

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

**Address** BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON

**Development:** Single storey rear extension, plant enclosure, vehicle access gates, ramp and new fencing

**LBH Ref Nos:** 532/APP/2016/4572

**Drawing Nos:** P(0)10 Rev. A  
P(0)08 Rev. A  
P(0)07 Rev. A  
P(0)06 Rev. A  
P(0)05 Rev. A  
P(0)04 Rev. A  
P(0)02 Rev. A  
P(0)01 Rev. A  
Design and Access Statement  
Arboricultural Implications Assessment  
Tree Protection Plan  
P(0)09  
Covering Letter/Planning Statement  
P(0)03

**Date Plans Received:** 20/12/2016

**Date(s) of Amendment(s):**

**Date Application Valid:** 06/01/2017

### 1. SUMMARY

The application seeks full planning permission for the erection of a single storey rear extension, plant enclosure, vehicle access gates, ramp and new fencing.

It is considered that the proposal would not have any significant impact on the openness of the Green Belt within this Major Developed Site and the amenities of nearby occupiers would remain unaffected. The proposal is also considered acceptable in all other regards.

Accordingly, the application is recommended for approval subject to conditions.

### 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 P(0)04 Rev. A, P(0)05 Rev. A, P(0)06 Rev. A, P(0)07 Rev. A, P(0)08 Rev. A, P(0)09 and

P(0)10 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 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 COM10 Tree to be retained**

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

#### REASON

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

### **5 COM8 Tree Protection**

The development shall be carried in accordance with the tree protection works and Tree Protection Plan as set out in the Arboricultural Implications Assessment by Merewood Arboricultural Consultancy. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and.
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

**REASON**

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**6 NONSC Non Standard Condition**

The rating level of noise emitted from plant and/or machinery hereby approved shall be no higher than the existing background noise level. The noise levels shall be determined at the neighbouring offices/classrooms. 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.

**7 NONSC Non Standard Condition**

The LAeq,T noise level of any plant and/or machinery hereby approved and determined at the site boundary shall be at least 5 dB below the lowest recorded background noise level LA90,TT. The reference time T shall be 1 hour at any time during the day, evening or night

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

**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.

- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL4 Green Belt - replacement or extension of buildings
- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.  
New development must harmonise with the existing street scene.

BE13	
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
LPP 7.16	(2016) Green Belt
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](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

The Elliott Jaques Building lies at the South East corner of the Uxbridge campus close to Kingston Lane. The building is T-shaped in plan and it is surrounded by car parking broken up by trees and soft landscaping. A tree belt separates the site from Kingston Lane which runs along the Eastern boundary line of the site and screens the building from view. The building is single storey with a partial mezzanine level. The elevations of the existing building are of red brick with timber framed horizontal strip windows, the roof is a low dual pitched form clad in red colour coated metal panels.

Brunel University is a Major Developed Site within the Metropolitan Green Belt as identified in the Policies of the Hillingdon Local Plan (November 2012).

#### 3.2 Proposed Scheme

The application seeks full planning permission for the erection of a single storey rear extension, plant enclosure, vehicle access gates, ramp and new fencing.

The proposal consists of two areas of extension to the existing building. The first extension being an addition to the external steel framed structure to the East elevation to accommodate additional plant. The extension would infill the void area above the current vehicle access yard, providing external roof level space, whilst retaining the open vehicle access at ground level. The existing maintenance access stairs would be retained and utilised to access the new roof level extension area. The existing perimeter fence and gates at ground level would also be retained. The second extension would be located to the south of the 'T' shape within the existing car park area to accommodate the laboratory. The new facility is to support and enhance the current use of the existing building.

#### 3.3 Relevant Planning History

532/APP/2016/3943      Brunel University Kingston Lane Hillingdon  
Erection of a conservatory to Elliott Jaques Building

**Decision:** 18-01-2017    Approved

532/APP/2016/4568      Brunel University Kingston Lane Hillingdon  
Removal of condition 1 (Retention of Structures) of planning permission ref: 532/APP/2013/1586 dated 10/10/2013 (Single storey structure to accommodate 3 x test chambers and associated roof plant for a temporary period of 10 years, following demolition of existing building)

## Decision:

### Comment on Relevant Planning History

The following planning history is considered to be of relevance

532/APP/2013/1586 dated 10/10/2013 was for a single storey structure to accommodate 3 x test chambers and associated roof plant for a temporary period of 10 years, following demolition of existing building. A current application under reference 532/APP/2016/4568 seeks permission for the removal of condition 1 allowing for the retention of the extension on a permanent basis.

## 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:

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

OL4 Green Belt - replacement or extension of buildings

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

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

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

OE1 Protection of the character and amenities of surrounding properties and the local area

LPP 7.16 (2016) Green Belt

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 and the Cleveland Road Residents Association were consulted by letter dated 18.1.17 and a site notice was displayed on Kingston Lane which expired on 17.2.17. No response received.

