

Report of the Head of Planning, Transportation and Regeneration

Address HAREFIELD HOSPITAL HILL END ROAD HAREFIELD MIDDLESEX
Development: Creation of 2 formal hospital gardens including planting, furniture and paths.
LBH Ref Nos: 9011/APP/2019/4072

Date Plans Received: 17/12/2019 **Date(s) of Amendment(s):** 17/12/2019
Date Application Valid: 07/01/2020

1. SUMMARY

This proposal is for the formation of 2 hospital gardens, sited either side of the main entrance into the hospital grounds from Hill End Road.

Harefield Hospital lies within the Green Belt and part of the application site also lies within the Harefield Village Conservation Area.

The proposed gardens mainly involve new planting and landscaping treatments to make the areas more accessible and usable for staff, patients and their visitors.

It is considered that the gardens and associated furniture would not compromise the open character of the Green Belt and although the works would alter the landscape character at the entrance into the hospital, the change is considered appropriate and would be an improvement, enhancing the gateway into the hospital.

The proposal would not be detrimental to the amenities of surrounding residents and the Council's Tree Officer is satisfied with the impact of the proposals on existing trees and the gardens proposed. The Water and Flood management Officer also considers the works acceptable, subject to levels and drainage details which have been controlled by condition.

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:-

2584-11-01 Rev. E (Landscape Masterplan Main Garden)
2584-11-02 Rev. D (Transplant Garden)
2584-16-02 (Transplant Garden Planting Plan)

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 Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2016).

3 COM8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. 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.
3. Where the arboricultural method statement recommends that the tree protection measures for a site will be monitored and supervised by an arboricultural consultant at key stages of the development, records of the site inspections / meetings shall be submitted to 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 DMHB 14 of the Hillingdon Local Plan Part 2 (2020).

4 COM9 Landscaping (car parking & refuse/cycle storage)

No development shall take place until full details of the landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping
 - 2.a Means of enclosure/boundary treatments
 - 2.b Hard Surfacing Materials
 - 2.c Other structures (such as seating, play equipment and other garden furniture)

3. Details of Landscape Maintenance
 - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11, DMHB 14, DMEI 1 and DMT 6 of the Hillingdon Local Plan Part 2 (2020).

5 NONSC Levels / Drainage Plan

No development approved by this permission shall be commenced until a plan(s) which shows the site levels and an integrated drainage plan has been submitted to and approved in writing by the Local Planning Authority.

Thereafter the development shall proceed in accordance with the approved scheme.

REASON

To ensure that surface water run-off is controlled in order to ensure the development does not increase the risk of flooding in accordance with Policy 5.12 of the London Plan (2016), Policy EM6 of the Hillingdon Local Plan: Part 1- Strategic Policies (November 2012) and Policy DMEI 10 of the Hillingdon Local Plan: Part 2 - Development Management policies (January 2020).

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 1 (2012) and Part 2 (2020) 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- 12	NPPF-12 2018 - Achieving well-designed places
NPPF- 13	NPPF-13 2018 - Protecting Green Belt land
NPPF- 14	NPPF-14 2018 - Meeting the challenge of climate change, flooding and coastal change
NPPF- 15	NPPF-15 2018 - Conserving and enhancing the natural environment
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment
LPP 7.16	(2016) Green Belt
EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
DMEI 4	Development on the Green Belt or Metropolitan Open Land
DMEI 9	Management of Flood Risk
DMHB 3	Locally Listed Buildings
DMHB 4	Conservation Areas
DMHB 11	Design of New Development
DMHB 14	Trees and Landscaping

3 I15 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 Environmental Protection Unit (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.

4 I31 Sites of Archaeological Interest

The application falls within an area in which archaeological finds of importance might be uncovered and while the scale of the works does not necessitate a full archaeological

evaluation, a 'watching brief' may be required. Before commencement of the proposed works, you are therefore requested to send a copy of the approved drawings to English Heritage to allow them the opportunity to keep a watching brief during the course of the works. Contact - English Heritage, 23 Savile Row, London, W1S 2ET (Tel. 020 7973 3000).

5 132 Trees in a Conservation Area

As the application site is within a conservation area, not less than 6 weeks notice must be given to the Local Planning Authority of any intention to cut down, top, lop or uproot or otherwise damage or destroy any trees on the application site. Please contact the Trees & Landscape Officer, Residents Services, 3N/02, Civic Centre, Uxbridge, UB8 1UW for further advice.

