

Report of the Head of Planning & Enforcement Services

Address HAREFIELD HOSPITAL HILL END ROAD HAREFIELD

Development: Erection of 1 single storey temporary hospital building and clinical waste bin store, involving demolition of existing temporary office and clinical waste bin store.

LBH Ref Nos: 9011/APP/2010/1120

Drawing Nos: P10-001
P10-004A
P10-002
P10-005
P10-003
P20-002
P20-001
P20-003
P30-001
Design and Access Statement
Supporting Planning Statement
Arboricultural Impact Assessment by GBA

Date Plans Received: 18/05/2010 **Date(s) of Amendment(s):**

Date Application Valid: 10/06/2010

1. SUMMARY

Planning permission is sought to replace an existing temporary building with linking corridors, together with the removal and re-siting of a clinical bin store for a limited 2 year period.

The foot print of the proposed temporary building is larger than that of the existing building which it would replace, however it is considered to satisfactorily integrate with the existing building without causing material harm. It should also be noted that the proposed siting is amongst existing buildings which is not considered to result in an adverse impact on the wider area.

With regard to the clinical bin store this would be re-sited between two existing temporary buildings and therefore views of this development would be limited.

It is not considered the proposed development would result in any adverse impact on the Colne Valley Park or the Conservation Area. Furthermore, the development would not result in a disproportionate change or a material increase in the built up appearance of the site and as such it is considered to comply with the all the relevant policies contained in the UDP (Saved Policies September 2007) and the advice contained in PPG2: Green Belts.

Planning permission is sought for a limited 2 years period, as such, it is considered once this has elapsed these buildings can be removed and the land and buildings re-instated, as it is anticipated the development of permanent ward accommodation and other new facilities at Harefield hospital will have progressed.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 NONSC Limited time permission

The buildings hereby permitted shall be removed and the land and the existing building restored to their former condition on or before 2 years from the date of this permission, in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

REASON

The proposed buildings are not acceptable as a permanent feature of the site, by reason of their design, size and location. The long term retention of these buildings would not make a positive contribution to the character and appearance of Harefield Village Conservation Area, or the Green Belt, and would therefore be contrary to Policies BE4 and OL4 of the Unitary Development Plan (Saved Policies September 2007).

2 NONSC Restriction on use

The buildings hereby approved shall be used for purposes solely in connection with the functioning of the Hospital and for no other purpose which is independent of and unrelated to the Hospitals activities.

REASON

To ensure that no occupier independent of the Hospital becomes established on the site and to comply with Policy PR20 of the Unitary Development Plan (Saved Policies September 2007).

3 NONSC Strict accordance with plans

The development hereby approved shall be carried out in strict accordance with the submitted application documents, except where expressly varied by other conditions of the consent

REASON

To maintain control over the development, which is located within the Green Belt and the Harefield Village Conservation Area to comply with Policies OL1, OL4 and BE4 of the Unitary Development Plan (Saved Policies September 2007).

4 TL1 Existing Trees - Survey

Prior to any work commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show details of tree retention/removal.

REASON

To enable the Local Planning Authority to assess the amenity value of the existing trees and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 TL2 Trees to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority.

If any retained tree, hedge or shrub is removed or severely damaged during construction,

or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 3998 (1989) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

6 TL3 Protection of trees during site clearance and development

Prior to the commencement of any site clearance or construction work, 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. 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:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and
5. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 TL21 Tree Protection, Building & Demolition Method Statement

Prior to development commencing on site, a method statement, including a schedule of tree work to the oak in accordance with BS 3998, outlining the sequence of development on the site including demolition, building works and tree protection shall be submitted to and approved by the Local Planning Authority, and the scheme thereafter implemented in accordance with the approved method statement.

REASON

To ensure that trees can be satisfactorily retained on the site in accordance with Policy

BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 NONSC Non Standard Condition

No development shall commence until details of accessibility measures to be incorporated into the design of the building have been submitted to, and approved in writing by the Local Planning Authority. The details shall include, but not be limited to:

1. The incorporation of WC provision for disabled people and at least one accessible unisex toilet is required and appropriate signposting of accessible toilet facilities.
2. Toilets should be designed in accordance with the guidance given in Approved Document M to the Buildings Regulations 2004.
4. Changing facilities designed in accordance with the guidance given in BS8300, including visual fire alarm activation devices.
5. Internal doors should be held open using fire alarm activated magnetic closers whilst the building is in use.
6. Alarm systems designed to allow deaf people to be aware of activation.

REASON

To ensure appropriate levels of accessibility within the development in accordance with Polic R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), Policies 4B.1 and 4B.5 of the London Plan and the Hillingdon Design and Accessibility Statement - Accessible Hillingdon.

