

Report of the Head of Planning & Enforcement Services

Address MOUNT VERNON TREATMENT CENTRE RICKMANSWORTH ROAD
NORTHWOOD

Development: Installation of exhaust flues to north elevation

LBH Ref Nos: 3807/APP/2011/1031

Drawing Nos: 1012 SK 3003 Rev. A
Design & Access Statement
1012 SK 3001 Rev. A
1012 SK 3002 Rev. B

Date Plans Received: 03/05/2011

Date(s) of Amendment(s):

Date Application Valid: 17/05/2011

1. SUMMARY

This application seeks planning permission for the alteration of the existing extract ducting on the Mount Vernon Treatment Centre, located within the Green Belt. The proposal is minor and would not harm the visual amenities of the green belt or the character and appearance of the surrounding area.

2. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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.

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.

BE13 New development must harmonise with the existing street scene.
BE15 Alterations and extensions to existing buildings

BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OE1	Protection of the character and amenities of surrounding properties and the local area
OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt

3. CONSIDERATIONS

3.1 Site and Locality

Mount Vernon Hospital is located on the south west side of Rickmansworth Road and comprises a series of medical buildings. This application relates to that part of the site known as the Mount Vernon Treatment Centre. This is a relatively new block within the hospital grounds (two storeys, max 13m high), sited at the northern end of the hospital complex, adjacent to the main car park off Rickmansworth Road. The application site lies within the Green Belt as designated in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Proposed Scheme

The proposal is to alter the existing extract ducting on the new building. The Treatment Centre's existing backup generators have exhaust flues at low level, adjacent to the most northern part of the car park. These have caused problems as exhaust fumes from the generators have entered into Bishopswood Hospital disrupting hospital procedures. It has been established that the existing flue design is inadequate and that a new system will be required.

Two new flues are proposed that will be routed out through the two existing apertures in the generator house north elevation. The two new flues will then be turned up and run over the top of the single storey generator house roof towards the Treatment Centre north elevation where they will bridge on to a steel structure and run up the Treatment Centre's north elevation.

The height of the flues will be 18m. This has been set in accordance with advice given by the BRE that the flues must terminate 18m above ground level to prevent risks of extract fumes entering adjacent buildings. This is slightly higher than the existing 16.5m high flues on the southern side of the building.

The flues will be finished in stainless steel, matching the flues on the Treatment Centre's south elevation. The supporting structure will be steel and will be finished in polyester powder coating coloured yellow to match the steel structures supporting the louvers on the east elevation (front elevation). The architectural detail will repeat the detailing to these steel supports.

3.3 Relevant Planning History

Comment on Relevant Planning History

The hospital has been subject to numerous applications over the years. None are considered particularly relevant to this application.

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:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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OL5	Development proposals adjacent to the Green Belt

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

4 adjoining occupiers consulted, no replies received.

Internal Consultees

The Council's Environmental Protection Unit have no objections to the proposals. Whilst they do recommend the use of conditions in relation to the construction process, these are not considered necessary in this instance. It is in the interests of the hospital to undertake the works in an efficient manner and without detriment to the patients and visitors of the hospital.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The Mount Vernon Hospital Site is located within the Green Belt. PPG2 (Green Belts) states that the most important attribute of the Green Belt is its openness. Therefore, the construction of new buildings in the Green Belt is inappropriate unless it is for, agriculture

and forestry, essential facilities for outdoor sport and recreation, for cemeteries and or other uses of land which preserve the openness of the Green Belt, limited extension, alteration or replacement of existing dwellings or limited infilling or redevelopment of major developed sites identified in adopted development plans which meet the criteria specified in Annex C of Planning Policy Guidance Note 2 (Green Belts) 1995.

PPG 2 also makes clear that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The guidance adds that such circumstances will not exist unless the harm is clearly outweighed by other considerations and that it is for the applicant to show why permission should be granted. The policies in the adopted Unitary Development Plan endorse National Guidance within the Green Belt. Policy OL1 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007 defines the types of development that are considered acceptable in the Green belt.

The proposal at Mount Vernon Hospital does not conform to the types of development allowed by Policy OL1. However, there is already an established health care development on this site and PPG2 does allow limited extensions and alteration to existing building in the Green Belt. PPG2 advises at paragraph 3.6 that provided the proposal does not result in disproportionate additions over and above the size of the original building, the extension or alteration of buildings is not inappropriate in Green Belts. Policy OL4 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) also permits the extension of buildings within the Green Belt if the development does not result in a disproportionate change to the bulk and character of the original building and would not be of detriment to the character and appearance of the Green Belt. Thus, in principle minor alterations and extensions to buildings within the Green Belt are considered to be acceptable.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

The proposal would involve altering the existing extract ducting on an existing building. Whilst the existing ducting is at a low level, the proposed ducting is a relatively minor development in the context of the buildings and structures that exist on the land. The proposals do not result in any increase in footprint of the area and would be consistent with the design of the existing buildings. They are appropriate and necessary for the efficient operation of the hospital. It is not therefore considered that there would be any adverse impact on the openness of the surrounding Green Belt, and that the proposal would be in compliance with Policy OL4 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

The new flues and structure will stand against the Treatment Centre's north elevation (side elevation) and will be visible from buildings within the site including Bishopswood Hospital, car parks to the north and east, from Rickmansworth Road above the Treatment Centre roof line, and as people approach the building from the east along the approach boulevard. As people get closer to the building the flue and its structure will visually

diminish. However, the relationship with the existing building is nevertheless considered satisfactory and there would be no adverse impact from within the hospital grounds.

