

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

**Address** WILFRED BROWN BUILDING, BRUNEL UNIVERSITY KINGSTON LANE  
HILLINGDON

**Development:** Variation of condition 2 of planning permission ref. 532/APP/2014/3929 dated 19/02/2015 (Re-cladding of the existing Wilfred Brown building, alterations to North elevation involving rebuilding of security annex, installation of canopy over existing courtyard to rear and associated works), to agree a revised energy strategy, in relation to proposals for re-cladding.

**LBH Ref Nos:** 532/APP/2017/2731

**Drawing Nos:** ADDENDUM TO THE APPROVED ENERGY AND SUSTAINABILITY STATEMENT Revision 001

**Date Plans Received:** 26/07/2017

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

**Date Application Valid:** 19/09/2017

### 1. SUMMARY

The application seeks permission for the Variation of condition 2 of planning permission reference 532/APP/2014/3929 dated 19/02/2015 (Re-cladding of the existing Wilfred Brown building, alterations to North elevation involving rebuilding of security annex, installation of canopy over existing courtyard to rear and associated works), to agree a revised energy strategy, in relation to proposals for re-cladding. The applicant has advised that whilst every effort has been made to retain all the proposed features, those which are not essential to the operation of the building have been removed due to financial cost restrictions. These include the biomass boiler and the roof mounted PV installations. It is noted that it was confirmed prior to submission of the 2014 that in relation to a refurbishment, Hillingdon Borough Council would not expect the building to meet current energy requirements. However, it would expect that Brunel University and the design team has gone as far as reasonably possible to make the refurbished building as sustainable as possible. It is considered, on balance, that the removal of the non-essential PV installations and biomass boiler would be acceptable given that the revised EPC rating of B would be achieved. The application is therefore recommended for approval.

### 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 5209-02-200 Rev. D, 5209-02-201 Rev. D, 5209-02-202 Rev. D, 5209-02-203 Rev. D, 5209-02-204 Rev. D, 5209-02-230 Rev. E, 5209-02-231 Rev. E, 5209-02-232 Rev. E, 5209-02-233 Rev. E,

Design and Access Statement, Bat Survey, Drainage Report, Addendum to the approved energy and sustainability statement Revision 001;  
Geotechnical Statement and Transport Statement 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 (July 2016).

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

No development shall take place until details of all materials and external surfaces, a detailed specification of the external windows and doors and a detailed specification of the wall mounted PV's 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)

### **4 NONSC Non Standard Condition**

Prior to alteration, the building should be recorded to Level 3 as defined by English Heritage and following agreement with the London Borough of Hillingdon, copies of the document sent to the local planning authority and the Local Studies Library in Uxbridge.

#### REASON

To safeguard the architectural and historic interest of the building.

### **5 NONSC Non Standard Condition**

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

- i. provide information on all Suds features including the method employed to delay and control the surface water discharged from the site and:
  - a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.
  - b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, ( safe access and egress must be demonstrated).
  - c. measures taken to prevent pollution of the receiving groundwater and/or surface waters;
  - d. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.
- ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues.
- iii. provide details of the body legally responsible for the implementation of the management and maintenance plan.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

#### REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014). To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011 or Jan 2014), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

#### 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 (July 2011) and national guidance.

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
NPPF	National Planning Policy Framework
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings

##### **3 I59 Councils Local Plan : Part 1 - Strategic Policies**

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies. 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**

The Wilfred Brown Building is located within the Brunel University Campus, to the West of the site, adjacent to Cleveland Road. The building is on the central spine which is a walkway connecting it with the leisure centre, halls of residence and other academic facilities. The 1960's three storey building has a concrete frame with the Eastern and Western elevations being predominantly glazed and the Northern and Southern elevations featuring block concrete cladding. The main entrance is on the Western elevation and features a large entrance canopy. The building currently accommodates administration departments of Brunel University. The application site is located within a Major Developed Site within the Metropolitan Green Belt and within Flood Zone 1 as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012).

