking in the area, to be submitted to and agreed in writing by the Local Planning Authority.
3. b. Prior to occupation, funding and implementation of the coordinated on-site car park management plan and a scheme for management of on-street car parking in the area, as agreed with the Council.

The proposal is not Mayoral or Council CIL liable.

7.21 Expediency of enforcement action

No enforcement issues are raised by the site or this application.

7.22 Other Issues

No other planning issues are 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

Not applicable.

10. CONCLUSION

This scheme represents an alternative permanent proposal to provide a new ward with 20 additional bed spaces as compared to the approved scheme (9011/APP/2015/3206 refers) which accommodated the ward within a new modular building with 18 additional bed spaces which only provided a temporary solution to the demand for more bed space at the hospital

The scheme would provide the additional ward on the top floor of the eastern wing of the main hospital building by re-locating the existing administrative offices to redundant buildings, with additional internal floor area created by extending onto the balcony. The scheme, which would use a glazed curtain wall set back from the retained and restored balustrade would provide a more appropriate design that would respect the original open character of the balconies than the simple bricking-up that has occurred on all the other balconies.

There would be no green belt objections to such a scheme and as the need for a Travel Plan and a co-ordinated scheme for the management of on-site and on-street car parking in the area was previously dealt with by a S106 Agreement, the same Heads of Terms would be required in a Deed of Variation/new S106 Agreement to assist with the alleviation of the on-street parking that occurs around the hospital. A further Heads of Term is required to ensure that the ward building, previously approved is not implemented in addition to this proposal.

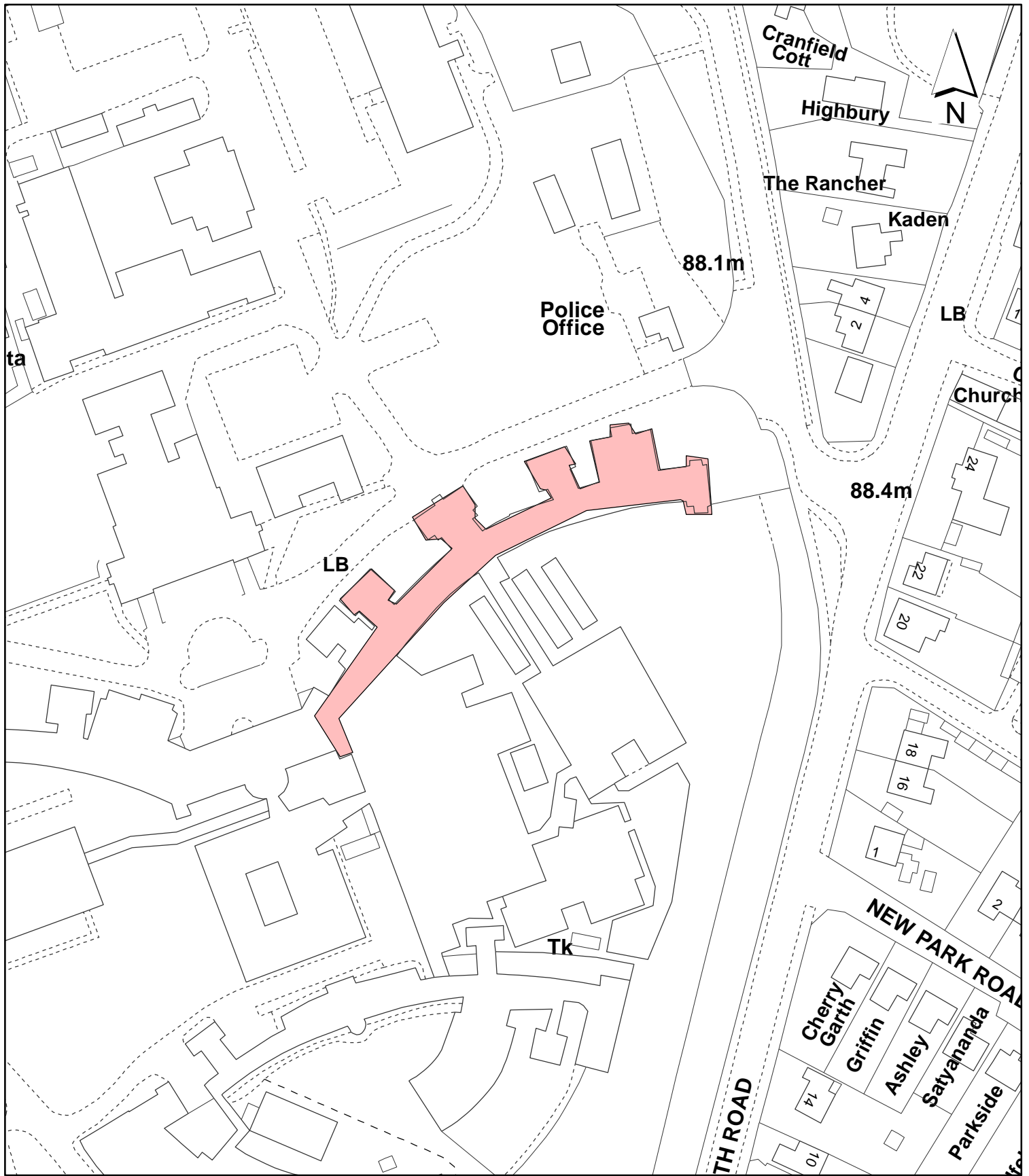
The application is recommended for approval.

11. Reference Documents

National Planning Policy Framework (March 2012)
London Plan (March 2016)
Hillingdon Local Plan (November 2012)
HDAS: 'Accessible Hillingdon'
Consultation responses

Contact Officer: Richard Phillips

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Notes:

 Site boundary

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Site Address:

Harefield Hospital

Planning Application Ref:

9011/APP/2016/1862

Planning Committee:

North

Scale:

1:1,250

Date:

July 2016

LONDON BOROUGH OF HILLINGDON
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