6

The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises two irregular shaped plots within the hospital grounds, sited either side of the main hospital entrance from Hill End Road. The smaller southern plot comprises the area of land between the eastern side of the locally listed 'gullwing' building, access road and the new bin store and the larger northern plot lies to the north of the access road and a new bus layby. The two sites mainly comprise grassed areas with the occasional tree.

The whole site lies within the Green Belt, the Colne Valley Regional Park and the Colne Valley Archaeological Priority Zone. The southern site and part of the northern site also forms part of the Harefield Village Conservation Area and the North Harefield Archaeological Priority Area as designated by the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

3.2 Proposed Scheme

The proposal is for the formation of 2 hospital gardens to be provided adjacent to the main hospital entrance on Hill End Road.

The submitted plans show the main 'healing' garden to the north of the access road would comprise wavy beds of planting, unmown grass and bulbs and lawn, together with new hedging and tree planting. A resin bound gravel path would meander across the site, linking two adjacent pedestrian crossings on the access road(s) and provide access to paved seating areas, including a main central area with a fixed curved bench and structural frame canopy that could support climbers or temporary covers. Stepping pads for younger children would also be integrated into the wider design, together with 2 bases for sculptures.

Submitted plans show the 'transplant' garden works on the southern area of the site involving new boundary hedging and ornamental tree planting, with a central area of resin bound gravel surrounded by decorative sensory planting that would also provide a sense of privacy. There would be open seating areas within the gravel area, together with 2 covered areas, with simple garden structures, ideally with glazed roofs to allow beds to be moved into the garden and use in all weather. The plans also include a base for sculpture in the larger covered area.

3.3 Relevant Planning History

Comment on Relevant Planning History

A Certificate of Lawfulness was submitted for these works (App. No. 9011/APP/2019/3153 refers) towards the end of last year, but as the works do not constitute 'permitted development', the application was withdrawn.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

Part 2 Policies:

NPPF- 12	NPPF-12 2018 - Achieving well-designed places
NPPF- 13	NPPF-13 2018 - Protecting Green Belt land
NPPF- 14	NPPF-14 2018 - Meeting the challenge of climate change, flooding and coastal change
NPPF- 15	NPPF-15 2018 - Conserving and enhancing the natural environment
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment
LPP 7.16	(2016) Green Belt
EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
DMEI 4	Development on the Green Belt or Metropolitan Open Land
DMEI 9	Management of Flood Risk
DMHB 3	Locally Listed Buildings
DMHB 4	Conservation Areas
DMHB 11	Design of New Development
DMHB 14	Trees and Landscaping

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **19th February 2020**

5.2 Site Notice Expiry Date:- Not applicable

19th February 2020

6. Consultations

External Consultees

14 neighbouring properties have been consulted, 2 site notices have been displayed adjacent to the site on 23/1/20 and an advertisement notice has been placed in the local press on 29/1/20, with the last period of consultation expiring on 19/2/20. Two responses have been received, making the following comments:-

- (i) It is a nice idea but money could be better spent building a car park for staff and visitors to relieve heavily parked surrounding roads as plenty of land available for project and would help alleviate congestion and pollution,
- (ii) Proposal will generate noise, rubble and dust from diggers, lorries & deliveries close to my back garden fence and wondering how many deliveries there will be and how long it will take. I have medical condition, so would not be able to clean my garden, or my bungalow (outside & in) myself, so would need to be provided with help. If the dust is too bad, I may not be able to stay in my home,
- (iii) Query the wisdom of setting the transplant and healing gardens just inside the entrance, close to medical bin store where cars, buses and delivery vehicles are a constant hazard to health. Supportive of patients having gardens, but should be well away from the main entrance, and
- (iv) The site is in a conservation area.

Harefield Tenants and Residents' Association:

We have no objections in principle to the proposed garden areas for the use of the patients and visitors. We do have some concerns that the garden to the South of the main entrance gate designated for transplant patients will be impacted by traffic fumes and the bulk waste bin store adjacent to it. We recognise this is not a planning issue but a hospital management one.

Internal Consultees

Conservation / Urban Design Officer:

Summary of comments: No objection

Historic Environment Designation(s)

- Harefield Village Conservation Area

- Setting of Locally Listed Buildings - Harefield Hospital Main block, Children's wing, Concert hall and police lam (Non-designated heritage assets)

Assessment - background/significance

Harefield hospital is located within the northern portion of the conservation area. The site originally formed part of the Harefield Park estate with the Grade II* listed house and Grade II listed stable located to the west of the hospital site.

