

## Report of the Head of Planning & Enforcement Services

**Address** HAREFIELD HOSPITAL HILL END ROAD HAREFIELD

**Development:** Demolition of existing temporary office and clinical waste bin store (Application for Conservation Area Consent.)

**LBH Ref Nos:** 9011/APP/2010/1121

**Drawing Nos:** P10-001  
P10-004  
P10-002  
P10-005  
P10-003  
P20-002  
P20-001  
P20-003  
P30-001  
Design and Access Statement  
Supporting Planning Statement

**Date Plans Received:** 18/05/2010

**Date(s) of Amendment(s):**

**Date Application Valid:** 10/06/2010

### 1. CONSIDERATIONS

#### 1.1 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 in 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.

#### 1.2 Proposed Scheme

Conservation Area Consent is sought to demolish the existing temporary buildings and associated corridors and erect a replacement building in a similar position although with a larger footprint.

The existing temporary building is 20m by 4m and is situated in an enclosed area behind wards E, F and G. The clinical bin store also contained within this area would be re-sited between two existing temporary buildings to the rear of wards E, F and G and the ITU unit.

The Hospital Trust's requirement for the proposed 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 will be re-instated.

The planning application for the proposed development ref. 9011/APP/2010/1120 is also reported on this agenda.

### **1.3 Relevant Planning History**

#### **Comment on 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.

### **2. Advertisement and Site Notice**

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

**2.2** Site Notice Expiry Date:- 21st July 2010

### **3. Comments on Public Consultations**

EXTERNAL

The application was given statutory site and press publicity.

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

INTERNAL

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.

#### **4. 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
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.

#### **5. MAIN PLANNING ISSUES**

In relation to the application for the demolition of the existing temporary buildings, PPS5 advises that when considering developments within Conservation Area, there should be a general presumption in favour of the conservation of designated assets. Any harmful impact on the significance of a designated asset needs to be justified. However, not all designated assets are of equal significance or sensitivity to change.

Where a proposal causes minor harm there will still be a loss of value to society caused by that harm. This is a loss of public benefit that needs to be weighed against any other public benefits the proposal will bring, including, possibly, the conservation benefit of the proposal being part of realising the optimal viable use of the asset. Flexibility and imagination in the design process is crucial to minimising conflict. Some works may seem individually to be of little importance but can cumulatively be destructive of a heritage assets significance.

This application seeks consent to demolish an existing temporary building, which does not contribute to the heritage value of the existing hospital or the wider Conservation Area and as such, no objection would be raised to its removal. Therefore subject to suitable safeguarding conditions limiting the amount of demolition to that shown on the approved drawings and the requirement that any damage caused in the execution of the works shall be made good within 3 calendar months, to ensure that appropriate control over the development is maintained, the proposal is considered to comply with policy BE4 of the UDP (Saved Policies September 2007) and Policy HE9 of Planning Policy Statement 5 (PPS5).

#### **6. RECOMMENDATION**

**APPROVAL subject to the following:**

- 1 CAC16 Time Limit (3 years) - Conservation Area Consent

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

**REASON**

To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

**2 CAC4 Making good of any damage**

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

**REASON**

To safeguard the existing buildings and wider Conservation Area in accordance with Policy BE4 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**3 CAC10 Extent of demolition**

No demolition beyond that indicated on the approved drawings shall take place without the approval of the Local Planning Authority.

**REASON**

To safeguard the existing hospital buildings and the wider conservation area in accordance with Policy BE4 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

