

Item No. Report of the Head of Planning, Transportation and Regeneration

Address QUAD NORTH BUILDING BRUNEL UNIVERSITY KINGSTON LANE
HILLINGDON

Development: Installation of new Photovoltaic (PV) solar panels with associated framing and fixtures to the Quad North main roof.

LBH Ref Nos: 532/APP/2020/1852

Drawing Nos: 54865-CBG-QN-XX-SK-M-1002 Rev P00
54865-WMA-QN-XX-DI-A-0001 Rev P103
54865-WMA-QN-ZZ-DR-A-0002 Rev P01
54865-CBG-QN-XX-SK-M-1003 Rev P00
54865-WMA-QN-ZZ-DR-A-0011 Rev P01
Design & Access Statement (Ref 54865-WMA-QN-ZZ-RP-A-0005 Rev P01)

Date Plans Received: 17/06/2020 **Date(s) of Amendment(s):**

Date Application Valid: 17/06/2020

1. SUMMARY

Planning permission is sought for the installation of new Photovoltaic (PV) solar panels with associated framing and fixtures to the Quad North main roof.

The proposal would not cause harm to the visual amenity of the Green Belt, or have a detrimental impact on the original character and appearance of the Brunel University campus, and would not cause harm to the setting of the neighbouring Grade II Listed Lecture Centre building. The proposed photovoltaic (PV) solar panels would provide the University with a renewable energy source and would assist in reducing carbon emissions and building running costs.

The proposal therefore complies with Policy HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMEI 2, DMEI 4, DMHB 1, DMHB 2 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and Policy 5.2 of the London Plan (2016).

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:

54865-WMA-QN-XX-DI-A-0001 Rev P103
54865-WMA-QN-ZZ-DR-A-0002 Rev P01
54865-CBG-QN-XX-SK-M-1003 Rev P00
54865-CBG-QN-XX-SK-M-1002 Rev P00
54865-WMA-QN-ZZ-RP-A-0005 Rev P01 - Design and Access 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 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) 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 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.

DMEI 2	Reducing Carbon Emissions
DMEI 4	Development on the Green Belt or Metropolitan Open Land
DMHB 1	Heritage Assets
DMHB 2	Listed Buildings
DMHB 11	Design of New Development
LPP 5.2	(2016) Minimising Carbon Dioxide Emissions

3. **CONSIDERATIONS**

3.1 **Site and Locality**

The application site comprises the Quad North (formerly known as 'Halsbury') Building located within the Brunel University campus. The Quad North Building comprises three storeys, was constructed in 1971, and is an example of brutalist architectural design.

The building accommodates laboratory, teaching and office primary functions with supporting breakout, tea-making and meeting spaces. Internal refurbishment and fit-out works within the Ground floor entrance lobby and WCs took place in December 2019. Lab refurbishments for the Chemical Engineering department were also completed in 2019 as part of a series of proposed phased refurbishments to the department.

The application building is located opposite the Grade II Listed Lecture Centre building.

Brunel University is a Major Developed Site within the Metropolitan Green Belt as

identified in the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

3.2 Proposed Scheme

Planning permission is sought for the installation of new Photovoltaic (PV) solar panels with associated framing and fixtures to the Quad North main roof.

3.3 Relevant Planning History

532/APP/2002/1367 The Halsbury Building, Brunel University Cleveland Road Uxbridge M
ERECTION OF A TWO STOREY EXTENSION

Decision: 06-12-2002 Approved

532/APP/2004/2147 Halsbury Building Brunel University Campus Uxbridge Middx
EXTERNAL DUCTWORK RELATING TO MINOR LAYOUT MODIFICATIONS AND
REFURBISHMENT

Decision: 09-06-2005 Approved

532/APP/2005/914 The Halsbury Building, Brunel University Cleveland Road Uxbridge M
INSTALLATION OF EXTERNAL EMERGENCY ESCAPE STAIRCASE TO SERVE SECOND
FLOOR OF HALSBURY BUILDING

Decision: 10-05-2005 Approved

532/APP/2009/2688 The Halsbury Building, Brunel University Cleveland Road Uxbridge M
Replacement windows and doors to the Halsbury Building and Graduate Building.

Decision: 20-04-2010 Approved

532/APP/2020/590 Quad North Building, Brunel University Kingston Lane Hillingdon
Installation of a new boiler flue and two vent louvres to allow installation of new heat-generating
equipment

Decision: 19-05-2020 Approved

Comment on Relevant Planning History

4. Planning Policies and Standards

London Borough of Hillingdon Development Plan (from 6th April 2020)

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 2019.

1.6 The Mayor has considered the Inspectors' recommendations and, on 9th December 2019, issued to the Secretary of State his intention to publish the London Plan along with a statement of reasons for the Inspectors' recommendations that the Mayor did not wish to accept. The Secretary of State responded on the 13th March 2020 and stated that he was exercising his powers under section 337 of the Greater London Authority Act 1999 to direct that modifications are required. These are set out at Annex 1 of the response, however the letter does also state that if the Mayor can suggest alternative changes to policies that would address the concerns raised, these would also be considered.

