

Report of the Head of Planning, Sport and Green Spaces

Address BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON

Development: Erection of a conservatory to Bishop Hall Building

LBH Ref Nos: 532/APP/2016/3946

Drawing Nos: 11696-BUL-BH-P-SE-E
11696-BUL-BH-P-NE-P
11696-BUL-BH-P-SE-P
11696-BUL-BH-P-WE-P
11696-BUL-BH-P-RP-E
11696-BUL-BH-P-SP-P
11696-BUL-BH-P-EE-E
11696-BUL-BH-P-RP-P
11696-BUL-BH-P-NE-P
11696-BUL-BH-P-WE-E
Design and Access Statement
11696-BUL-BH-P-EE-P
116969-BUL-BH-P-FP-P
11696-BUL-BH-P-FP-E
11696-BUL-BH-P-LP-P Rev. A

Date Plans Received: 26/10/2016

Date(s) of Amendment(s):

Date Application Valid: 07/11/2016

1. SUMMARY

The application site lies within a Major Developed Area located within the Metropolitan Green Belt characterised by large education related buildings. The application seeks planning permission for the erection of a conservatory between the 7 storey halls of residence at Bishops Hall and Kilmorey Hall. The proposed development is not considered to detract from the character and local distinctiveness of the surrounding natural and built environment within the Green Belt. Hence the application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 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 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 11696-BUL-BH-P-NE-P, 11696-BUL-BH-P-SE-P, 11696-BUL-BH-P-WE-P, 11696-BUL-BH-P-SP-P, 11696-BUL-BH-P-RP-P, 11696-BUL-BH-P-EE-P and 116969-BUL-BH-P-FP-P.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

3 HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 NONSC Non Standard Condition

Notwithstanding the submitted plans a minimum of two shrubs or trees (of a native species only) shall be planted adjacent to the eastern boundary of the application site before the end of the first planting season following the building hereby approved being brought into use. Should the landscaping die or in the opinion of the Local Planning Authority becomes seriously damaged or diseased within 5 years of the completion of the development it shall be replaced with similar planting.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policies BE13 and BE38 of the 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.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings

BE20	Daylight and sunlight considerations.
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.
OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt
NPPF1	NPPF - Delivering sustainable development
NPPF9	NPPF - Protecting Green Belt land

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.

4 147 Damage to Verge - For Council Roads:

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

5 115 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 is located within a Major Developed Area located within the Metropolitan Green Belt characterised by large education related buildings. Bishops Hall and Kilmorey Hall are two 6-7 storey buildings located within the central core of the university campus, utilising the slope of the land. To the East is the university Athletics building and to the West is open campus parkland. The proposed conservatory would be located between the two buildings at lower ground floor level.

3.2 Proposed Scheme

The application seeks planning permission for the erection of a conservatory to the Bishops Hall Building. The conservatory would link Bishops Hall and Kilmorey Hall buildings and would measure 55 square metres in floor area. The University has identified that there is a lack of social and breakout space available to students residing at the Bishops Hall and Kilmorey Hall. The applicants have advised that this glazed structure will provide an inspiring, ambient and relaxing environment in what is currently an unused area between the buildings. The application includes installing doorways into both Bishops Hall and Kilmorey Hall so the space is easily accessible from both buildings. Level access will be provided.

3.3 Relevant Planning History

Comment on Relevant Planning History

Outline planning permission was granted for the university halls of residence under application reference 532/APP/2002/2237 with Reserved Matters being approved under application reference 532/APP/2004/2258.

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.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
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.
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NPPF9	NPPF - Protecting Green Belt land

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The Cleveland Road Neighbourhood Watch Group and The Cleveland Road Residents Association were consulted by letter dated 9.11.16 and a site notice was displayed on the external boundary of the site on adjacent Kingston Road on 14.11.16 which expired on 9.12.16. No response received.

Internal Consultees

No internal consultation comments were received.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

There is no objection in principle to the erection of a conservatory linking the Bishops Hall Building with the Kilmorey Hall Building within the Brunel University site subject to compliance with relevant policies 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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Policies OL1 and OL5 are relevant to this development given that Brunel University Campus is a major developed site within the Green Belt. These policies will only allow proposals which do not injure the visual amenities of the Green Belt.

The erection of the conservatory is considered not to have a detrimental impact to the character of the original buildings and would not adversely affect the visual amenities and openness of Green Belt land in the overall context of this major developed site and is

therefore in accordance with Policies OL1 and OL5 of the Hillingdon Local Plan (November 2012).

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieves a 'high quality of design in all new buildings, alterations and extensions'. In addition, Policy BE13 of the Hillingdon Local Plan (November 2012) acknowledges that 'development will not be permitted if the layout and appearance fail to harmonise with the existing street scene'.

The proposed conservatory would not be visible from the public domain. The proposed conservatory would be modest in scale, subordinate to the host building and would be finished in materials to match the associated building. Due to the slope of the land to the West, the conservatory would not be visible from the East and due to its modest proportions and open lightweight design would relate satisfactorily to the significant scale of the host buildings when viewed from the West. The proposal would therefore comply with Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies and Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012).