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 Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

BE4	New development within or on the fringes of conservation areas
BE8	Planning applications for alteration or extension of listed buildings
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements

OL3	OL3 Green Belt -
OL4	Green Belt - replacement or extension of buildings
OL9	Areas of Environmental Opportunity - condition and use of open land
OE12	Energy conservation and new development
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
PR20	Harefield Hospital
PPG2	Green Belts
PPS5	Planning for the Historic Environment

3 I1 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

4 I3 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

5 I6 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

6 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 should only be carried out between the hours of 08.00 hours 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 and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) 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.

7 134 Building Regulations 'Access to and use of buildings'

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

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You are advised that the Local Planning Authority consider that the long term retention of the temporary buildings hereby approved, due to their size, siting and design, would

compromise the setting of the existing Hospital buildings, detract from the Harefield Village Conservation Area and visual amenity of this major development site within the Green Belt. It is therefore possible that planning permission may not be renewed, should a subsequent application be submitted for the retention of these buildings.

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There is a possibility there may be some contaminating substances present in the ground at depth. We have no information on the ground conditions. We would advise persons working on site to take basic precautions in relation to any contamination they may find. Please contact the Environmental Protection Unit on 01895 250155 if you require any advice.

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It is recommended that any new structure is designed and constructed to prevent/minimise the possible entry of any migrating ground gas. Please contact the Building Control Inspector and/or the Environmental Protection Unit on 01895 250155 if you require any advice.

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- a) If using bulk bins the dimensions of the bin store should ensure there is at least 150 mm clearance in between the bins and the walls of the bin store.
- b) The floor of the bin store should have a surface that is smooth and that can be washed down. The material used for the floor should be 100 mm thick to withstand the weight of the bins.
- c) Arrangements should be made for the cleansing of the bin store with water and disinfectant. A hose union tap should be installed for the water supply. Drainage should be by means of trapped gully connected to the foul sewer. The floor of the bin store area should have a suitable fall towards the drainage points.
- d) The collectors should not have to cart a bulk bin more than 10 metres from the point of storage to the collection vehicle (BS 5906 standard).
- e) The gradient of any path that the bulk bins have to be moved on should ideally be no more than 1:20, with a width of at least 2 metres. The surface should be smooth. If the chamber is raised above the area where the collection vehicle parks, then a dropped kerb is needed to safely move the bin to level of the collection vehicle.
- f) If the value of the construction project is in excess of £300,000 the Site Waste Management Plans Regulations 2008 apply. This requires a document to be produced which explains how waste arising from the building works will be reused, recycled or otherwise handled. This document needs to be prepared before the building work begins.
- j) The client for the building work should ensure that the contractor complies with the Duty of Care requirements, created by Section 33 and 34 of the Environmental Protection Act.

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1. Changing facilities should be designed in accordance with the guidance given in BS 8300. Visual fire alarm activation devices should be available within the facility.
2. Internal doors should be held open using fire alarm activated magnetic closers whilst the building is in use.
3. Alarm systems should be designed to allow deaf people to be aware of its activation. (Such provisions could include visual fire alarm activation devices, and/or a vibrating pager system.)
4. Consideration should be given to ensure that arrangements exist to provide adequate means of escape for all, including wheelchair users. Fire exits should incorporate a

suitably level threshold and should open onto a suitably level area.

5. Advice from a suitably qualified Fire Safety Officer concerning emergency egress for disabled people should be sought at an early stage.

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to Harefield Hospital. The hospital site is within the Green Belt, Harefield Village Conservation Area and the Colne Valley Regional Park. A number of the buildings on the site are statutorily listed as Grade II. The site is designated as a major development site within the Unitary Development Plan (UDP) (Saved Policies September 2007).

The main block at Harefield Hospital comprises two, three storey elliptical 1930's wings, loosely in the style of Art Deco, with the central Anzac Centre. The temporary building to which this application relates is located within an enclosed area behind wards E, F, and G and the bin store would be re-sited between two existing temporary buildings to the rear of wards E, F and G and the ITU unit.

3.2 Proposed Scheme

Planning permission is sought for -

1. The erection of a temporary building, comprising office and changing facilities, with two new linking corridors to the main hospital building. This building would replace an existing building in a similar position, although the current proposal has a larger footprint (the existing building is 20m x 4m). The proposed building would be 44m x 8.7m wide with a maximum height of 3m. The external building materials would include plastisol walls in goose wing grey.

2. The existing clinical bin store is to be removed and relocated between two existing temporary buildings at the rear of wards E, F and G and the ITU unit. The bin store covers an area of 20m² and a new concrete path would be provided.