1.7 More limited weight should be attached to draft London Plan policies where the Secretary of State has directed modifications or where they relate to concerns raised within the letter. Greater weight may be attached to policies that are not subject to modifications from the Secretary of State or that do not relate to issues raised in the letter.

Local Plan Designation and London Plan

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

Part 1 Policies:

- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.HE1 (2012) Heritage

Part 2 Policies:

- DMEI 2 Reducing Carbon Emissions
- DMEI 4 Development on the Green Belt or Metropolitan Open Land
- DMHB 1 Heritage Assets
- DMHB 2 Listed Buildings
- DMHB 11 Design of New Development

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

None

Internal Consultees

Conservation Officer:

The Quad North building forms part of the original 1960s masterplan of Brunel University. Whilst development and alterations have occurred overtime the original masterplan is still identifiable, contributing to the setting of the Grade II Listed Lecture Centre building to the south of the Quad.

Whilst the proposed solar panels at roof level, may be visible obliquely from ground level and nearby buildings it is unlikely to have a detrimental impact on the original character and appearance of the campus or setting of the Listed Building. Any harm to the setting of the Listed Building is likely to be negligible in this instance.

Sustainability Officer:

No response received.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the development is considered to be acceptable subject to compliance with the relevant policies of the Hillingdon Local Plan, discussed elsewhere in this report.

7.02 Density of the proposed development

Not applicable to this application.

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

The application site is not located within a Conservation Area, an Area of Special Local Character (ASLC) or an archaeological priority area. The impact of the proposed solar panels on the Grade II Listed Lecture Centre Building opposite the application building has been discussed in Section 7.7 of this report.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

The application site is located within the Green Belt.

Policy DMEI 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that developments do not have a detrimental impact on the visual amenity and openness of the Green Belt.

The proposed development would be located on the roof of an existing building located within the Brunel University campus. The proposed solar panels, given their size and location, would not cause harm to the visual amenity of the Green Belt.

The proposal therefore complies with Policy DMEI 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

7.07 Impact on the character & appearance of the area

Policy HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that the Council will conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape (including locally and statutorily Listed Buildings, Conservation Areas, Areas of Special Local Character and Archaeological Priority Zones and Areas), and encourage the reuse, modification and regeneration of historic assets.

Policy DMHB 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that the Council will expect development proposals to avoid harm to the historic environment and to prevent the loss of significance or harm to the character, appearance and setting of heritage assets (Listed Buildings, Conservation Areas and Scheduled Ancient Monuments).

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires all development to be designed to the highest standards and incorporate principles of good design, either complementing or improving the character and appearance of the area.

The Council's Conservation Officer has assessed the proposal and considers that the proposed solar panels on the roof of the Quad North building would not have a detrimental impact on the original character and appearance of the Brunel University campus, and would not cause harm to the setting of the neighbouring Grade II Listed Lecture Centre building.

The proposal therefore complies with Policy HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 1, DMHB 2 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

7.08 Impact on neighbours

The proposal would provide solar panels on the roof of the Quad North Building located within the Brunel University campus. Given the site's location within the university campus, the proposed development would not impact on residential amenity.

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

Urban Design:

See Section 7.7 of this report.

Access and Security:

The proposed solar panels on the main roof of the building would not impact on existing access and security arrangements of the building.

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

Policy 5.2 of the London Plan (2016) has set out targets for the reduction/minimisation of carbon dioxide emissions through a number of measures including the use of on-site renewable energy technologies. Policy DMEI 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that developments are required to contribute towards minimising carbon dioxide emissions in accordance with London Plan targets.

The proposal is for the installation of photovoltaic solar panels to the main roof of the Quad North Building, in order to provide electricity to the building. The installation is following a Low and Zero Carbon assessment carried out in January 2020 to indicate possible reductions for both carbon emissions and running costs of the building. The solar panels would provide a peak output of approximately 142Wdc (124.5KWac after inverter conversion) and generate 123,700kWh of 'free' electricity for the University per annum. The generated electricity would be used to directly offset the cost of electricity used to power equipment within the building. If the building's electricity demand is lower than the electricity generated by the solar panels then the electrical energy will automatically be diverted to other areas of the Brunel University campus.

It is considered that the proposal to install photovoltaic (PV) solar panels in order to provide additional electricity for the University would be acceptable and would assist the University with achieving reductions in carbon emissions and building running costs, thereby complying with Policy 5.2 of the London Plan (2016) and Policy DMEI 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

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

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

None

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

Planning permission is sought for the installation of new Photovoltaic (PV) solar panels with associated framing and fixtures to the Quad North main roof.

