

Report of the Head of Planning, Transportation and Regeneration

Address MOUNT VERNON HOSPITAL RICKMANSWORTH ROAD NORTHWOOD

Development: Replacement and upgrade of the mechanical ventilation system serving the Radiopharmacy (Application for Listed Building Consent).

LBH Ref Nos: 3807/APP/2019/287

Drawing Nos: 18372 Design and Access Statement (January 2019)
Operational Justification
Planning Statement
712MV01 Topographical Survey
712MV200 Existing Elevations
MV-201 Site Layout Plan and Building Key
200 Rev. P1 Proposed Elevations
100 Rev. T1 Block Plan Existing
101 Rev. T1 Proposed Plan and Elevation
Covering Letter (25 January 2019)

Date Plans Received: 25/01/2019

Date(s) of Amendment(s):

Date Application Valid: 25/01/2019

REASON FOR URGENCY

In order to avoid delay to urgent equipment upgrades required at the hospital.

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located immediately next to and on the east side of the Radiopharmacy of Mount Vernon Hospital, a Grade II Listed Building. The site is situated to the north of the Hospital Chapel, a Grade II Listed Building, and is by a car park on the east side of the application site. The site is subject to potentially contaminated land and is designated as part of the Green Belt.

1.2 Proposed Scheme

This application seeks Listed Building Consent for the replacement and upgrade of the failing air conditioning and ventilation units serving the Radiopharmacy and extension of the existing enclosure with 2.4 metre high timber boarded fencing as screening. The proposed section of fencing would replace the existing bin storage area and would measure approximately 9 metres in length on 'elevation b' and 3.7 metres in length on 'elevation c'.

1.3 Relevant Planning History Comment on Planning History

None.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 22nd February 2019

2.2 Site Notice Expiry Date:- Not applicable

3. **Comments on Public Consultations**

EXTERNAL CONSULTATION

Letters were sent to neighbouring properties, a site notice was erected and an advert was posted in the local paper. All consultations expired on the 06/03/2019.

INTERNAL CONSULTATION

Urban Design and Conservation Officer:

Mount Vernon Hospital was listed grade II in February 1990. The building was designed by FL Wheeler and erected in 1902-4 in the Edwardian Free style. The application seeks consent to upgrade the mechanical ventilation system serving the Radiopharmacy.

The area affected by the proposals already contains two enclosures one for the existing mechanical ventilation system and the other that screens a bin store. The enclosures are located at the eastern end of the Nuclear Medicine building and comprise timber cladding that detracts from the setting of the listed building.

The air handling unit supplies clean filtered air to the Radiopharmacy and is a critical item of equipment. In recent months this equipment has failed on two occasions so is in urgent need of repair requiring upgraded equipment and a slightly larger compound.

It is proposed that the existing 2.4m fence, that encloses the existing equipment, will be extended to screen the additional ventilation plant. The new plant is lower, but because it covers a larger area the enclosure will need to be enlarged by another 4 metres.

The new equipment will connect to the existing within the building and will not require any new holes to be formed in the external wall of the listed building. Although the enclosure and plant would have a negative impact on the setting of the hospital building it is acknowledged that it will not impact on its principal formal elevation being located on one of the lesser elevations. It is also acknowledged that the screen and external plant could be removed at a later date and that the land and building could be restored back to its former state.

The proposals are considered to cause less than substantial harm to the listed building's setting as set out within the NPPF. This has to be weighed against the public benefits of the scheme which has been clearly argued and presented within the application. The public benefits outweigh the harm that would result from the works and the proposals could, therefore, be supported in this instance.

The grade II* listed chapel further to the east of the main hospital building is of a sufficient distance away from the proposed extended enclosure that its setting will not be adversely affected by the proposals.

RECOMMENDATION: Grant listed building consent with conditions requesting samples of the timber cladding and woodstain finish to be agreed in writing by the LPA.

Case Officer Comment:

It is noted that conditions requesting samples of the timber cladding and woodstain finish are to be added to the full planning application reference 3807/APP/2019/286.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.HE1 (2012) Heritage
- PT1.BE1 (2012) Built Environment
- PT1.CI1 (2012) Community Infrastructure Provision

Part 2 Policies:

- NPPF- 16 NPPF-16 2018 - Conserving & enhancing the historic environment
- LPP 7.8 (2016) Heritage assets and archaeology
- BE8 Planning applications for alteration or extension of listed buildings
- BE15 Alterations and extensions to existing buildings

5. MAIN PLANNING ISSUES

The main planning issues relate to the impact the proposed works would have on the character and appearance of the Grade II Listed Building.

LAND USE

The works proposed relate to a replacement and upgrade of an existing ventilation system and are acceptable in principle subject to meeting the requirements of all other planning policies.

DESIGN

Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) will only permit applications to alter or extend listed buildings if no damage is caused to the historic structures and additions should be in keeping with other parts of the building and any new external or internal features should harmonise with their surroundings.

Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that proposals for alterations and extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original building.

The proposed ventilation unit is larger in footprint than the existing unit but is lower in height. The proposal would also extend the existing fence enclosure with a 2.4 metre high timber boarded fence. This would extend 9 metres in length on 'elevation b' and 3.7 metres in length on 'elevation c' and would completely screen the proposed unit.