The Trust's requirement for these buildings is for a temporary period of 2 years. Post this period it is anticipated that the Trust will have commenced work on its proposed new capital expenditure programme for the development of permanent new ward accommodation and other hospital facilities at Harefield. On cessation of this time period these buildings and corridors will be removed and the land and elevations will be re-instated unless subject to a subsequent permission for the redevelopment of the Harefield Hospital site.

There is a Conservation Area Consent application (9011/APP/2010/1121) which seeks consent for the demolition of the existing buildings and is also reported on this agenda.

3.3 Relevant Planning History

9011/APP/2000/1030 Harefield Hospital Hill End Road Harefield

ERECTION OF A TEMPORARY SINGLE STOREY BUILDING FOR THE RESPIRATORY
PHYSIOLOGY DEPARTMENT

Decision: 11-07-2000 ALT

9011/APP/2000/1130 Harefield Hospital Heart Science Centre Hill End Road Harefield
DEMOLITION OF SOUTHERN CORNER OF "A" WARD BLOCK (APPLICATION FOR
CONSERVATION AREA CONSENT)

Decision: 16-08-2000 Approved

9011/APP/2000/186 Harefield Hospital, Heart Science Centre Hill End Road Harefield
ERECTION OF A 1,246 SQ.M THREE STOREY EXTENSION TO THE HEART SCIENCES
BUILDING (INVOLVING DEMOLITION OF EXISTING SINGLE STOREY BUILDING)

Decision: 16-08-2000 Approved

9011/APP/2000/1952 Harefield Hospital Hill End Road Harefield
AMENDMENTS TO THE DESIGN OF PLANNING PERMISSION REF.9011/APP/2000/905
DATED 10/07/00; ERECTION OF PATIENT SERVICES CENTRE AND NEW CAR PARKING
AREA (INVOLVING DEMOLITION OF PART OF 'A' WARDS AND EXISTING PATIENT
SERVICES CENTRE)

Decision: 14-11-2000 Approved

9011/APP/2000/664 Harefield Hospital Hill End Road Harefield
ERECTION OF A TWO STOREY MEDICAL/ RESEARCH, LIBRARY AND OFFICE BUILDING

Decision: 17-08-2000 ALT

9011/APP/2000/904 Harefield Hospital Hill End Road Harefield
DEMOLITION OF PROJECTING WING ON NORTHSIDE 'A' WARD BLOCK AND RE-
FACING WITH RENDERED BLOCKWORK (APPLICATION FOR CONSERVATION AREA
CONSENT)

Decision: 12-07-2000 Approved

9011/APP/2000/905 Harefield Hospital Hill End Road Harefield
ERECTION OF PATIENT SERVICES CENTRE AND NEW CAR PARKING AREA (INCLUDING
DEMOLITION OF PART OF 'A' WARDS AND EXISTING PATIENT SERVICES CENTRE)

Decision: 10-07-2000 Approved

9011/APP/2001/1091 Harefield Hospital Hill End Road Harefield
ERECTION OF A TEMPORARY PORTAKABIN ADJACENT TO EXISTING TELEVISION
STUDIO

Decision: 07-09-2001 ALT

9011/APP/2001/147 Harefield Hospital Hill End Road Harefield
ERECTION OF A NEW PATHOLOGY LABORATORY (INVOLVING DEMOLITION OF
EXISTING PATHOLOGY LABORATORY)

Decision: 25-07-2001 Approved

9011/APP/2001/148 Harefield Hospital Hill End Road Harefield
ERECTION OF 2 PORTACABINS FOR USE AS OFFICES FOR HEART SCIENCE CENTRE
TO SOUTH OF 'A' WARDS AND NORTH OF HEART SCIENCE CENTRE AND
INSTALLATION OF A GLAZED LINK

Decision: 05-11-2001 ALT

9011/APP/2001/2373 Harefield Hospital Hill End Road Harefield
RENEWAL OF PLANNING PERMISSION REF. 9011/APP/2000/1030 DATED 11/07/00;
ERECTION OF A TEMPORARY SINGLE STOREY BUILDING FOR FURTHER CLINICAL USE

Decision: 18-01-2002 ALT

9011/APP/2001/952 Harefield Hospital Hill End Road Harefield
DEMOLITION OF EXISTING PATHOLOGY LABORATORY (APPLICATION FOR
CONSERVATION AREA CONSENT)

Decision: 25-07-2001 Approved

9011/APP/2002/1097 Harefield Hospital Hill End Road Harefield
ERECTION OF A NEW BUILDING TO CONTAIN TWO CARDIAC OPERATING THEATRES
AND LINK TO EXISTING CARDIAC OPERATING DEPARTMENT

