

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

**Address** HAREFIELD HOSPITAL HILL END ROAD HAREFIELD MIDDLESEX

**Development:** Single storey building to form an outpatients lobby.

**LBH Ref Nos:** 9011/APP/2016/3179

**Drawing Nos:** Heritage Statement  
New extension: Waiting room, Fabric and Ventilation Including Part Compliance  
Design and Access Statement  
21-001 Rev. A  
15-001 Rev. A  
15-002 Rev. A  
PL-003  
PL-006  
PL-002  
PL-001

**Date Plans Received:** 22/08/2016

**Date(s) of Amendment(s):** 22/08/2016

**Date Application Valid:** 26/08/2016

### 1. SUMMARY

The application is for the erection of a single storey building to form an outpatients lobby.

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 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 supportive of the design, subject to a condition requiring submission and approval of all external materials.

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 extension.

It is therefore recommended that permission is granted.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 COM3 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

#### REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

#### 2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance

with the details shown on the submitted plans, numbers 15-001 Rev. A, 15-002 Rev. A and 21-001 Rev. A 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 (2016).

### **3 COM7 Materials (Submission)**

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

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

#### REASON

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

## **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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
PR20	Harefield Hospital

LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 7.16	(2016) Green Belt
LPP 7.6	(2016) Architecture
LPP 7.8	(2016) Heritage assets and archaeology
NPPF7	NPPF - Requiring good design
NPPF8	NPPF - Promoting healthy communities
NPPF9	NPPF - Protecting Green Belt land
NPPF12	NPPF - Conserving & enhancing the historic environment

### **3            159                    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 (2016). 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.

### **4            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](http://www.hillingdon.gov.uk/noise) Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

## **3.            CONSIDERATIONS**

### **3.1            Site and Locality**

Harefield Hospital 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 application site is

located on the Northern side of the Eastern wing of the main hospital block between the wings central administrative annex and service annex.

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

### 3.2 Proposed Scheme

The applicant seeks planning permission for the erection of a single story building to form an outpatients lobby. The building will adjoin the projecting pod to the South East and measures a maximum of 10.4m wide and 9.75m deep, with a flat roof of a maximum 3.5m in height.

### 3.3 Relevant Planning History

9011/APP/2010/1120 Harefield Hospital Hill End Road Harefield

Erection of 1 single storey temporary hospital building and clinical waste bin store, involving demolition of existing temporary office and clinical waste bin store.

**Decision:** 05-08-2010 Approved

9011/APP/2010/1121 Harefield Hospital Hill End Road Harefield

Demolition of existing temporary office and clinical waste bin store (Application for Conservation Area Consent.)

**Decision:** 05-08-2010 Approved

9011/APP/2012/3074 Harefield Hospital Hill End Road Harefield

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

**Decision:** 26-03-2013 Approved

9011/APP/2014/3602 Harefield Hospital Hill End Road Harefield Middlesex

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.

**Decision:** 27-08-2015 Approved

9011/APP/2015/3025 Harefield Hospital Hill End Road Harefield Middlesex

Installation of 3 additional antenna to be installed adjacent to 3 existing antenna fixed to existing 3.5m high stub tower (Application under Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 for determination as to whether prior approval is required for siting and appearance)

**Decision:** 29-09-2015 Approved

9011/APP/2016/1862 Harefield Hospital Hill End Road Harefield Middlesex

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).

**Decision:**

9011/APP/2016/754 Harefield Hospital Hill End Road Harefield Middlesex

Installation of mini-roundabout and bus lay-by including re-arranged access and bus shelter

**Decision:**

9011/PRC/2015/164 Harefield Hospital Hill End Road Harefield

Proposals for a single bedded inpatient ward & HDU facility on G Floor

**Decision:**

**Comment on Relevant Planning History**

There have been numerous planning applications submitted on the hospital site over the years. None has specific relevance to the proposal under consideration.

**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

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE4 New development within or on the fringes of conservation areas

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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.

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

OL4 Green Belt - replacement or extension of buildings

PR20 Harefield Hospital

LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
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NPPF9	NPPF - Protecting Green Belt land
NPPF12	NPPF - Conserving & enhancing the historic environment

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **5th October 2016**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

Advertisement Expiry Date: 5/10/16

Site Notice Expiry Date: 5/10/16

No comments received.

Harefield Village Conservation Area Panel: No comments.