The appearance of the flues would be consistent with those that already exist on the southern side of the building, and would almost assist in adding some symmetry to the building.

Given the nature of the building and the proposed development it is not considered that there would be any adverse impact on the character of the building, nor would any harm be caused to the street scene (which is only from within the hospital grounds in any case). Any longer term views of the new structures would be from further afield and negligible in impact.

7.08 Impact on neighbours

Given the remoteness of the development and the site from neighbouring properties, the proposal would not have any adverse impact on the amenities of surrounding occupiers, either visually from the impact of the structure, or from the fumes that may arise.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal would not have any impact on vehicular or pedestrian safety. Moreover, removing the flues from ground floor level adjacent to the car park, to discharge flumes at a much higher level, would improve the pedestrian environment and reduce the risk of accidents. The proposal would not have any impact or influence the existing car parking arrangements within the hospital.

7.11 Urban design, access and security

See Section 7.07

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Not applicable to this application.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

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

None

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

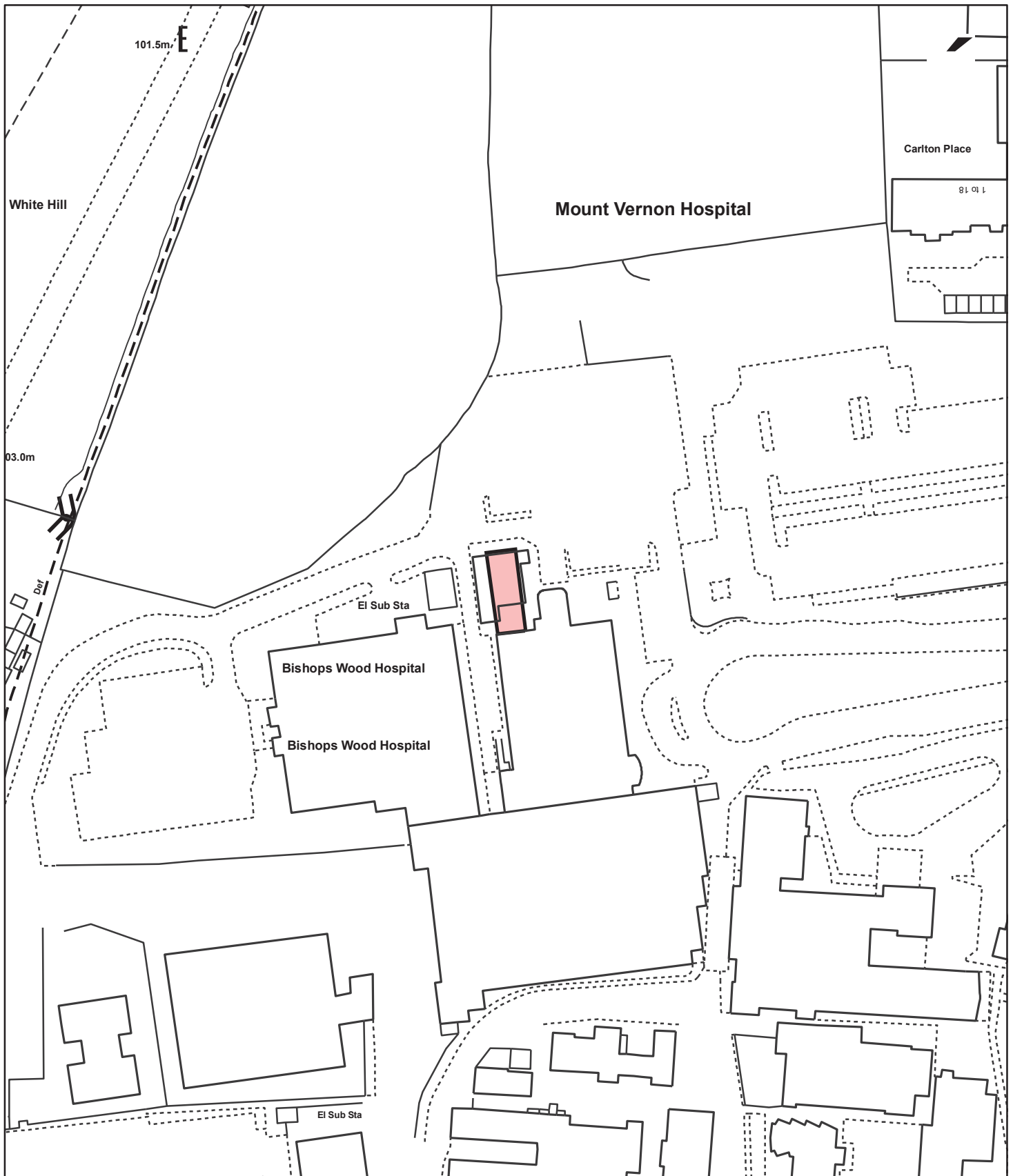
For the reasons outlined above and given that the development complies with the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), this application is recommended for approval.

11. Reference Documents


Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)
Planning Policy Guidance Note 2: Green Belts

Contact Officer: Warren Pierson

Telephone No: 01895 250230



Notes

 Site boundary
For identification purposes only.

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Site Address

**Mount Vernon Treatment Centre
Rickmansworth Road
Northwood**

**LONDON BOROUGH
OF HILLINGDON**
Planning,
Environment, Education
& Community Services
Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111

Planning Application Ref:
3807/APP/2011/1031

Scale
1:1,250

Planning Committee
North

Date
July 2011

