

Report of the Head of Planning, Transportation and Regeneration

Address GASKELL BUILDING KINGSTON LANE HILLINGDON

Development: Replacement of existing chiller plant located in an existing louvre screened external roof plant area and the addition of 2 flues to provide extract from the internal teaching spaces

LBH Ref Nos: 532/APP/2019/3271

Drawing Nos: Plant Noise Impact Assessment
6797-L(00)02 Rev. P1
6797-L(00)01 Rev. P1
6797-L(1-)- 01 Rev. P1
6797-L(1-)11 Rev. P1
6797-L(2-)12 Rev. P1
6797-L(2-)02 Rev. P1
6797-L(2-)11 Rev. P1
6797-L(2-)01 Rev. P1
Design and Access Statement Issue 02

Date Plans Received: 03/10/2019

Date(s) of Amendment(s): 03/10/2019

Date Application Valid: 03/10/2019

1. SUMMARY

The application seeks full planning consent for additional external flues and associated ventilation to support the existing use of the building as a learning and teaching centre for future teachers. More specifically the building provides teacher training and simulation facilities commensurate to those used for secondary school level science.

The activities within the buildings require ventilation and extraction requirements with sufficient capacity for the use of bunsen burners and other instruments for secondary school science activities. The use requires the provision of extraction flues under current building and servicing standards along with replacement roof mounted chillers.

Whilst the application site is located within the Green Belt, as is the entire campus the proposed development is of a minor scale and relatively hidden within a roof top plant area, therefore there is no impact to the openness of the Green Belt.

As such the application is 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 6797-L(1-)-11 Rev. P1, 6797-L(2-)-11 Rev. P1 and 6797-L(2-)-12 Rev. P1.

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 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Hillingdon Local Plan: Part Two - Development Management Policies set out below 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.

DMEI 4	Development on the Green Belt or Metropolitan Open Land
DMHB 11	Design of New Development
DMCI 1	Retention of Existing Community Sport and Education Facilities
LPP 7.16	(2016) Green Belt
NPPF- 13	NPPF-13 2018 - Protecting Green Belt land

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 (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

The Gaskell Building is an existing teaching building located with the Brunel University, Uxbridge campus. A range of teaching, office and study spaces are accommodated within the building. Brunel University is a Major Developed Site within the Metropolitan Green Belt as identified in the Policies of the Hillingdon Local Plan (Jan 2020).

The site is not listed or within a conservation area. Whilst the northern boundary of the

Brunel campus to the west of Cleveland Road shares a boundary with an adjacent conservation area, this is some distance from the Gaskell Building.

3.2 Proposed Scheme

The application seeks planning permission for the replacement of the existing chiller plan located in an existing louvre screened external rooftop plan area with the addition of 2 new flues to provide extraction for internal teachings spaces.

The proposed new equipment would sit approximately 1.5 metres at its highest point above the top of the screened plant area towards the south western corner of the roof.

3.3 Relevant Planning History

Comment on Relevant Planning History

None relevant

4. Planning Policies and Standards

1.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

1.2 The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)

The Local Plan: Part 2 - Development Management Policies (2020)

The Local Plan: Part 2 - Site Allocations and Designations (2020)

West London Waste Plan (2015)

The London Plan - Consolidated With Alterations (2016)

1.3 The National Planning Policy Framework (NPPF) (2019) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

Emerging Planning Policies

1.4 Paragraph 48 of the National Planning Policy Framework (NPPF) 2019 states that 'Local Planning Authorities may give weight to relevant policies in emerging plans according to:

(a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

(b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

(c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Draft London Plan (Intend to Publish Version, December 2019)

1.5 The GLA consulted upon a draft new London Plan between December 2017 and March

2018 with the intention of replacing the previous versions of the existing London Plan. The Plan was subject to examination hearings from February to May 2019, and a Consolidated Draft Plan with amendments was published in July 2019. The Panel of Inspectors appointed by the Secretary of State issued their report and recommendations to the Mayor on 8th October.

1.6 The Mayor has considered the Inspectors' recommendations and, on the 19th December 2019, issued to the Secretary of State his intention to publish the London Plan along with a statement of reasons for any of the Inspectors' recommendations that the Mayor does not wish to accept.