Decision: 10-07-2002 Approved

9011/APP/2002/1659 Harefield Hospital Hill End Road Harefield
CONSTRUCTION OF THREE ADDITIONAL CAR PARKING AREAS

Decision: 11-12-2002 Approved

9011/APP/2002/2696 Harefield Hospital Hill End Road Harefield
ENLARGEMENT OF PREVIOUSLY APPROVED PLANTROOM TO CARDIAC OPERATING
THEATRES OF 35.42M²

Decision: 08-04-2003 Withdrawn

9011/APP/2002/798 Harefield Hospital Hill End Road Harefield
VARIATION OF CONDITION 3 OF PLANNING PERMISSION REF.9011/APP/2001/2573 TO USE THE EXISTING TEMPORARY SINGLE STOREY BUILDING AS A RESPIRATORY AND PHYSIOLOGY DEPARTMENT AND OTHER CLINICAL USES

Decision: 30-08-2002 Approved

9011/APP/2003/608 Harefield Hospital Hill End Road Harefield
ENLARGEMENT OF PLANT ROOM BY 35.42m² AND ERECTION OF A SINGLE STOREY EXTENSION FOR STAFFROOM, LABORATORY, SOILED ECG ROOM AND ANCILLARY ACCOMMODATION OF 70.5m² (ADDITIONAL WORK TO PREVIOUSLY APPROVED CARDIAC THEATRE BUILDING)

Decision: 04-06-2003 Approved

9011/APP/2006/2843 Harefield Hospital Hill End Road Harefield Middlesex
ERECTION OF A SINGLE-STOREY TEMPORARY WARD BUILDING WITH ACCESS LINK TO MAIN BUILDING

Decision: 07-12-2006 Approved

9011/APP/2007/1602 Harefield Hospital Hill End Road Harefield Middlesex
ERECTION OF A SINGLE STOREY OFFICE AND STORAGE BUILDING WITH ACCESS LINK TO THEATRE BUILDING.

Decision: 31-08-2007 Approved

9011/APP/2007/3536 Harefield Hospital Hill End Road Harefield
ERECTION OF A SINGLE STOREY BRICK CLAD BUILDING ADJACENT TO THE EXISTING OPERATING THEATRE BLOCK AND CONNECTING TO THE EXISTING ITU TO HOUSE A PLANT ROOM, SIX-BED RECOVERY ROOM WITH ASSOCIATED FACILITIES, STAFF REST AREA AND A KITCHENETTE ALONG WITH ACCESS LINKS TO BOTH THE ITU BUILDING AND TO THE OPERATING THEATRES.

Decision: 10-01-2008 Approved

9011/APP/2008/1727 Harefield Hospital Hill End Road Harefield
ERECTION OF A SINGLE STOREY EXTENSION TO THE REAR OF THE CARDIAC THEATRES FOR USE AS STORAGE AND THE ERECTION OF A SINGLE STOREY STRUCTURE IN THE PARKING AREA, EAST OF THE ANZAC CENTRE FOR USE AS STORAGE FOR MEDICAL GASES INVOLVING THE REMOVAL OF THE EXISTING CONDENSER UNIT ENCLOSURE, AND CREATION OF 3 NEW PARKING SPACES.

Decision: 17-10-2008 Approved

9011/APP/2008/1934 Harefield Hospital Hill End Road Harefield
ERECTION OF AN ELECTRICAL SUBSTATION, EMERGENCY ELECTRICAL GENERATOR

FACILITY AND FUEL STORAGE FACILITY (PART RETROSPECTIVE APPLICATION)

Decision: 26-09-2008 Approved

9011/APP/2008/3058 Harefield Hospital Hill End Road Harefield
ERECTION OF A STATUE IN THE GROUNDS OF HAREFIELD HOSPITAL

Decision: 26-11-2008 Approved

9011/APP/2009/2546 Harefield Hospital Hill End Road Harefield Middlesex
Retention and continued use, for a further period of two years, of single storey temporary ward building with access link to main building (previous planning permission ref.9011/APP/2006/2843.)

Decision: 18-03-2010 Approved

9011/APP/2010/1121 Harefield Hospital Hill End Road Harefield
Demolition of existing temporary office and clinical waste bin store (Application for Conservation Area Consent.)