7.08 Impact on neighbours

The application site comprises of a substantially large site with the associated buildings, The Western elevation of the two halls of residence face the internal campus being sited within the central core of the site. It is therefore considered the proposed extensions and alterations would not result in a loss of privacy or overlooking to the neighbouring buildings outside of the application site. The proposal would be compliant with BE20, BE21 and BE24 of the Hillingdon Local Plan Part 2: Saved UDP Policies.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policies AM2 and AM7 state that all proposals for development will be assessed against their contribution to traffic generation and their impact on congestion and the present and potential availability of public transport and its capacity to meet increased demand. Given the location of the building, and the minimalist increase of the proposed extension, it is considered it would not result in an increase of traffic flow, or result in a hazard to users of the site.

7.11 Urban design, access and security

The issues are addressed in the sections above.

7.12 Disabled access

No issues raised.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

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

The proposed conservatory would link the two seven storey halls of residence in an open gap with a retaining wall to the East. There are two shrubs which would need to be removed which were part of the original landscaping scheme for the halls of residence to allow for the erection of the conservatory. It would be reasonable to impose a landscaping

condition in this instance to require the replacement of these two shrubs and to ensure that the proposed conservatory assimilates into the campus parkland setting. Subject to the imposition of this landscaping condition, the application is considered acceptable in accordance with Policy BE38 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

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 comments 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

No other issues raised.

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 Probitry 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

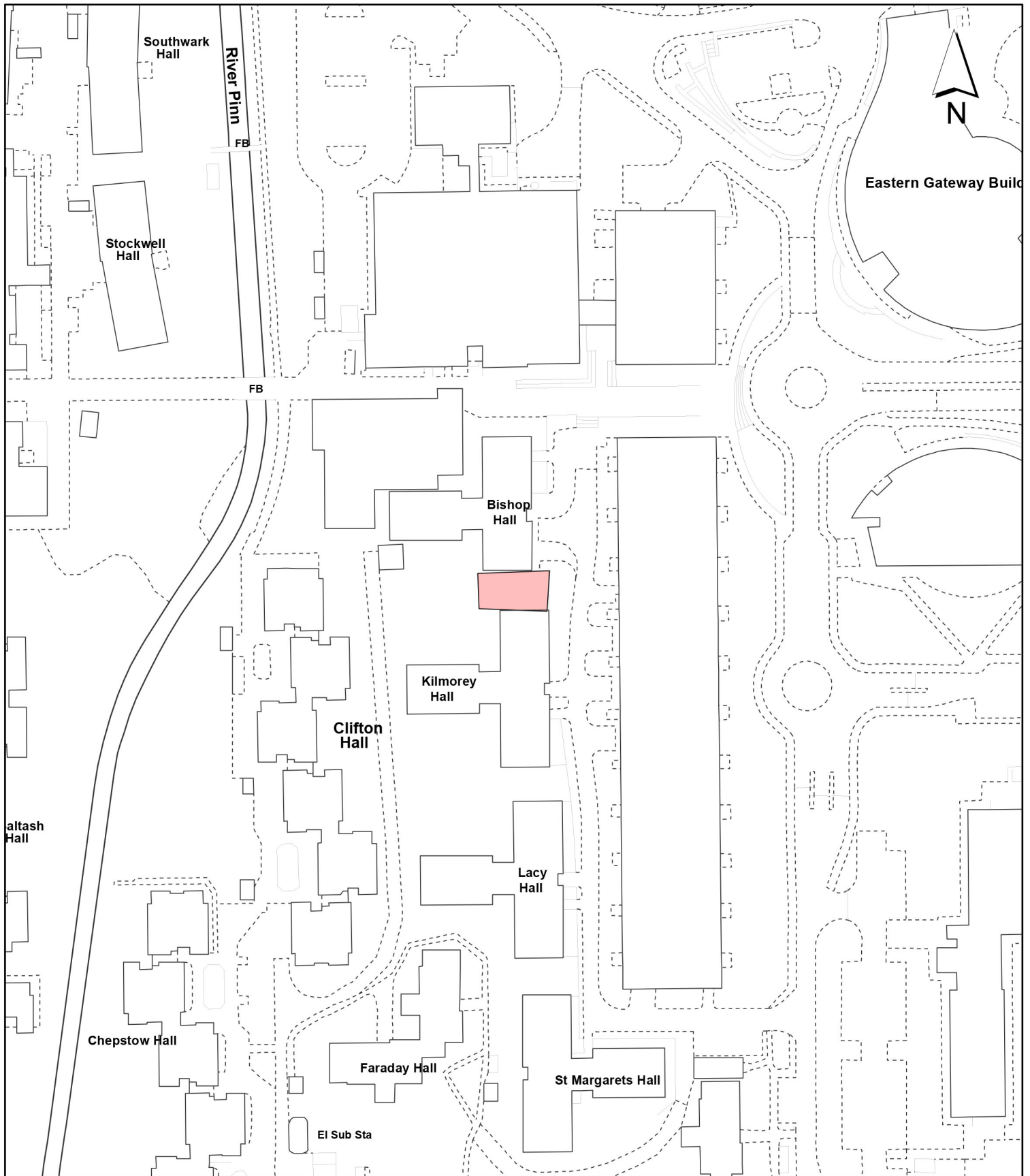
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11. Reference Documents

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

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Brunel University
 Kingston Lane**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section

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

Planning Application Ref:
532/APP/2016/3946

Scale:
1:1,250

Planning Committee:
Central & South

Date:
January 2017