As stated by the Council's Conservation Officer, the proposal would have a negative impact on the setting of the hospital building but it is acknowledged that it would not impact on its principal formal elevation. The proposals are considered to cause less than substantial harm to the listed building's setting as set out within the National Planning Policy Framework (February 2019). It is also considered that the public benefits of the proposal would outweigh the harm that would result from the works. The proposed development is not, therefore, considered contrary to Policies BE8 and BE15 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

RECOMMENDATION: Approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 LB1 Time Limit (3 years) - Listed Building Consent

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

REASON

To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) 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 MV-201 Site Layout Plan and Building Key, 100 Rev. T1 Block Plan Existing, 712MV200 Existing Elevations, 712MV01 Topographical Survey, 101 Rev. T1 Proposed Plan and Elevation, 200 Rev. P1 Proposed Elevations 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 (March 2016).

3 LB2 Making good of any damage

Any damage caused to the building in execution of the works shall be made good to the satisfaction of the Local Planning Authority within 3 months of the works being completed.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

4 LB3 Works to building's interior

Unless specified on the approved drawings, the Local Planning Authority's agreement must be sought for the opening up of any part of the interior of the building.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance

with Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

- 1** The decision to GRANT Listed Building Consent 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** The decision to GRANT Listed Building Consent 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.

NPPF- 1 NPPF-16 2018 - Conserving & enhancing the historic environment

LPP 7.8 (2016) Heritage assets and archaeology

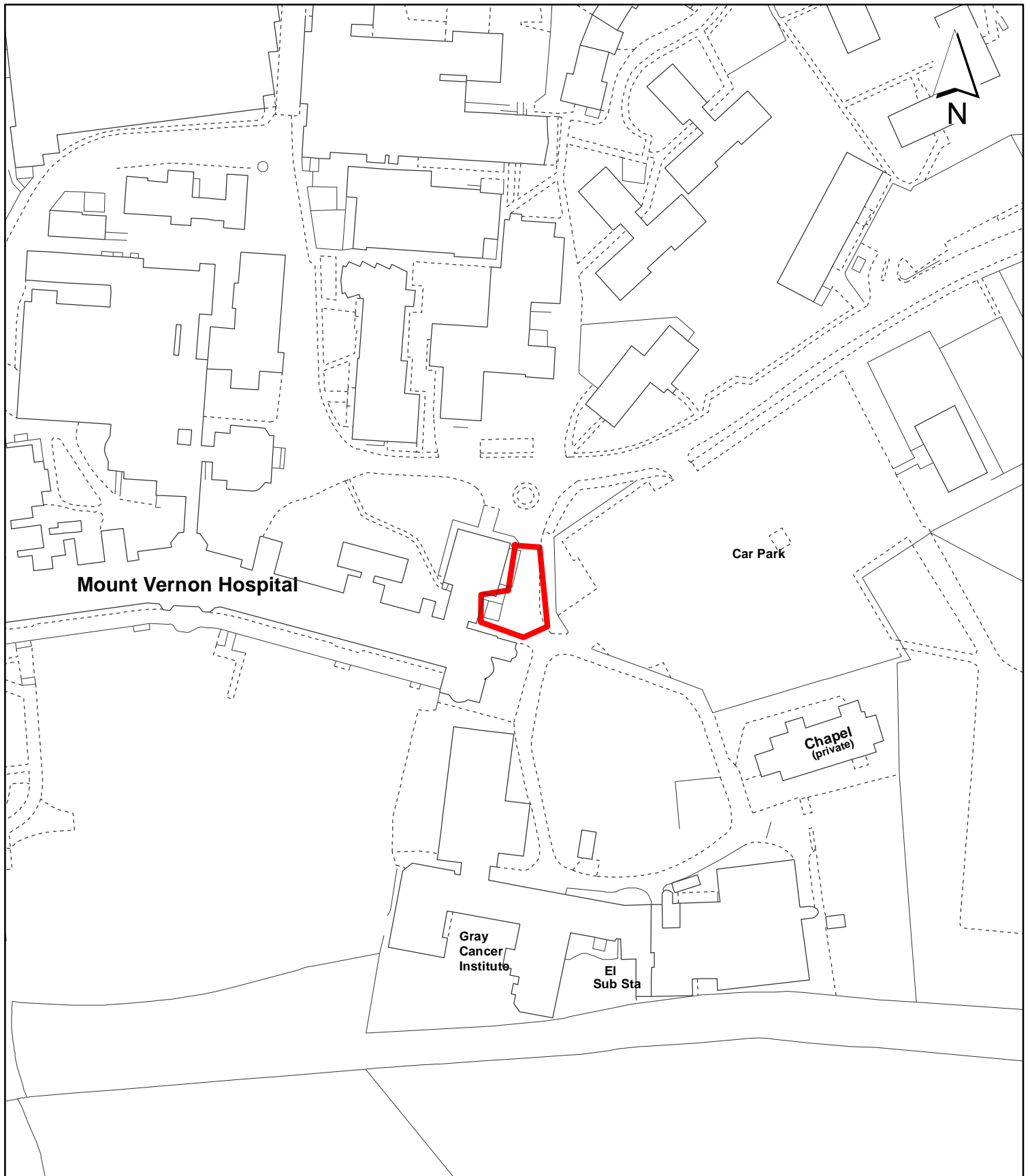
BE8 Planning applications for alteration or extension of listed buildings

BE15 Alterations and extensions to existing buildings

- 3** In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

Contact Officer: Michael Briginshaw

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2018 Ordnance Survey 100019283

Site Address:

**Mount Vernon Hospital
 Mickmansworth Road
 Northwood**

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

Planning Application Ref:
3807/APP/2019/287

Scale:
1:1,250

Planning Committee:
North

Date:
April 2019