Decision:

Comment on Relevant Planning History

The hospital site has an extensive planning history. Of particular note is the planning permission granted in 1990 for the establishment of a medically related research and business park on the former North Wards site. The Hillingdon Area Health Authority obtained planning consent in 1996 for a master plan which shows how future development needs across the site can be accommodated.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- | | |
|------|---|
| BE4 | New development within or on the fringes of conservation areas |
| BE8 | Planning applications for alteration or extension of listed buildings |
| BE10 | Proposals detrimental to the setting of a listed building |
| BE13 | New development must harmonise with the existing street scene. |
| BE15 | Alterations and extensions to existing buildings |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL3	OL3 Green Belt -
OL4	Green Belt - replacement or extension of buildings
OL9	Areas of Environmental Opportunity - condition and use of open land
OE12	Energy conservation and new development
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
PR20	Harefield Hospital
PPG2	Green Belts
PPS5	Planning for the Historic Environment

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **21st July 2010**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

18 neighbouring properties and other interested parties consulted, no comments received.

Internal Consultees

Conservation Officer:

The hospital site lies within the Green Belt, the Harefield Village Conservation Area and the original buildings are included in the Local List of Buildings of Architectural or Historic Interest. The area for the new temporary structure is fully enclosed by existing structures and already contains a smaller, single storey temporary structure.

CONSIDERATION: The proposed temporary building would replace a similar existing structure and as its site is fully enclosed by existing permanent structures, it would have little impact on the character and appearance of the conservation area. Given the number of ad hoc additions already within this area, the proposal would also have little effect on the appearance and setting of the Locally Listed hospital building. There are no objections to the demolition of the existing temporary structure and store.

The clinical waste facility as currently proposed would sit between two existing temporary buildings and would not be readily visible from any public area.

CONCLUSION: No objection in principle to either of the new structures, but any approval should be time restricted given the nature of the buildings and the site as a whole.

Environmental Protection Unit

There appears to be a former filled in pond located in the vicinity of this application site based on Ordnance Survey historical maps. The existing temporary office was built over this area. We do not

appear to have any information on ground conditions. Although it seems unlikely the pond was filled with contaminated material, the following contamination informative is advised as a precaution.

There is a possibility there may be some contaminating substances present in the ground at depth. We have no information on the ground conditions. We would advise persons working on site to take basic precautions in relation to any contamination they may find. Please contact the Environmental Protection Unit on 01895 250155 if you require any advice.

Due to the size of the former pond area and because the building will be directly over this area, the following gas informative is advised to ensure there is no gas/vapour intrusion risk into the new building.

It is recommended that any new structure is designed and constructed to prevent/minimise the possible entry of any migrating ground gas. Please contact the Building Control Inspector and/or the Environmental Protection Unit on 01895 250155 if you require any advise.

Waste Development Manager

I would make the following comments on the above application regarding waste management.

- a) If using bulk bins the dimensions of the bin store should ensure there is at least 150mm clearance in between the bins and the walls of the bin store.
- b) The floor of the bin store should have a surface that is smooth and that can be washed down. The material used for the floor should be 100mm thick to withstand the weight of the bins.
- c) Arrangements should be made for the cleansing of the bin store with water and disinfectant. A hose union tap should be installed for the water supply. Drainage should be by means of trapped gully connected to the foul sewer. The floor of the bin store area should have a suitable fall towards the drainage points.
- d) The collectors should not have to cart a bulk bin more than 10 metres from the point of storage to the collection vehicle (BS 5906 standard).
- e) The gradient of any path that the bulk bins have to be moved on should ideally be no more than 1:20, with a width of at least 2 metres. The surface should be smooth. If the chamber is raised above the area where the collection vehicle parks, then a dropped kerb is needed to safely move the bin to level of the collection vehicle.
- f) If the value of the construction project is in excess of £300,000 the Site Waste Management Plans Regulations 2008 apply. This requires a document to be produced which explains how waste arising from the building works will be reused, recycled or otherwise handled. This document needs to be prepared before the building work begins.
- j) The client for the building work should ensure that the contractor complies with the Duty of Care requirements, created by Section 33 and 34 of the Environmental Protection Act.

Trees and Landscape Officer

There are several matures trees on and close to the site of the proposed development. These trees are protected by virtue of their location in the Harefield Village Conservation Area and are, in terms of Saved Policy BE38 of the UDP, features on merit that should be retained (and protected during the construction period in accordance with the recommendations of BS 5837:2005).

The trees and the potential impact of the proposed development on them has been assessed by an arboriculturist. The scheme retains all of the existing trees, but two tree-related issues have been identified. One relates to the need to (minor) prune the Oak tree at the entrance to the site, in order to enable the crane, etc. to access the site, and the other relates to the need to protect the retained trees in particular the Beech in the middle of the site. Both these issues can be addressed by way of a construction and tree protection method statement.