### Internal Consultees

Tree Officer:

The development on the East face of the building is close to some boundary trees which line the service road. These trees were planted as part of the green infrastructure of the university and they contribute to the character and appearance of the area. A tree report has been prepared by Merewood Arboricultural Consultancy. The report highlights the presence of a 'B' grade lime tree which is situated to the North of the service yard/area due to be developed. The report recommends tree protection and a construction method statement, which, if adhered to, will prevent any adverse impact on the tree.

RECOMMENDATION: No objection subject to COM8 (adherence to existing recommendations ) and COM10.

Highways Officer:

The proposal will result in the loss of 10 additional car parking spaces, however the Brunel campus has around 2000 car parking spaces overall, with a cap of 2080 spaces. The loss is therefore minimal and unlikely to result in a material impact on the demand for car parking spaces

EPU:

The Environmental Protection Unit has examined the planning application above and wish to make the comment below:

Noise affecting offices/other noise sensitive premises

The rating level of noise emitted from plant and/or machinery hereby approved shall be no higher than the existing background noise level. The noise levels shall be determined at the neighbouring offices/classrooms. 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.

Noise affecting environment

The LAeq,T noise level of any plant and/or machinery hereby approved and determined at the site boundary shall be at least 5 dB below the lowest recorded background noise level LA90,TT. The reference time T shall be 1 hour at any time during the day, evening or night.

REASON: To safeguard the amenity of the surrounding area in accordance with policy OE1 of the

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The application site lies within a Major Developed Site located inside the Metropolitan Green Belt. Accordingly, the proposal for additions to the building is subject to the provisions of Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposal would not significantly impact on the bulk or character of the existing building. The extensions would be subordinate in size and scale to the parent building and sympathetic in design in terms in that it has a functional appearance, related to the research type use of the parent building. It is considered that this extension and plant would not impact on the openness or significantly increase the built up appearance of the site, nor does it have any detrimental impact on the character of the surrounding area.

The proposal is considered to fully comply with the provisions of Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), by not impacting on the openness of the Green Belt and no objection is raised to the principle of the development.

### **7.02 Density of the proposed development**

Not applicable to the application.

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

Not applicable to the application.

### **7.04 Airport safeguarding**

Not applicable to the application.

### **7.05 Impact on the green belt**

The proposal is not considered to have a detrimental impact on the Green Belt or surrounding area as discussed within the 'Principle of development' and 'Impact on the character & appearance of the area' sections of this report.

### **7.07 Impact on the character & appearance of the area**

The application site lies within a Major Developed Site located inside the Metropolitan Green Belt characterised by large education related buildings. The design and scale of the extensions, plant and fencing are considered sympathetic and subordinate to the overall building and, having regard to the immediate context, it is considered that they would not harm the openness or amenity of the Green Belt. There is no policy objection to the proposal, which would accord with Policies OL1, OL4 and OL5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

It is considered that the proposal would not harm the overall character or appearance of the University Campus and surrounding area. Accordingly, the proposal would accord with Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

### **7.08 Impact on neighbours**

This part of the Elliott Jaques Building is not readily visible from outside of the University Campus, being located over 16m from Kingston Lane. It is further noted that there are a significant number of trees obscuring the view of the application building from Kingston Lane. Given the distances involved and the nature of the development, the proposal would have no detrimental impact on any residential properties and would therefore accord with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP



Policies (November 2012).

**7.09 Living conditions for future occupiers**

Not applicable to the application.

**7.10 Traffic impact, Car/cycle parking, pedestrian safety**

Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards.

The proposal would result in the loss of 10 car parking spaces adjacent to the Elliot Jaques Building. The loss of the 10 spaces is in addition to those lost under application reference 532/APP/2013/1586. The Highways Officer has advised that Brunel Campus has around 2000 car parking spaces overall, with a cap of 2080 spaces. The loss is therefore minimal and unlikely to result in a material impact on the demand for car parking spaces. As such the proposal is considered acceptable in accordance with Policies AM7 and AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

**7.11 Urban design, access and security**

The issues relating to design are addressed in the sections above.

**7.12 Disabled access**

No issues raised.

**7.13 Provision of affordable & special needs housing**

Not applicable to the 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 development on the East face of the building is close to some boundary trees which line the service road. These trees were planted as part of the green infrastructure of the university and they contribute to the character and appearance of the area. A tree report has been prepared by Merewood Arboricultural Consultancy. The report highlights the presence of a 'B' grade lime tree which is situated to the North of the service yard/area due to be developed. The report recommends tree protection and a construction method statement. The Council's Landscape Officer has advised that if the tree protection measures identified within the method statement are adhered to, there would be no adverse impact on the tree. Subject to appropriate conditions requiring tree protection, the proposal 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 the application.

**7.16 Renewable energy / Sustainability**

Not applicable to the application.

**7.17 Flooding or Drainage Issues**

Not applicable to the application.