#### **3.2 Proposed Scheme**

The application seeks permission for the Variation of condition 2 of planning permission reference 532/APP/2014/3929 dated 19/02/2015 (Re-cladding of the existing Wilfred Brown building, alterations to North elevation involving rebuilding of security annex, installation of canopy over existing courtyard to rear and associated works), to agree a revised energy strategy, in relation to proposals for re-cladding.

#### **3.3 Relevant Planning History**

532/APP/2014/3929

Wilfred Brown Building, Brunel University Kingston Lane Hillingdon

Re-cladding of the existing Wilfred Brown building, alterations to north elevation involving re-building of security annex, installation of canopy over existing courtyard to rear and associated works

**Decision:** 17-02-2015    Approved

#### **Comment on Relevant Planning History**

532/APP/2014/3929 - Re-cladding of the existing Wilfred Brown building, alterations to North elevation involving re-building of security annex, installation of canopy over existing courtyard to rear and associated works.

Condition 2 of the planning permission states:

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 5209-02-200 Rev. D, 5209-02-201 Rev. D, 5209-02-202 Rev. D, 5209-02-203 Rev. D, 5209-02-204 Rev. D, 5209-02-230 Rev. E, 5209-02-231 Rev. E, 5209-02-232 Rev. E, 5209-02-233 Rev. E, Design and Access Statement, Bat Survey, Drainage Report, Energy and Sustainability Report, Geotechnical Statement and Transport Statement 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 (July 2011).

#### **4. Planning Policies and Standards**

##### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

PT1.BE1        (2012) Built Environment

Part 2 Policies:

AM14        New development and car parking standards.

AM7        Consideration of traffic generated by proposed developments.

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.

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

LDF-AH      Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

NPPF        National Planning Policy Framework

- OL1 Green Belt - acceptable open land uses and restrictions on new development  
OL4 Green Belt - replacement or extension of buildings

## **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 21.9.17 and a site notice was displayed which expired on 23.10.17. No responses have been received.

### **Internal Consultees**

It should be noted that the Council's Sustainability Officer assisted the Council in drafting the report (the Sustainability Officer's views have influenced the main body of the report).

Conservation Officer - The report relates to the non implementation of the biomass boiler and roof level PVs. These are not issues that have significantly altered the overall agreed appearance of the refurbished building. No comment is therefore, made.

Highways Officer - This change of condition relates to revised energy uses and as such has no obvious highway implications.

## **7. MAIN PLANNING ISSUES**

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

The principle of development has been approved under application reference 532/APP/2014/3929.

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

Not relevant to the consideration of this application.

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

The application building is one of the original buildings on the Brunel University campus, completed in 1967 and designed by Sheppard Robson, the architects of the current scheme. The building is not designated, nor located in an historically sensitive location, although there are architecturally important structures, ie Locally Listed Buildings to the South and East, and the grade II listed Lecture Theatre is also close by. The Council's Conservation Officer has advised that the report relates to the non implementation of the biomass boiler and roof level PVs. These are not issues that have significantly altered the overall agreed appearance of the refurbished building.

### **7.04 Airport safeguarding**

Not applicable to this 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.

### **7.06 Environmental Impact**

The original building, constructed in 1966, is a 3-storey development comprising reinforced

concrete frame, light weight clad elevations, single glazed ribbon windows and flat roof areas. During the 1970's a three storey extension was constructed to the rear of the building. Construction methods and materials used match those used in the original building. A fourth floor extension was added in two sections between 1990 and 1995. This extension comprises a single storey steel frame superstructure with light weight cladding and single glazed windows. The Western elevation is set back slightly from the original building. The 4th floor extension includes a flat roof.

The refurbishment works includes:

- Removal and replacement of the building envelope including vertical elevations and roof areas.
- Remodelling of the building interior.
- Removal and replacement of the building engineering services installations.

The remodelled building has been designed to incorporate effective use of passive, internal climate moderating, design features, as follows:

- Natural ventilation to maintain comfortable internal temperature conditions and acceptable air quality.
- Mixed mode ventilation will be adopted in those spaces not able to be ventilated adequately by natural means alone.
- Good day lighting in perimeter spaces.
- Exposed concrete soffit surfaces in the occupied spaces, acting as a heat sink in summer.
- Night time ventilation/cooling, coupled with exposed concrete room surfaces in the occupied spaces.
- Effective shading, by careful design of the building facade and selection of appropriate glazing, to prevent unwanted solar heat admission in the summertime, particularly on the feature Western Elevation.