Subject to conditions TL1 (modify to require details of tree retention/removal ONLY), TL2, TL3 and TL21 (modified to also require a schedule of tree work to the oak in accordance with BS 3998), the application is acceptable in terms of Saved Policy BE38.

Access Officer

Plans submitted would suggest that this building and its facilities would be inaccessible to disabled people. It should be noted that reasonable adjustments to practices, policies and procedures, auxiliary aids, and physical features will need introducing to ensure that disabled people can take up employment opportunities and perform at work on a level playing field.

The following observations are provided:

The proposed plan does not currently include any WC provision for disabled people and at least one accessible unisex toilet is required.

Toilets should be designed in accordance with the guidance given in Approved Document M to the Buildings Regulations 2004.

The accessible toilet should be signed either Accessible WC or Unisex. Alternatively, the use of the wheelchair symbol and the words Ladies and Gentlemen or Unisex would be acceptable.

Changing facilities should be designed in accordance with the guidance given in BS 8300. Visual fire alarm activation devices should be available within the facility.

Internal doors should be held open using fire alarm activated magnetic closers whilst the building is in use.

Alarm systems should be designed to allow deaf people to be aware of its activation. (Such provisions could include visual fire alarm activation devices, and/or a vibrating pager system.)

Consideration should be given to ensure that arrangements exist to provide adequate means of escape for all, including wheelchair users. Fire exits should incorporate a suitably level threshold and should open onto a suitably level area.

Advice from a suitably qualified Fire Safety Officer concerning emergency egress for disabled people should be sought at an early stage.

NB: The applicant is reminded of the duties set out in the Disability Discrimination Act 1995, with regard to employment and service provision. The failure to take reasonable steps at this stage to facilitate access will therefore count against the service provider, if/when challenged by a disabled person. It is therefore recommended that the applicant takes full advantage of the opportunity that this development offers, to improve the accessibility of the premises to people with mobility and sensory impairments.

Conclusion: In its current format, the proposed development is unacceptable in terms of meeting the council's policies on accessibility. On the basis that the above observations can be incorporated into a revised design, I would have no objection to the proposed development.

Officer comments: these views have been forwarded to the applicants agent and the following response/clarification has been received -

Disabled access toilets being provided within the proposed new office and changing room building as requested by the Council's principal access officer.

In response to this request the Trust now wish to submit the following plan as a non material amendment and wish to make the following comment in response to the officers request, namely that:

The Royal Brompton and Harefield NHS Foundation Trust is keen to ensure that it provides good

quality facilities for all its workforce and that it more than meets its obligations under DDA legislation. The proposal to build new temporary offices and staff changing facilities has now been modified to give easy access for disabled users to all offices, staff room and means of escape.

As the changing rooms are solely for the use of Catheter laboratory staff, all of whom must be able bodied to undertake the strenuous and varied work involved (including the lifting of patients and maintaining their welfare) in this specific circumstance it is not deemed appropriate to provide DDA compliant WC facilities. Furthermore, the area required for DDA compliant WC, locker and shower facilities is not available within such a tight site and their inclusion would mean the loss of facilities for Catheter laboratory staff and the consequent disruption of these critical Catheter services.

In response to address the access officer's concerns, for those visitors and members of staff using the offices and staff room, all corridors have been widened to give clear and easy access for wheelchair users, with also DDA compliant ramps link the new building with the existing building and also form part of the fire escape route.

WC facilities for people with disabilities are already close at hand, as shown on the attached plan, within the existing building and the Trust is looking to provide additional similar facilities within future developments.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

National policy guidance in relation to development within Green Belts is set out in PPG2 - Green Belts. Advice contained in that document states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. This is to be achieved by resisting inappropriate development which by definition is harmful to the Green Belt.

Harefield Hosital is identified in the UDP as a major development site within the Green Belt. As such, limited in-filling of the site, subject to certain criteria, is appropriate. Given that the proposal involves the replacement of an existing temporary building and clinical bin store, to be used for an activity directly related to the existing/current use of the site the temporary building is considered acceptable, in compliance with Policy PR20 of the UDP (Saved Policies September 2007).

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 is within Harefield Village Conservation Area, however, the area for the new temporary structure is fully enclosed by existing structures and already contains a smaller, single storey temporary structure. The proposed temporary building would replace this similar existing structure and as its site is fully enclosed by existing permanent structures, it would have little impact on the character and appearance of the conservation area. Given the number of ad hoc additions already within this area, the proposal would also have little effect on the appearance and setting of the locally listed hospital building. There are no objections to the demolition of the existing temporary structure and store. With regard to the clinical waste facility, as currently proposed, this would sit between two existing temporary buildings and would not be readily visible from any public area. As such, there is no objection in principle to either of the new structures. The proposal is, therefore, considered to comply with Policies BE4 and BE8 of the UDP (Saved Policies September 2007).