1.7 Limited weight should be attached to draft London Plan policies that have not been accepted by the Mayor or that have only been accepted in part/with significant amendments. Greater weight may be attached to policies that were subject to the Inspector's recommendations and have since been accepted by the Mayor through the 'Intend to Publish' version of the Plan. The weight will then increase as unresolved issues are overcome through the completion of the outstanding statutory process. Greater weight may also be attached to policies, which have been found acceptable by the Panel (either expressly or by no comment being made).

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:

DMEI 4 Development on the Green Belt or Metropolitan Open Land

DMHB 11 Design of New Development

DMCI 1 Retention of Existing Community Sport and Education Facilities

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:- **29th November 2019**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A site notice was displayed between 01-11-19 and 28-11-19. No responses were received.

Internal Consultees

NOISE

I have read through the acoustic report and it is satisfactory. The applicant has demonstrated that the cumulative noise levels (from multiple plant) at the nearest noise sensitive dwelling shall not be an adverse impact on the amenity. The calculations and methodology are in accordance to BS4142.

'Methods for rating and assessing industrial and commercial sound.

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 a replacement and additional plant equipment is subject to the provisions of Policy DMEI 4 of the Hillingdon Local Plan : Part 2 - Development Management Policies (Jan 2020)

Policy DMEI 4 states:

A) Inappropriate development in the Green Belt and Metropolitan Open Land will not be permitted unless there are very special exceptional circumstances.

B) Extensions and redevelopment on sites in the Green Belt and Metropolitan Open Land will be permitted only where the proposal would not have a greater impact on the openness of the Green Belt and Metropolitan Open Land, and the purposes of including land within it, than the existing development, having regard to:

- i) the height and bulk of the existing building on the site;
- ii) the proportion of the site that is already developed;

The proposal includes the replacement and addition of roof top plant equipment which would mainly be screened within the existing plant room area. The additional flues will extend 1.5 metres above the top of the plant area and this would only be visible from a significant distance. Given the size, scale, design and location of the proposed equipment, it is not considered that the proposed development would be contrary to Policy DMEI 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)

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 and some smaller commercial units. The design and scale of the plant equipment is considered to be minor and subordinate to the existing building, nearby buildings and would be relatively well screened from outside the campus and the adjoining Green Belt land. It is therefore considered that the plant equipment could be located in this position without a significant impact on the appearance of this part of the site and its immediate context.

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 DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

7.08 Impact on neighbours

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that:

B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

This part of the Brunel Campus is reasonably screened from the nearest residential properties which are located 40 metres south of the application building in Ratcliff Close. The Gaskell building and the properties within Ratcliff Close are separated by West Spur Road and a number of car parking spaces on either side of the road and also a 7.5m deep grass verge which accommodates a number of trees and other foliage and helps to screen the view of the larger educational buildings which form the Brunel Campus.

A noise report has been submitted and assessed by the Council's Noise Officer and found to be acceptable.

The size, scale and design are not considered to impact the character or amenities of the surrounding properties and no objection has been raised concerning these matters. As such the proposal is considered to comply with Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

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

Not applicable to this application.

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

The applicant has demonstrated through the submission of an acoustic report that the cumulative noise levels (from multiple plant) at the nearest noise sensitive dwelling would not have an adverse impact on amenity. The calculations and methodology are in accordance to BS4142. 'Methods for rating and assessing industrial and commercial sound.

7.19 Comments on Public Consultations

Not applicable to this application.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

Not relevant to the consideration of this application.

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 for additional external flues and associated ventilation to support the existing use of the building as a learning and teaching centre for future teachers. Given its location on top of the Gaskell building roof, it is considered that the proposal would not have any significant impact on the openness of the Green Belt within this Major Developed Site.