It was originally intended that thermal energy would be delivered to the remodelled building by a combination of the following technologies:

- Ground Source Heat Pump (GSHP)
- A wood burning boiler (Biomass)
- High Efficiency Gas-fired Condensing Boilers

The following low and zero carbon (LZC) technologies were intended to be incorporated:

- GSHP
- Biomass
- Photo Voltaic (PV)

The applicant has advised that whilst every effort has been made to retain all the proposed features, those which are not essential to the operation of the building have been removed. These include the biomass boiler and the roof mounted PV installations.

It is noted that it was confirmed prior to submission of the 2014 that in relation to a refurbishment, Hillingdon Borough Council would not expect the building to meet current energy requirements. However, it would expect that Brunel University and the design team would have gone as far as reasonably possible to make the refurbished building as sustainable as possible.

The biomass boiler and roof mounted PV were omitted as whilst they reduce carbon

emissions, they were not essential to the operation of the building and it could thus function without them. Space remains within the plantroom for the biomass boiler and fuel storage and the roof level remains free for the installation of PV. A decision was taken to retain the more expensive but worse performing BIPV as it is a visible installation which showcases the technology, a key feature of this development.

The final scheme has reverted from option 3B to option 1. Interestingly the current modelling shows an improvement for option 1 over that modelled in 2014. In 2014 modelling indicated a BER 20.88% greater than the TER and in 2017 this difference has been reduced to 11.5%. Thermal energy is still generated and used by a ground source heat pump installation which also has a communal gas fired boiler plant as back up when required. This back up system also serves the adjacent Michael Stirling building and its use for the Wilfred Brown building will improve its overall efficiency. An EPC rating of B, is predicted and this shows a strong performance for a project of this type.

It is therefore considered, on balance, that the removal of the non-essential PV installations and biomass boiler would be acceptable given that the revised EPC rating of B would be achieved.

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

The issue is addressed in the section above.

**7.08 Impact on neighbours**

Not relevant to the consideration of this application.

**7.09 Living conditions for future occupiers**

Not relevant to the consideration of this application.

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

Not relevant to the consideration of this application.

**7.11 Urban design, access and security**

The issues are addressed in the sections above.

**7.12 Disabled access**

Not relevant to the consideration of this application.

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

Not relevant to the consideration of this application.

**7.14 Trees, landscaping and Ecology**

Not relevant to the consideration of this application.

**7.15 Sustainable waste management**

Not relevant to the consideration of this application.

**7.16 Renewable energy / Sustainability**

The issues are addressed in the environmental section above.

**7.17 Flooding or Drainage Issues**

Not relevant to the consideration of this application.

**7.18 Noise or Air Quality Issues**

Not relevant to the consideration of this application.

**7.19 Comments on Public Consultations**

The comments are addressed in the sections above.

**7.20 Planning obligations**

Not relevant to the consideration of this application.

**7.21 Expediency of enforcement action**



Not relevant to the consideration of 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**