7.04 Airport safeguarding

Not applicable to this application

7.05 Impact on the green belt

Policy OL1 defines the types of development considered acceptable within the Green Belt. The proposal at this Hospital does not conform to those types, however, this use is considered to be established on this site.

PPG2 states that the construction of new buildings within the Green Belt is inappropriate unless it is for certain specified purposes. The proposal relates to the replacement of a temporary building and clinical bin store (although the latter element would also be re-sited) and as such, the use on this land is established. The guidance goes on to state that the visual amenities of the Green Belt should not be injured by proposals for developments which could be visually detrimental by reason of their siting, materials or design.

Policy OL4 states that the replacement or extension of buildings within the Green Belt will only be acceptable where they do not result in a disproportionate change in the bulk and character of the original buildings and the development would not injure the visual amenities of the Green Belt by reason of siting, design or activities generated.

The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. In terms of visibility, the replacement building would be fully enclosed by existing permanent structures, and therefore would have no effect on the openness of the Green Belt area. Furthermore the clinical waste facility would be re-sited between two existing temporary buildings and as such, would not be readily visible from the wider area. Given that both structures are only requested for a temporary period and therefore it will be possible to reinstate the land and provide future landscaping to these areas to enhance this part of the Hospital, the proposal would be considered acceptable.

Therefore the proposal is considered to comply with policies OL1 and OL4 of the UDP (Saved Policies September 2007) and advice set out in PPG2 Green Belts.

7.06 Environmental Impact

Not applicable to this application

7.07 Impact on the character & appearance of the area

Due to the nature of their construction, the buildings are not considered acceptable as permanent features of the site. However, as planning permission is sought for a limited period of 2 years, the visual impact will be limited, as set out above, the development is considered acceptable. Therefore, subject to conditions controlling their use and removal, the proposal is considered to comply with Policies BE13 and BE15 of the UDP (Saved Policies September 2007).

7.08 Impact on neighbours

Due to the distance of the proposal to the nearest residential properties, it is not considered that the development will impact on any adjoining neighbours.

7.09 Living conditions for future occupiers

Not applicable to this application

7.10 Traffic impact, car/cycle parking, pedestrian safety

With regard to traffic impact, the Design and Access Statement submitted with the application states the replacement buildings would not result in an intensification of activities at the Hospital and the layout plans show the existing parking and access arrangements to remain unchanged by the proposal. Therefore the proposal would be in accordance with Policies AM7 and AM14 of the UDP (Saved Policies September 2007).

7.11 Urban design, access and security

See above

7.12 Disabled access

The Council's Access officer has recommended a number of changes to the plans, the majority of which have been incorporated. Where it is not possible to incorporate the measures requested the Royal Brompton and Harefield NHS Foundation Trust has set out the reasons for this (See Internal Consultees Section above). Your officers consider that the arguments set out by the Trust are valid and that although not ideal, the specific circumstances provided justify approving the application subjects to conditions requiring level access and DDA compliance as far as possible

7.13 Provision of affordable & special needs housing

Not applicable to this application

7.14 Trees, Landscaping and Ecology

The Trees and Landscaping Officer has been consulted and requested further information regarding the impact that any construction related works would have on existing on-site trees, such as, use of cranes, contractors vehicles, etc. Additional information has been received in this respect and therefore subject to safeguarding conditions being applied in relation to these issues the application is considered to comply with policy BE38 of the UDP (Saved Policies September 2007).

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

None

7.20 Planning Obligations

Not applicable to this application

7.21 Expediency of enforcement action

Not applicable to this application

7.22 Other Issues

The application site is also located within the Colne Valley Park and Policy OL9 states that the authority will keep the condition and use of areas of open land under review, where appropriate seek improvements to protect these areas and consider with other land owners positive improvements. The proposal is considered to comply with the intentions of this policy. As the development will not result in a detrimental impact to the site and will not increase the built development further into the open Park area and thereby would complying with Policy OL9 of the UDP (Saved Policies September 2007)