Harefield Hospital originates from use as a war hospital from 1915 for the treatment of injured Australians and New Zealanders. From this point it grew, the site was sold to Middlesex County Council for use as a sanatorium for tuberculosis later developing into a specialist hospital for the treatment of heart and lung diseases. It is known for the pioneering surgery that took place in 1947 where the world's first direct pulmonary valvotomy took place and later following 1973 for heart transplants.

Whilst the site has grown considerably with a number of buildings scattered across the site the original 1930s buildings by W.T. Curtis are still identifiable. The site's elevated positioning within the

Colne Valley allowed it to benefit from open views across the countryside hence the gently curving form of the ward blocks with long symmetrically arranged balconies.

The history of the hospital and original buildings positively contribute to the significance of the site.

Assessment - impact

The proposal to create two landscaped hospital gardens either side the entrance into the site would significantly alter the appearance of the spaces. However in this instance it would be considered a positive enhancement to the entrance of the site, therefore there would be no objection to the proposal.

Conclusion: No objection

Trees / Landscape Officer:

This site comprises two plot of land either side of the main hospital entrance off Hill End Road. The smaller plot is the area of land between the access road and the new bin store. The larger plot lies to the north of the access road and the new bus layby. The site lies within the Green Belt and part of it lies within Harefield Village Conservation Area.

Comment - This submission follows a previous application ref. 2019/3153, which was withdrawn. This proposal will provide a very attractive gateway to the hospital and an invaluable garden /amenity space for patients and their visitors. The proposal is supported by a design report which explains the design concept and specifies the hard and soft landscape materials. The proposed garden layout includes pathways, seating areas and new planting to both sites. The proposals are based on the retention of most of the existing trees. Since many of the trees are protected by virtue of being located within a Conservation Area - and the proposed layout appears to be informed by the retention of the existing trees, a tree retention / protection and removal strategy should be submitted prior to commencement. Supporting documents are also required, to include a specification and management plan.

Recommendation - No objection subject to pre-commencement condition COM8 and COM9 (parts 1, 2, 4 and 5).

Flood and Water Management Officer:

The enhanced area of landscaping proposals are supported. However the creation of and landscaping within the Hospital should be integrated with any drainage plan for the site to reduce the risk of on site ponding. Particularly with any introduction of hard surfacing. A condition requiring a levels plan and integrated drainage plan should be provided to the Council.

Access Officer:

No response has been received on this application but they did comment on the previous CLD application and advised:

I have considered the detail of this planning application and deem there to be no accessibility issues raised by the proposal. However, the following informative should be attached to any grant of planning permission: The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site forms part of the Green Belt. The National Planning Policy Framework (NPPF) (February 2019) at paragraph 133 states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Paragraph 146 advises that the use of land for, inter alia, outdoor recreation should not be considered as inappropriate development provided the use preserves its openness and does not conflict with the purposes of including land within it.

The garden use already exists, with the areas providing part of a wider open parkland type setting for the hospital buildings. The most substantial structures proposed are 3 open frame gazebo / canopy type structures and it is considered that the proposed gardens would not compromise the openness of the Green Belt and therefore the principle of the proposal is considered acceptable, in accordance with the NPPF.

7.02 Density of the proposed development

Not applicable to this proposal.

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

The application site does form part of the Harefield Village Conservation Area and lies immediately adjacent to the locally listed 'gullwing' hospital building. The Council's Conservation / Urban Design Officer has assessed the proposals and advises that the creation of two landscaped hospital gardens either side of the entrance into the site would significantly alter the appearance of the spaces, but the change is considered to be a positive one and an enhancement of the site entrance and therefore raises no objection to the proposal.

The site also lies within the Colne Valley Archaeological Priority Zone and partly within the North Harefield Archaeological Priority Area. However, given the nature of the proposal, it is highly unlikely that the landscaping works would impact upon any archaeological remains.

It is therefore considered that the proposed development is in accordance with Hillingdon Strategic Policy HE1, Policies DMHB 4 and DMHB 7 of the Hillingdon Local Plan: Development Management Policies (January 2020) and Policy 7.8 of the London Plan (March 2016).

