

## Report of the Head of Planning, Transportation and Regeneration

**Address** BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON

**Development:** Provision of 2 new doorsets to the eastern elevation of the Hamilton Centre

**LBH Ref Nos:** 532/APP/2018/2644

**Drawing Nos:** BUHAML-GW-00-ELE-001 Rev. A  
BUHAML-GW-00-SIT-001 Rev. A  
BUHAML-GW-00-LOC-001 Rev. A

**Date Plans Received:** 17/07/2018 **Date(s) of Amendment(s):**

**Date Application Valid:** 18/07/2018

### 1. SUMMARY

The application seeks amendments to the existing entrance arrangement to the Hamilton Centre within Brunel University. No physical additions to the building are proposed.

The proposal would serve to improve the accessibility of the building and fully accords with the Councils adopted guidance within Accessible Hillingdon.

The visual appearance of the proposed entrance would remain in keeping with the host building and surroundings.

The proposal does not give rise to any considerations or concerns in relation to the Green Belt location of the site.

### 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, BUHAML-GW-00-ELE-001 Rev. A.

#### REASON

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

### 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).

## **2 153 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
BE13	New development must harmonise with the existing street scene.
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
NPPF- 13	NPPF-13 2018 - 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.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

Brunel University is a Major Developed Site within the Metropolitan Green Belt as identified in the Policies of the Hillingdon Local Plan (November 2012). The application site, which is located within the campus, is the Hamilton Centre which comprises of a range of shops, bars and restaurants. It is located west of the quad and has an external appearance of grey cladding and glazing.

#### **3.2 Proposed Scheme**

The application proposes amendments to the layout and external appearance of the eastern elevation. The eastern elevation features a vast amount of glazing which would be slightly altered to accommodate one of the double leaf doorsets.

The doorsets would measure approximately 2 metres in height, 1.8 metres in width and would be set 5.2 metres apart. The proposed doors would improve access for all users to the main facilities within the Hamilton building.

### 3.3 Relevant Planning History

532/APP/2002/2237 Sites 1 And 2, Uxbridge Campus, Brunel University Kingston Lane Hi  
BRUNEL UNIVERSITY MASTER PLAN PROPOSALS COMPRISING ERECTION OF 48,064 SQ.M OF NEW ACADEMIC FLOORSPACE, 69,840 SQ.M OF NEW STUDENT RESIDENTIAL ACCOMMODATION, ANCILLARY FLOORSPACE AND INFRASTRUCTURE, PROVISION OF ADDITIONAL PARKING SPACES, IMPROVED ACCESS FROM KINGSTON LANE, NEW ACCESS FROM COWLEY ROAD, HIGHWAY IMPROVEMENTS TO CLEVELAND ROAD, IMPROVED PEDESTRIAN AND CYCLE ROUTES, LANDSCAPING AND ENVIRONMENTAL IMPROVEMENTS (INVOLVING DEMOLITION OF 18,600 SQ.M OF EXISTING FLOORSPACE (OUTLINE APPLICATION)

**Decision:** 19-04-2004 Approved

532/APP/2012/670 Sites 1 And 2, Uxbridge Campus, Brunel University Kingston Lane Hi  
Application for Extension of Time to Implement Outline Application for Brunel University Master Plan proposals (ref:532/APP/2002/2237) comprising erection of 48,064 sq.m of new academic floorspace, 69,840 sq.m of new student residential accommodation, ancillary floorspace and infrastructure, provision of 645 additional parking spaces, improved access from Kingston Lane, new access from Cowley Road, highway improvements to Cleveland Road, improved pedestrian and cycle routes, landscaping and environmental improvements (involving demolition of 18,600 sq.m of existing floorspace).

**Decision:** 13-05-2015 Approved

#### Comment on Relevant Planning History

There is a lengthy planning history relating to the Brunel University Campus. An outline application for the redevelopment of this area of the campus including the Hamilton Centre has just been renewed by the University.

532/APP/2012/670 - Application for Extension of Time to Implement Outline Application for Brunel University Master Plan proposals (ref:532/APP/2002/2237) comprising erection of 48,064 sq.m of new academic floorspace, 69,840 sq.m of new student residential accommodation, ancillary floorspace and infrastructure, provision of 645 additional parking spaces, improved access from Kingston Lane, new access from Cowley Road, highway improvements to Cleveland Road, improved pedestrian and cycle routes, landscaping and environmental improvements (involving demolition of 18,600 sq.m of existing floorspace).

## 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

BE13 New development must harmonise with the existing street scene.

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

NPPF- 13 NPPF-13 2018 - 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

A site notice was displayed between 09/08/2018 and 07/09/2018. No responses were received.

### Internal Consultees

The Councils Access Officer has been consulted as part of this application and has raised no objections to the proposal.

## 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 is subject to the provisions of Policy OL4 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**

The proposal is not considered to have a detrimental impact on the Green Belt or surrounding area as discussed within the 'Impact on the character & appearance of the area' section 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. Given the very minor scale of the development the proposal is not considered to impact the appearance of this part of the site or its immediate context.