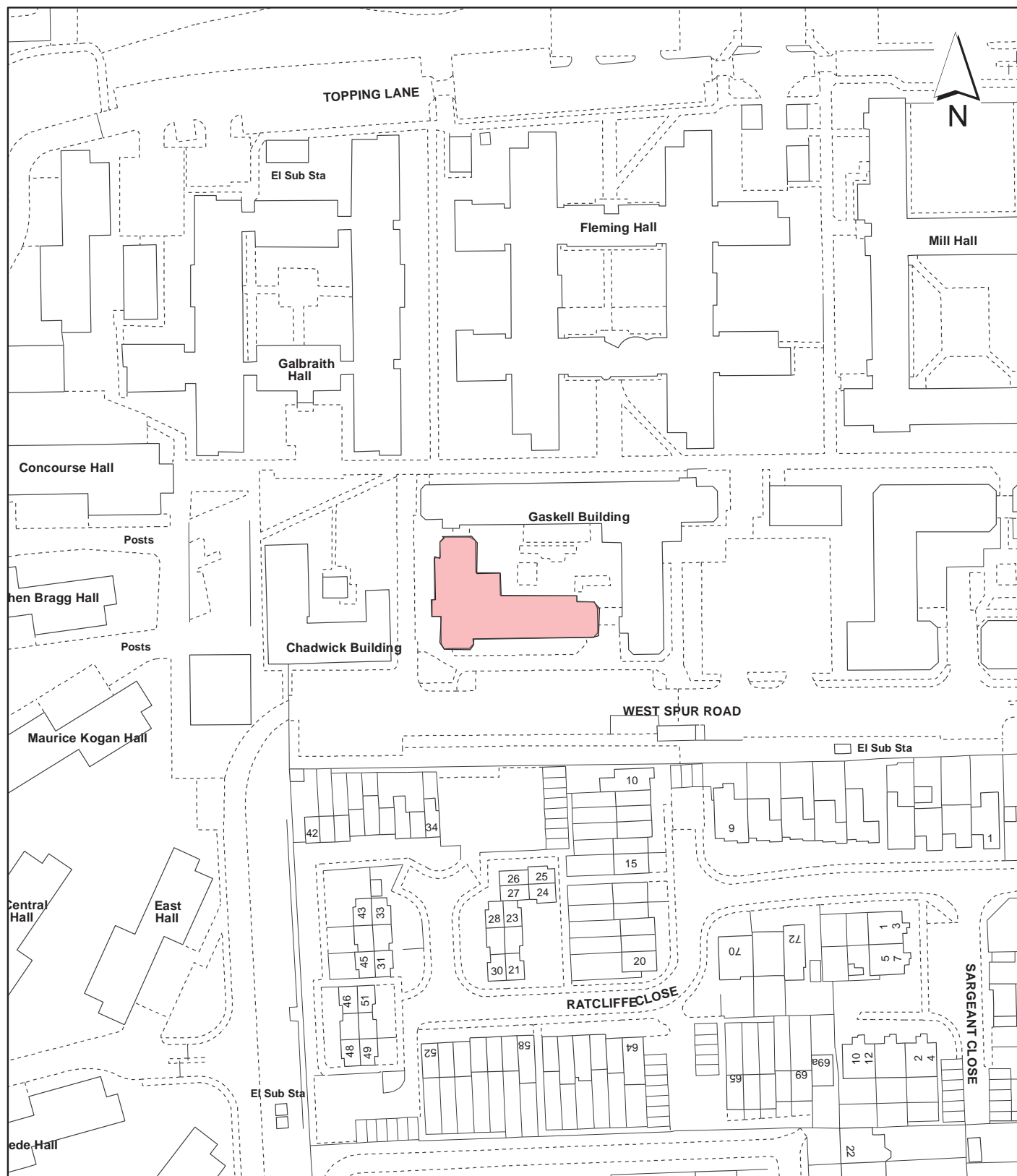
The proposed development is considered to comply with both government and local policies and it is therefore recommended for approval.



11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Development Management Policies
The London Plan (2016)
National Planning Policy Framework (February 2019)

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<p>Notes:</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>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).</p> <p>Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2019 Ordnance Survey 100019283</p>	<p>Site Address:</p> <p>Gaskell Building Brunel Kingston Lane</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services Planning Section</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 01895 250111</p>
	<p>Planning Application Ref:</p> <p>532/APP/2019/3271</p>	<p>Scale:</p> <p>1:1,250</p>	
	<p>Planning Committee:</p> <p>Central & South</p>	<p>Date:</p> <p>February 2020</p>	