7.04 Airport safeguarding

No airport safeguarding issues are raised by this application.

7.05 Impact on the green belt

The proposed gardens mainly involve new planting and landscaping treatments to make the areas more accessible and usable for staff, patients and their visitors.

The more substantial items of garden furniture proposed are 3 open frame gazebo / canopy type structures, one forming the main seating area in the main 'healing' garden, and 2 smaller structures in the 'transplant' garden. These structures would be viewed within their landscape context which includes surrounding tree planting and given their open nature, would allow views to permeate through so that they would not appear as visually solid and / or intrusive features. Other proposed furniture includes garden seating and tables which similarly, would not appear intrusive.

It is therefore considered that the proposed gardens would not result in any harmful impact upon the open character of the green belt and comply with Policy 7.16 of the London Plan (March 2016), Policy EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policy DME1 4 of the Hillingdon Local Plan: Part Two - Development

Management Policies (January 2020).

7.07 Impact on the character & appearance of the area

The proposal would replace the existing grassed areas with more structured formal gardens at the main entrance into the hospital grounds. Although the proposal would alter the character of this part of the hospital grounds, it is considered that the landscaping works, with enhanced planting, new hedging and tree planting will be an improvement and be suitable close to the existing buildings where other more formal landscaped space has been created.

The Council's Urban Design / Landscape Officer raises no objections to the proposals.

7.08 Impact on neighbours

The nearest residential properties to the application site are located on the opposite side of Hill End Road. As such the proposed gardens would not result in any material impact upon surrounding residents in terms of dominance, loss of sunlight or privacy, in compliance 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 development.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Not applicable to this development.

7.11 Urban design, access and security

Relevant planning issues have been considered in other sections of this report.

7.12 Disabled access

The Council's Access Officer in considering this scheme when it was submitted as a CLD application did not raise any objections and that a standard informative should be attached to advise on the applicant's responsibilities as regards to accessibility. This informative forms part of the officer's recommendation.

7.13 Provision of affordable & special needs housing

Not applicable to this proposed development.

7.14 Trees, landscaping and Ecology

The Council's Tree / Landscaping Officer advises that the proposal will create a very attractive gateway to the hospital and an invaluable garden /amenity space for patients and their visitors. The officer goes on to advise that the proposals are based on the retention of most of the existing trees and that a tree retention / protection and removal strategy should be submitted prior to commencement and that supporting documents are also required, to include a specification and management plan.

The tree officer's recommended conditions form part of the case officer's recommendations.

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

The Council's Flood and Water Management Officer is supportive of the proposals, although advises that in order to reduce the risk of on site ponding, particularly with the introduction of hard surfacing, a condition requiring a levels plan with integrated drainage should be provided to the Council.

This forms part of the officer's recommendation.

7.18 Noise or Air Quality Issues

Noise:

The proposed gardens would replace existing open recreational space that serves a similar purpose with seating provided on both of the two sites. The proposed works may encourage greater use of the two areas but it is considered given the nature of a hospital garden, these areas are not likely to generate significant levels of noise or disturbance.

Air Quality:

Not applicable to this application.

7.19 Comments on Public Consultations

As regards the public consultation comments, point (i) is noted but all applications need to be treated on their individual planning merits and this scheme has no implications for car parking. In terms of point (ii), this scheme only involves landscaping works so that the scope for noise, rubble and dust generation would be limited and in any event, these matters are not planning matters but dealt with under Environmental Health legislation and an appropriate informative has been added to the officer's recommendation. As regards point (iii), the gardens are either set back, separated by fencing from adjoining roads which given the rural location, are not excessively busy and the medical waste is sealed and secure within a timber clad store that is screened so that the amenities of users of the adjacent garden are not likely to present a problem and the appropriateness of the siting of the gardens in terms of the patients health is largely a matter for the hospital. Point (iv) is dealt with in the report.

As regards the comments of the Harefield Tenants and Residents' Association, these are addressed at point (iii) above.

7.20 Planning obligations

This application does not generate any requirement for a S106 contribution or CIL payment

7.21 Expediency of enforcement action

No enforcement issues are raised by this application.

7.22 Other Issues

There are no other issues raised by 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

10. CONCLUSION

The proposed gardens would replace existing open recreational space and enhance tree, hedge and landscape planting within the hospital grounds and provide more usable and accessible relaxation / recuperation space. No objections are raised in terms of the impact of the spaces and their garden furniture on the character of the Green Belt or the Harefield Village Conservation Area.