There is no policy objection to the proposal, which would accord with Policies OL1 and OL4 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 Brunel Campus is not readily visible from outside of the University Campus. It is further noted that there are a significant number of buildings and trees obscuring the view of the area from surrounding roads. Given the distances involved and the nature of the development, the proposal would have no detrimental impact on any residential properties outside of the university campus.

Policy OE1 of the Local Plan states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties. This area of the campus comprises of mainly education buildings of a variety of scale and design which cannot be readily viewed from outside of the campus. The proposed addition of two new doorsets are a typical feature of this area of the campus and are therefore considered to sympathise with the surroundings.

**7.09 Living conditions for future occupiers**

Not applicable to this application.

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

Not applicable to this application.

**7.11 Urban design, access and security**

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

**7.12 Disabled access**

Whilst the proposed door sets would be sited within close distance to the steps which lead to the quad they are to be installed as a temporary measure until the outline permission to redevelop this area of the site is implemented.

**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**

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 were 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**

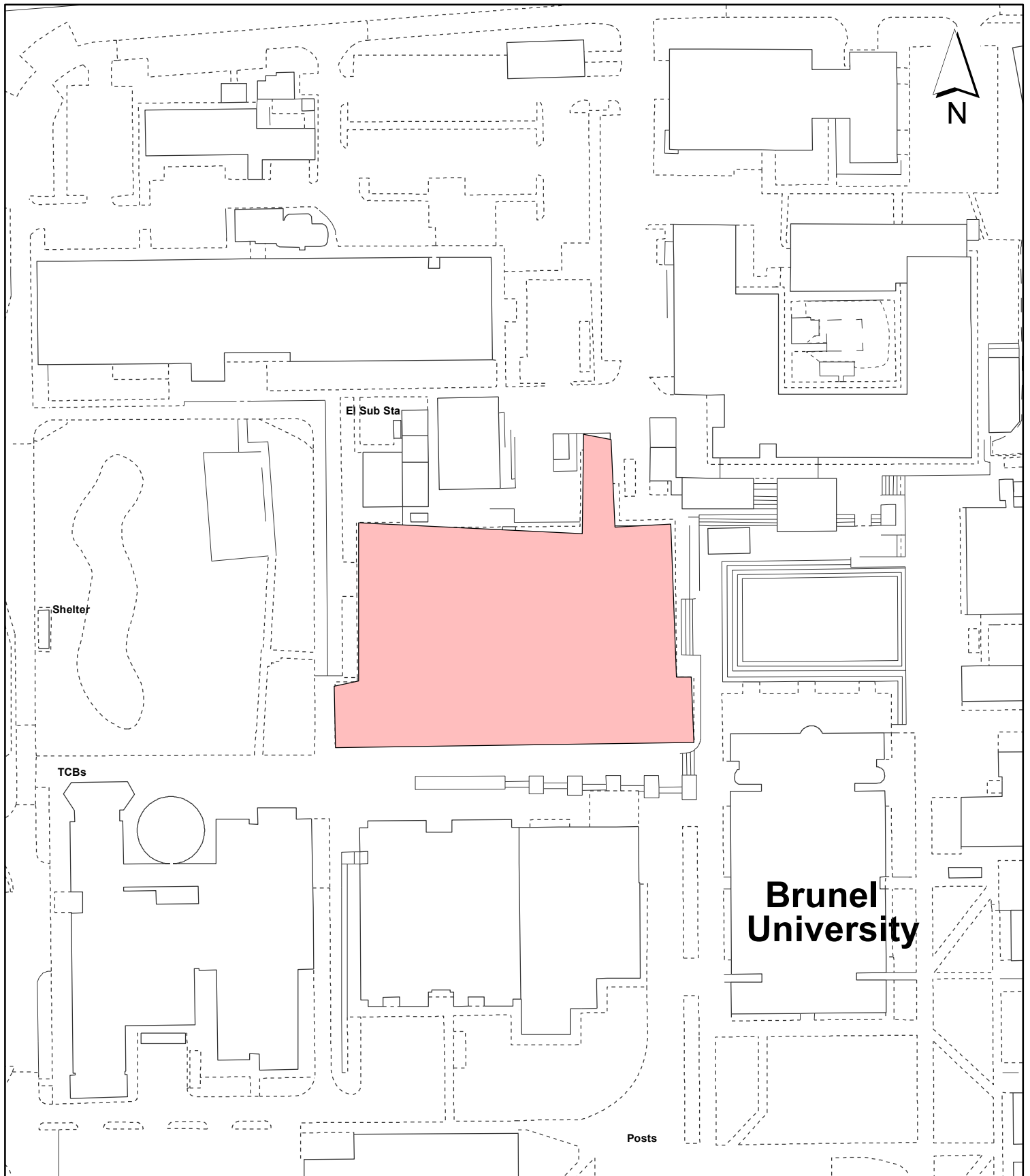
The application seeks full planning permission installation of two new door sets to the eastern elevation of the Hamilton Centre. It is considered that the proposal would not have any significant impact on the openness of the Green Belt within this Major Developed Site. As such the application is recommended 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:** Christopher Brady

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**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/2018/2644**

Scale:

**1:1,250**

Planning Committee:

**Central & South**

Date:

**September 2018**



**HILLINGDON**  
 LONDON