### Internal Consultees

Conservation and Urban Design Officer:

Originally advised that whilst there was no objection in principle to a small infill structure in this location, to maintain something of the symmetry of the gull wing, it should ideally be more similar in appearance to the recently constructed infill addition on the other side of the secondary entrance block.

This would mean that the addition is reduced in depth, and the fenestration and canopy detail amended. It was also suggested that the windows are white aluminium rather than grey.

Revised plans were submitted to address these comments and the Conservation Officer has confirmed that no objection is raised subject to a condition for the agreement of all external materials

## 7. MAIN PLANNING ISSUES

### 7.01 The principle of the development

This proposal is for a relatively small infill extension which 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. The extension is 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: Part

Two - Saved UDP Policies (November 2012).

**7.02 Density of the proposed development**

Not applicable to this application.

**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 submitted Heritage Statement assesses the potential impact of the small extension and identifies the proposals will not affect any archaeological interest that there may be on site. The Great London Archaeological Advisory Service (GLAAS) were consulted by the applicant on the proposal and responded to the consultation confirming that 'no further assessment or conditions are necessary.'

The Council's Conservation Officer originally advised that whilst the Heritage Statement assessed the impact on the archaeology of the site, it made no mention of the impact on the character and appearance of the Conservation Area. Following discussions revised plans were submitted which rotated the new building so that the outermost part of the front elevation pulls back from the road, which in consequence makes it less prominent against the adjoining pods. The Conservation Officer has advised there is no objection to the revised proposal subject to conditioning of all external materials.

As a result of this assessment, it is considered that the proposed extension 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. As such, the scheme complies with Policies BE4 and BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) which mirror the relevant legal duties.

**7.04 Airport safeguarding**

Not applicable to this application.

**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 small infill extension on the East wing of the main hospital building would be set back between the existing pods on the Northern elevation and is not considered to significantly increase the built-up appearance of the site. 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**

Policy BE4 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to protect conservation areas from inappropriate developments whilst Policy BE13 requires developments to harmonise with the existing street scene and other features of the area that are considered desirable to retain or enhance.

As previously discussed this proposal is for a relatively small single storey flat roofed extension set back between two existing pods of the main building. The Conservation Officer has advised the proposal would not adversely impact on the character of the existing building or the wider Conservation Area. Therefore the proposal complies with Policies BE4, BE13 and BE19 of the Hillingdon Local Plan: Part 2 - 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 protect the amenities of surrounding residential properties from new development in relation to loss of sunlight, dominance and loss of privacy respectively.

The site of the proposed extension is situated approximately 114m from the nearest residential properties on the opposite side of Rickmansworth Road. Due to the existing intervening hospital buildings and well established trees and hedges surrounding the site, the development is not readily visible from the wider area and would have no increased visual or other impact on residential amenity. 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.

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

Not applicable to this application.

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

Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) will not grant permission to developments that prejudice highway and pedestrian safety.

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. The proposal is part of remodelling work to the ground floor of the existing pod adjacent to the heart transplant ward in the eastern gull wing, which would provide a new lobby area. No details have been provided of potential parking or traffic movements, however given the relatively small scale of the proposal in conjunction with its existing use, it is considered that the proposal would not significantly prejudice highway or pedestrian safety and complies with Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

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

Not applicable to this application.

#### **7.12 Disabled access**

The submitted Design and Access Statement advises that as a hospital trust, the applicant is duty bound to ensure that all public and patient areas meet with strict mobility guidelines which 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 application.

#### **7.14 Trees, Landscaping and Ecology**

Not applicable to this application.

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

Not applicable to this application.

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

This issue is now covered by Building Regulations and a report has been submitted to show



compliance with Part L.

**7.17 Flooding or Drainage Issues**

Not applicable to this application.

**7.18 Noise or Air Quality Issues**

Not applicable to this application.

**7.19 Comments on Public Consultations**

No responses received.

**7.20 Planning Obligations**

Not applicable to this application.

**7.21 Expediency of enforcement action**

Not applicable to this application.

**7.22 Other Issues**

None.

**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 to this application.

#### **10. CONCLUSION**

The scheme would provide a new single storey extension to the existing East wing of the main hospital building to form an outpatients lobby. The proposed scale of the building is comparatively small and set back between existing pods on the Northern elevation.

There would be no green belt objections to such a scheme and the proposal is considered to be in keeping with the character and appearance of the existing building and the wider Conservation Area.