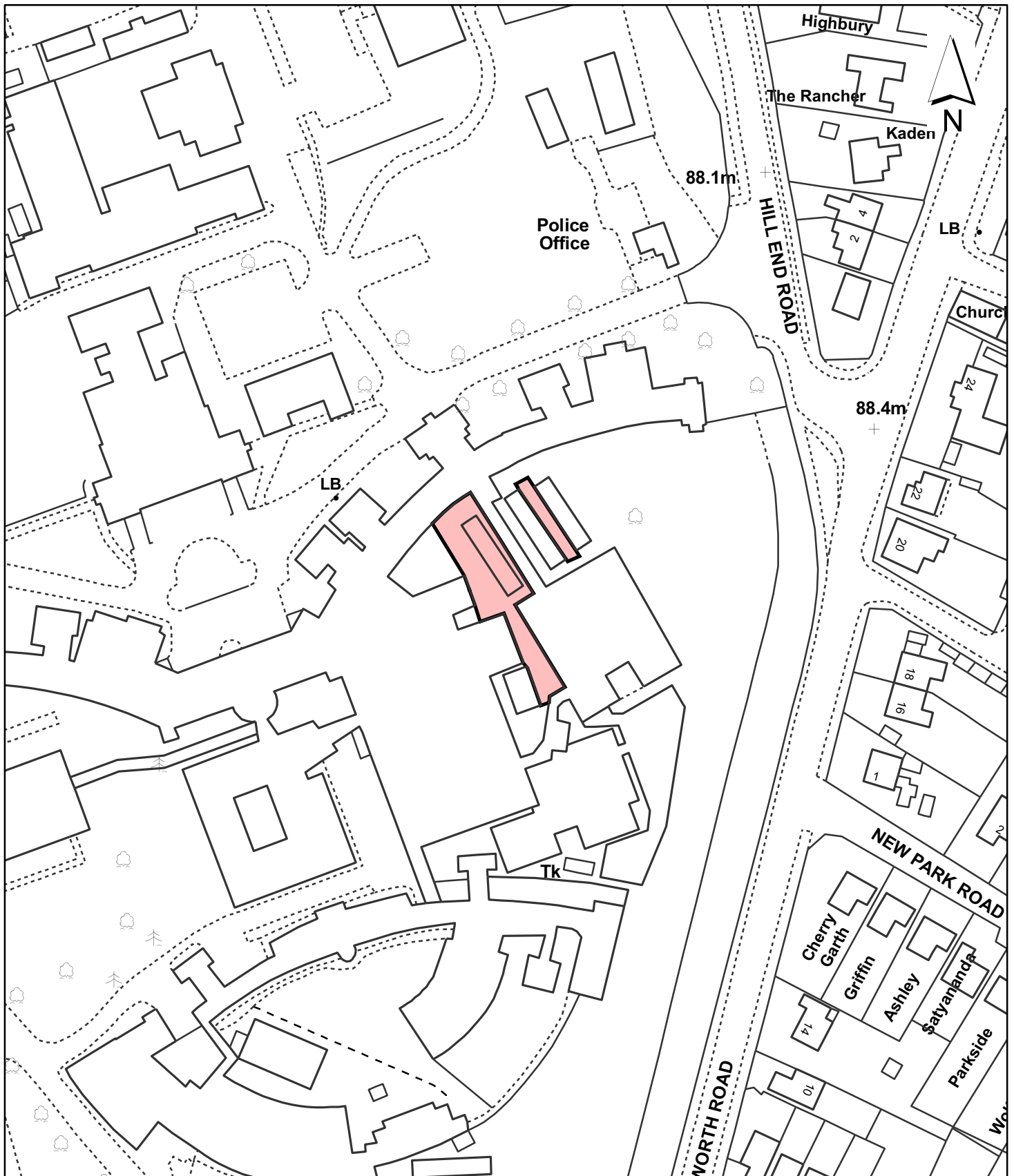
**INFORMATIVES**



- 1** The decision to GRANT conservation area has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2** The decision to GRANT conservation area consent 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
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.

**Contact Officer:** Catherine Hems

**Telephone No:** 01895 250230



<p><b>Notes</b></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><b>Harefield Hospital Hill End Road Harefield</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><b>Planning &amp; Community Services</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>	
	<p>Planning Application Ref:</p> <p><b>9011/APP/2010/1121</b></p>	<p>Scale</p> <p><b>1:1,250</b></p>	 <p><b>HILLINGDON</b> LONDON</p>	
	<p>Planning Committee</p> <p><b>North</b></p>	<p>Date</p> <p><b>July 2010</b></p>		