**7.18 Noise or Air Quality Issues**

Given the location of the proposed facilities in relation to the existing research building, the

adjacent road which is at a higher level and the distance to the nearest residential occupiers it is not considered the proposal would give rise to any unacceptable noise impacts. To this effect the Council's Environmental Protection Unit have raised no objections subject to precautionary conditions to restrict the noise levels to be no higher than the existing background noise level.

**7.19 Comments on Public Consultations**

No external consultation 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**

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 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**

It is considered that the proposal would not have any significant impact on the openness of the Green Belt within this Major Developed Site and the amenities of nearby occupiers would remain unaffected. The proposal is also considered acceptable in all other regards.

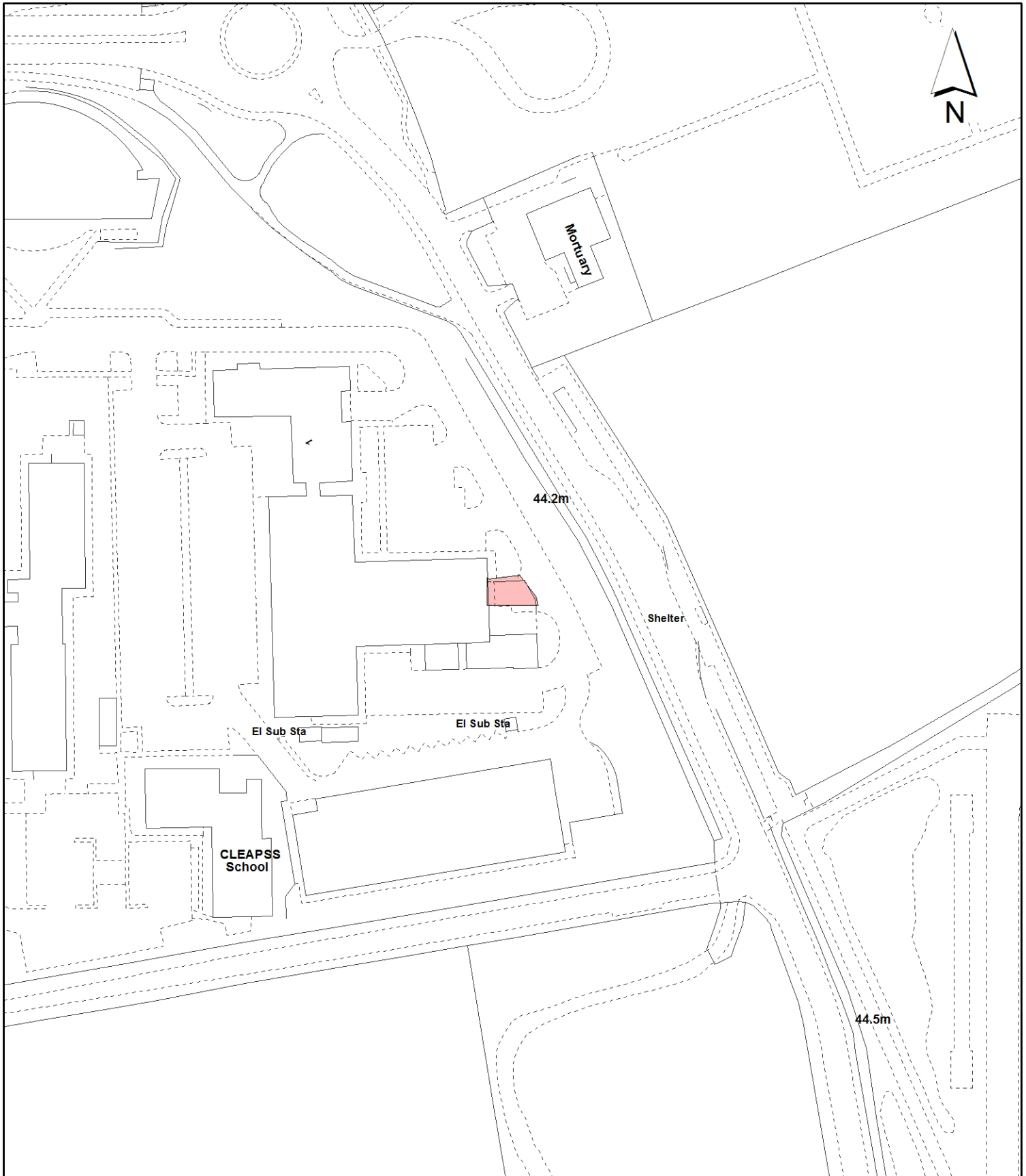
Accordingly, the application is recommended for approval subject to conditions.

#### **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:** Nicola Taplin

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**Brunel University**

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

Planning Application Ref:  
**532/APP/2016/4572**

Scale:  
**1:1,250**

Planning Committee:  
**Central & South**

Date:  
**March 2017**