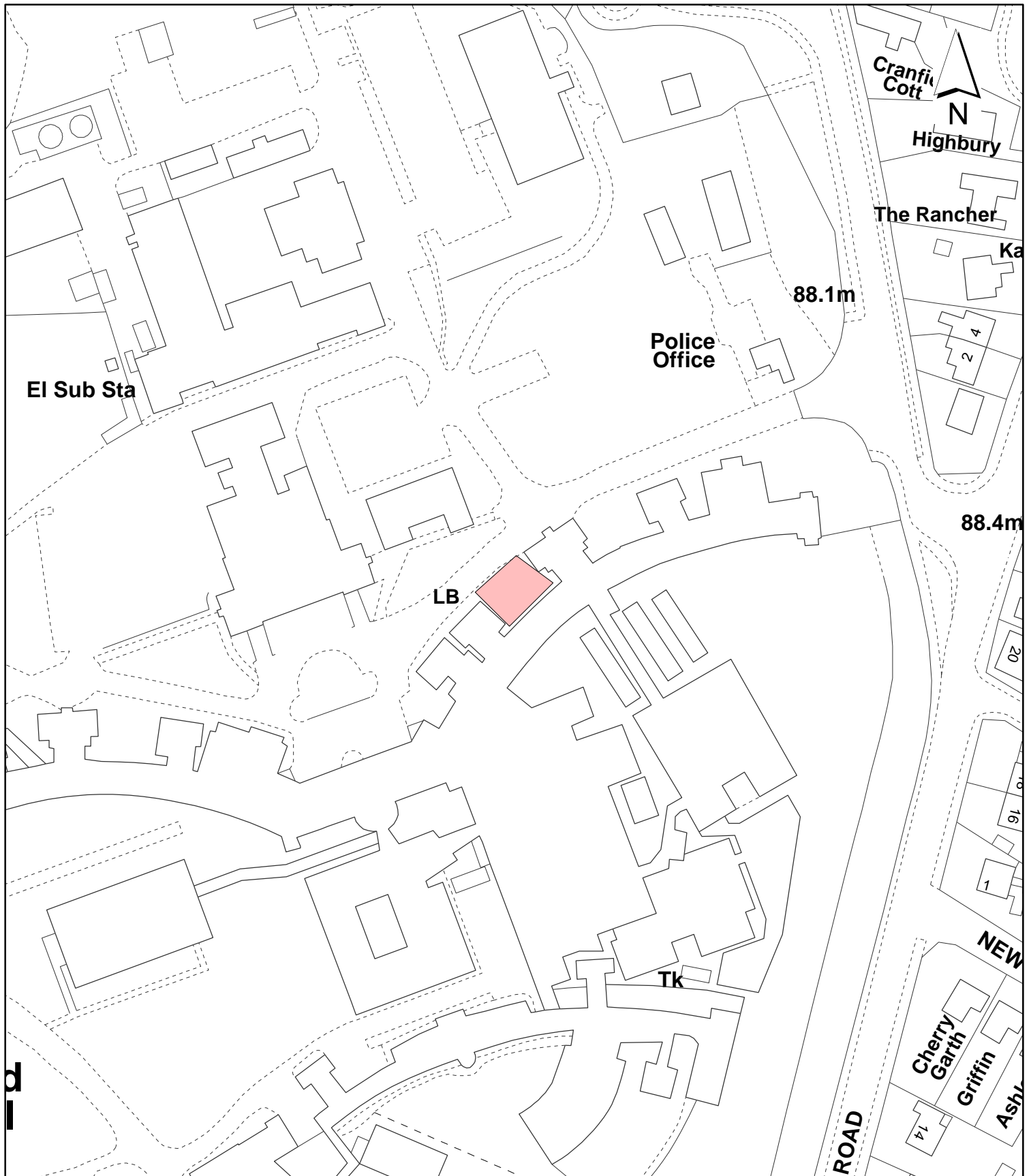
The application is recommended for approval.

#### **11. Reference Documents**

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
The London Plan (2016)  
Hillingdon Design and Accessibility Statement: Accessible Hillingdon  
National Planning Policy Framework

**Contact Officer:** Liz Arnold

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**Harefield Hospital  
 Hill End Road  
 Harefield**

**LONDON BOROUGH  
 OF HILLINGDON**  
 Residents Services  
 Planning Section  
 Civic Centre, Uxbridge, Middx. UB8 1UW  
 Telephone No.: Uxbridge 250111

Planning Application Ref:

**9011/APP/2016/3179**

Scale:

**1:1,250**

Planning Committee:

**North**

Date:

**November 2016**



**HILLINGDON**  
 LONDON