The proposal would not cause harm to the visual amenity of the Green Belt, or have a detrimental impact on the original character and appearance of the Brunel University campus, and would not cause harm to the setting of the neighbouring Grade II Listed Lecture Centre building. The proposed photovoltaic (PV) solar panels would provide the University with a renewable energy source and would assist in reducing carbon emissions and building running costs.

The proposal therefore complies with Policy HE1 of the Hillingdon Local Plan: Part One -

Strategic Policies (November 2012), Policies DMEI 2, DMEI 4, DMHB 1, DMHB 2 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and Policy 5.2 of the London Plan (2016).

The application is recommended for approval.

11. Reference Documents

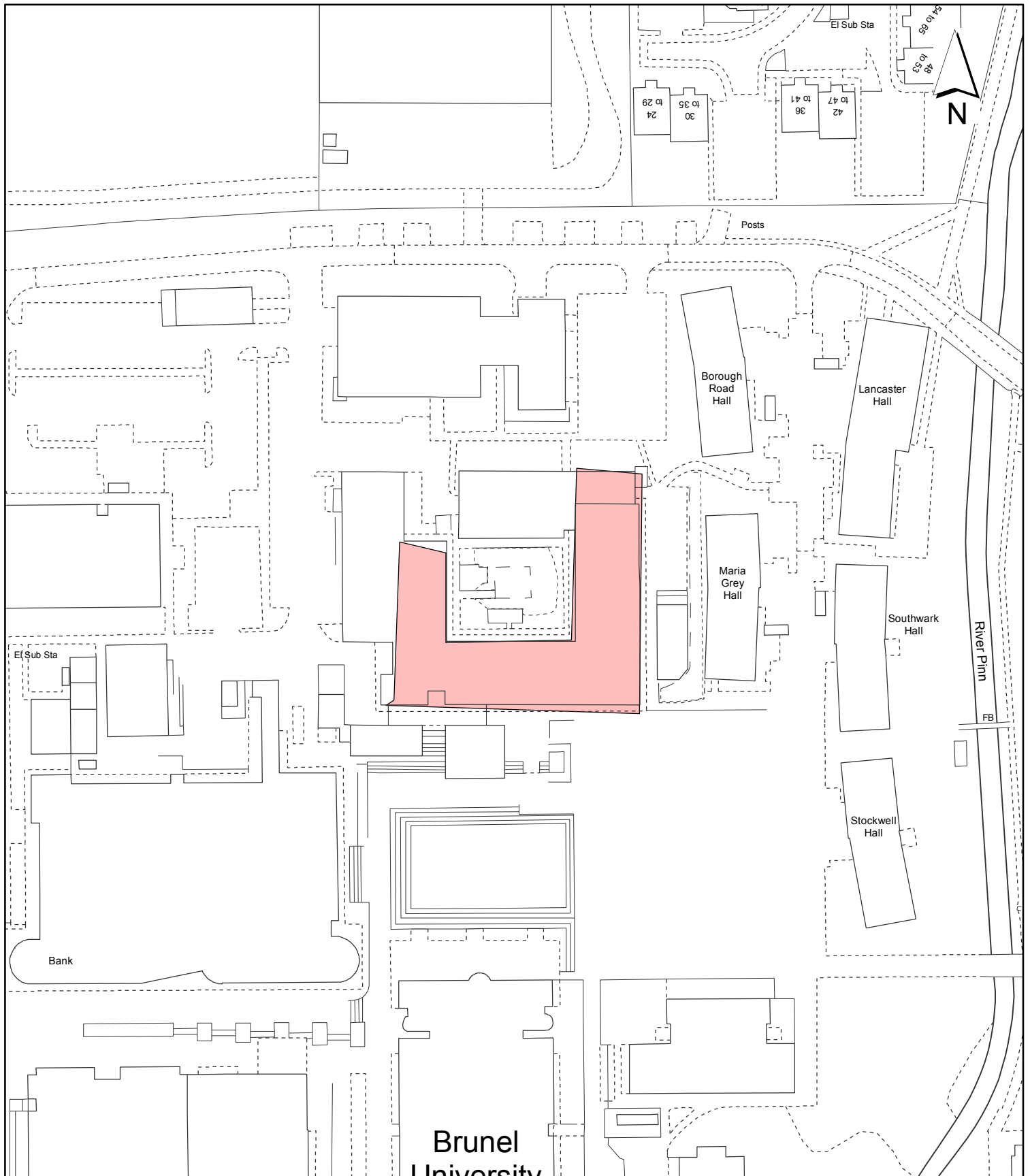
Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)

London Plan (2016)

Contact Officer: Katherine Mills

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Notes:

 Site boundary

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Site Address: **Quad North Building
 Brunel University
 Kingston Lane**

Planning Application Ref:
532/APP/2020/1852

Planning Committee:
Central & South

Scale:
1:1,250

Date:
August 2020

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section

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