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it

unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

Not applicable to this application

10. CONCLUSION

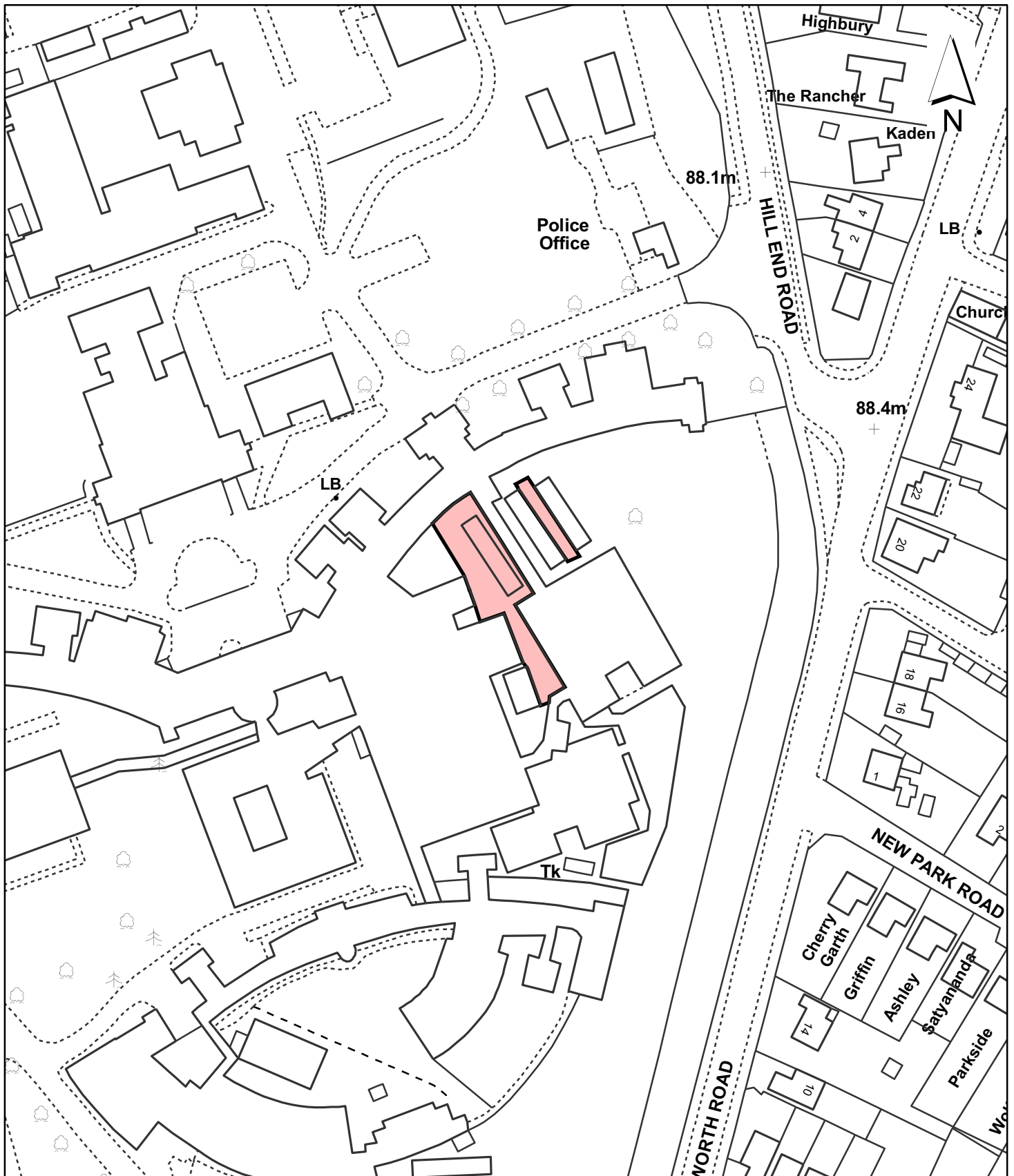
In summary, it is considered that the overriding need of the Hospital Trust to maintain the operational development at the site whilst preparing a masterplan for its redevelopment (including a new permanent ward building and other associated facilities), involving the replacement of the existing temporary building, together with a (re-sited) replacement clinical bin store for a limited 2 year period, outweighs any harm, which is limited in any event, to the character and appearance of the Harefield Village Conservation Area and to the openness of the Green Belt. As such, temporary approval is recommended, subject to conditions requiring the structure to be removed after 2 years and the submission and approval of a land restoration scheme.



11. Reference Documents

Hillingdon Unitary Development Plan Saved Policies September 2007
The London Plan (2008)
PPG2 - Green Belts

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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). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2009</p>	<p>Site Address</p> <p>Harefield Hospital Hill End Road Harefield</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Planning & Community Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p> <p> HILLINGDON LONDON</p>
	<p>Planning Application Ref:</p> <p>9011/APP/2010/1120</p>	<p>Scale</p> <p>1:1,250</p>	
	<p>Planning Committee</p> <p>North</p>	<p>Date</p> <p>July 2010</p>	