## **10. CONCLUSION**

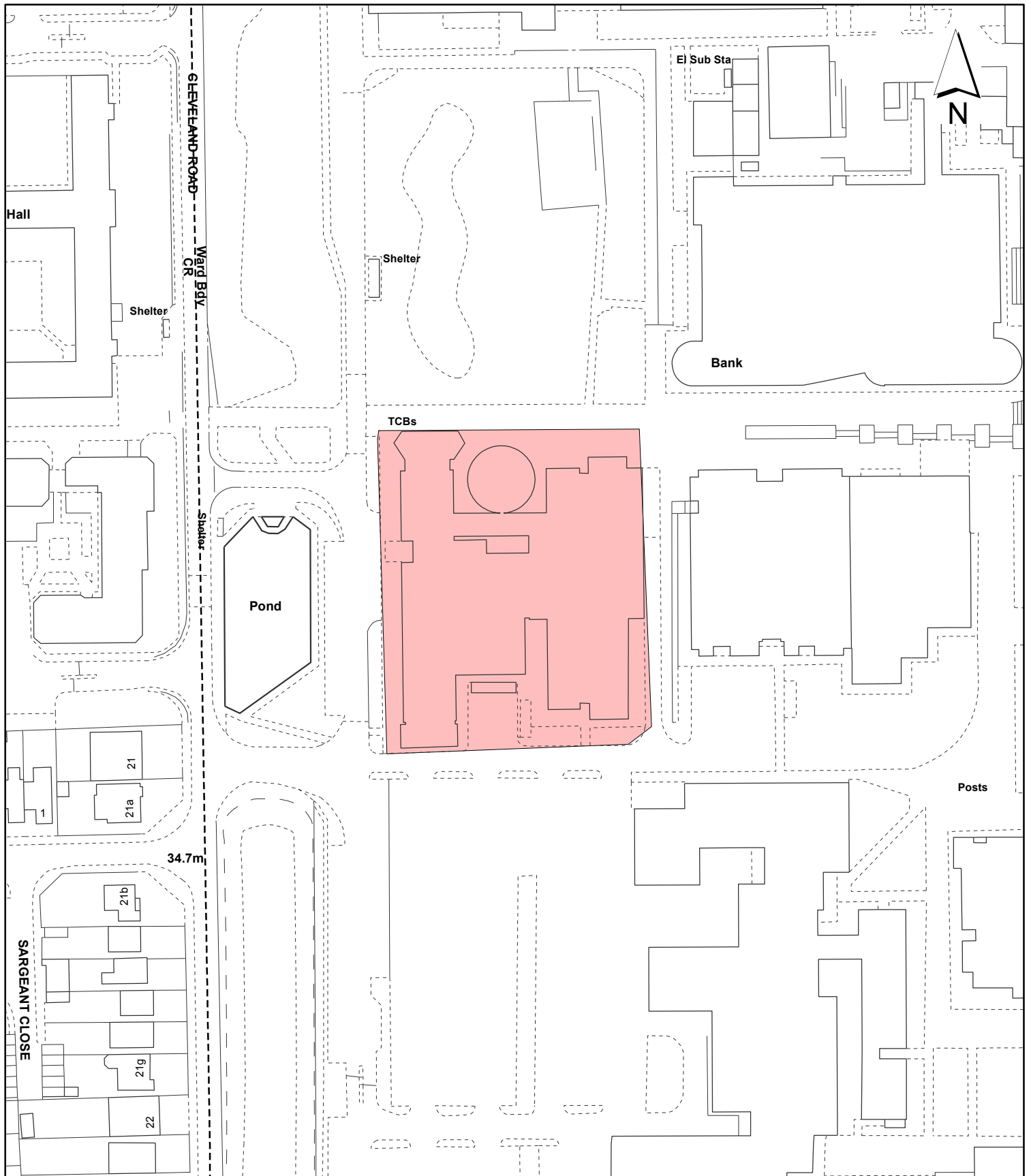
The application seeks permission for the Variation of condition 2 of planning permission reference 532/APP/2014/3929 dated 19/02/2015 (Re-cladding of the existing Wilfred Brown building, alterations to North elevation involving rebuilding of security annex, installation of canopy over existing courtyard to rear and associated works), to agree a revised energy strategy, in relation to proposals for re-cladding. The applicant has advised that whilst every effort has been made to retain all the proposed features, those which are not essential to the operation of the building have been removed due to financial cost restrictions. These include the biomass boiler and the roof mounted PV installations. It is noted that it was confirmed prior to submission of the 2014 that in relation to a refurbishment, Hillingdon Borough Council would not expect the building to meet current energy requirements. However, it would expect that Brunel University and the design team has gone as far as reasonably possible to make the refurbished building as sustainable as possible. It is considered, on balance, that the removal of the non-essential PV installations and biomass boiler would be acceptable given that the revised EPC rating of B would be achieved. The application is therefore recommended for approval.

## **11. Reference Documents**

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)  
London Plan (July 2016)  
National Planning Policy Framework

**Contact Officer:** Nicola Taplin

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address: **Wilfred Brown Building  
 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/2017/2731**

Scale:  
**1:1,250**

Planning Committee:  
**Central & South**

Date:  
**November 2017**