The proposal is recommended for approval.

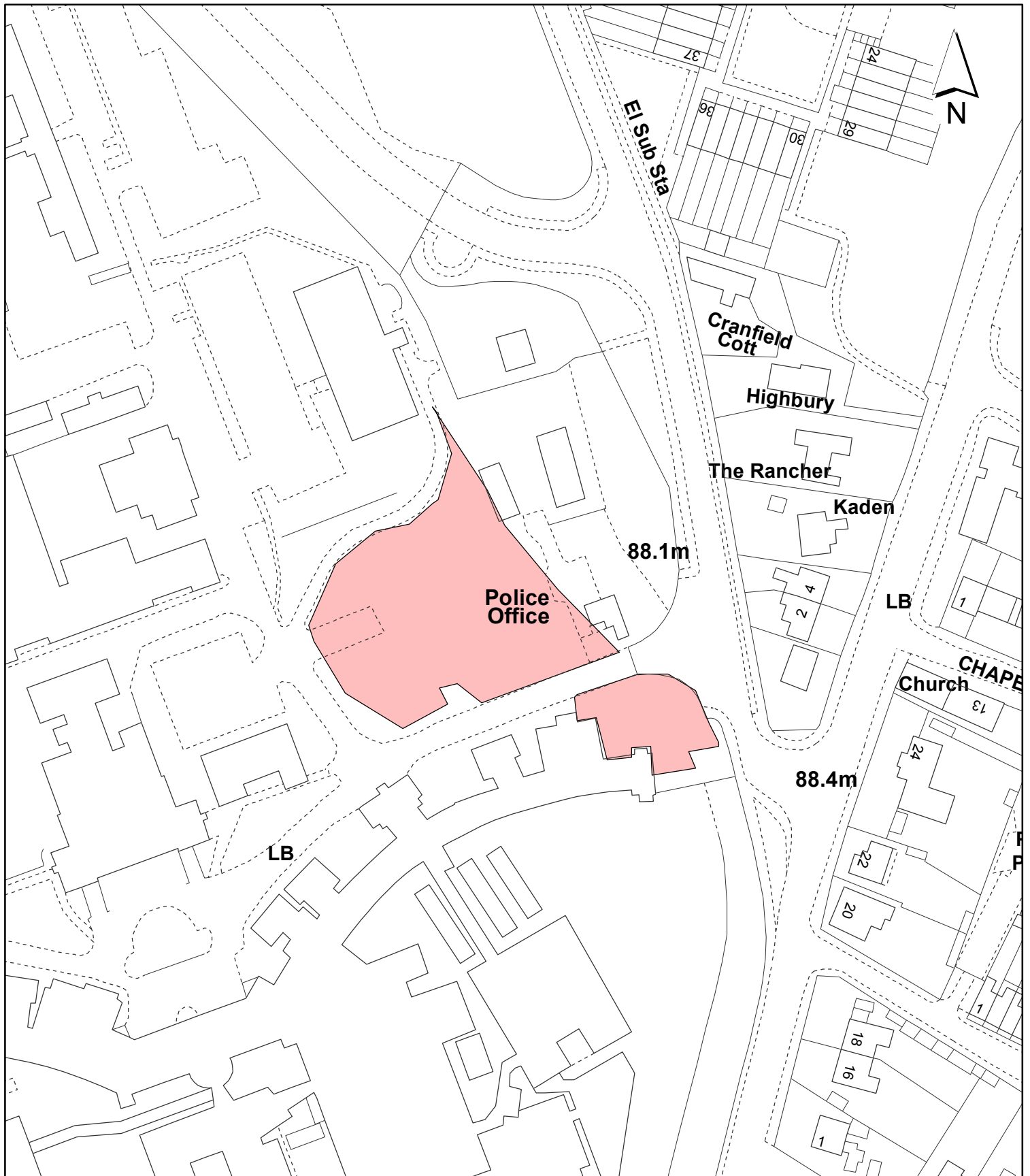
11. Reference Documents

NPPF (January 2019)
London Plan (March 2016)

Draft London Plan (Intend to Publish Version 2019)
Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address: **Harefield Hospital
 Hill End Road
 Harefield
 Middlesex**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 01895 250111

Planning Application Ref:
9011/APP/2019/4072

Scale:
1:1,250

Planning Committee:
North

Date:
March 2020

