

Appendix H

Report of the Head of Planning, Sport and Green Spaces

Address HAREFIELD HOSPITAL HILL END ROAD HAREFIELD MIDDLESEX

Development: Temporary retention of Acorn Ward and Oak Ward; temporary extension above Acorn Ward to provide new 18 bed ward with associated access, linking it to the existing main block via a new bridge; and single storey extension to provide additional ITU accommodation, CT and MRI scanners and associated patient, user and staff accommodation.

LBH Ref Nos: 9011/APP/2014/3602

Drawing Nos: Transport Matters Report
Tree Amenity Category Plan - Holly Ward
Site Constraints Plan - Holly Ward
Tree Protection Plan - Holly Ward
Tree Planting Plan - Holly Ward
15-002
Development Site Tree Report, dated 13/3/15 relating to ITU site
Design and Access Statement Revision C
PL-001 Rev. A
PL-105 Rev. A
PL-007
PL-002 Rev. A
PL-004 Rev. A
PL-010 Rev. A
PL-101
PL-102
PL-005
PL-003
PL 011
PL-008 Rev. A
Oak Holly and Acorn - Proposed Block Plan
PL-012
PL-006
Carbon Reductions Report
Drainage Statement - Harefield Hospital, October 2014
Planning Statement, October 2014
Royal Brompton & Harefield NHS Foundation Trust clinical rationale for the expansion of capacity letter
Royal Brompton & Harefield NHS Foundation Trust letter concerning disabled access
Energy Strategy Report, December 2014
Historic Environment Desk-Based Assessment, dated 15/12/14
PL-103 Rev. A
PL-104 Rev. A
PL-201 Rev. A
Agent's email dated 20/5/14
Agent's covering email dated 13/5/14
PL-106 Rev. B
PL-009 Rev. A
Car Park Utilisation Survey

Development Site Tree Report dated 13/3/15 relating to Holly Ward

Date Plans Received:	08/10/2014	Date(s) of Amendment(s):	08/10/2014
Date Application Valid:	22/12/2014		13/05/2015
			24/03/2015
			22/12/2014
			24/02/2015
			26/03/2015
			20/05/2015
			12/05/2015

1. SUMMARY

This application comprises two distinct elements on two separate parts of the hospital grounds which form part of the Green Belt and are located within the Harefield Village Conservation Area. The first element seeks permission for an 18 bed space modular ward to be referred to as 'Holly' ward and its corridor links which would be sited above the existing modular Acorn ward to the rear of the eastern wing of the main locally listed 'gullwing' building. The application has now been amended so that temporary permission is sought for the proposed new Holly ward, together with a further extension of time for the temporary permission previously granted for Acorn ward and the adjoining Holly ward buildings, as permanent permission would not be appropriate for temporary modular structures. The second element is for a new permanent ground floor extension to provide additional Intensive Treatment Unit (ITU) accommodation, CT and MRI scanners and associated patient, user and staff accommodation to the rear of the eastern wing of the 'gullwing' building, adjoining Rickmansworth Road and Hill End Road.

As the proposal involves development over a 1,000sqm in the Green Belt, it was referable to the Mayor, but the GLA advise that the additional hospital development within the Green Belt would not raise any strategic issues and the Mayor of London does not need to be consulted further on this application.

Although within the Green Belt, site specific policy applies to Harefield Hospital which does allow infilling and redevelopment for health purposes in principle. The proposed buildings would be sited within the built envelope of existing hospital buildings and be of an appropriate scale, height and design so that they would not be harmful to the openness of the green belt or the character and appearance of the conservation area. Furthermore, the siting and design of the ITU extension has been revised so that it is set further back and better reflects the design of the adjoining locally listed 'gullwing' building.

The buildings would be separated from residential properties surrounding the grounds and the scheme makes adequate provision for the protection of existing trees and new planting, including a new 'instant' hedge along the Rickmansworth Road boundary which has now been planted. The Access Officer advises that a condition is required to ensure that adequate changing provision for wheelchair users is provided for those needing to use the scanners. Furthermore, although this scheme will be likely to increase car parking at the hospital, this increase is modest and through the use of a Travel Plan and a study/ scheme for on-street parking management in the area, which would be secured through a S106

Agreement, the scheme provides a proportionate means by which parking pressures associated with the hospital, particularly on surrounding streets can be assessed and hopefully alleviated over time.

The scheme is recommended for approval.

2. RECOMMENDATION

That delegated powers be given to the Head of Planning and Enforcement to grant permanent and temporary planning permission, subject to the following:

A) That the Council enter into a legal agreement with the applicants under Section 106/Unilateral Undertaking of the Town and Country Planning Act 1990 (as amended) or other appropriate legislation to secure:

- 1. A Green Travel Plan for the Hospital Trust, to include a £20,000 bond, and**
- 2. Funding for a study/ scheme for on-street parking management in the area.**

B) That the applicant meets the Council's reasonable costs in the preparation of the S106 Agreement and any abortive work as a result of the agreement not being completed.

C) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.

D) That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised before the 26th June 2015, or any other period deemed appropriate that delegated authority be given to the Head of Planning and Enforcement to refuse the application for the following reason:

'The applicant has failed to ensure that the necessary Travel Plan and funding for the study/ scheme for on-street parking management would be undertaken/prepared/committed in a timely manner and to an appropriate standard. The scheme therefore conflicts with Policies AM2 and AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).'

E) That subject to the above, the application be deferred for determination by the Head of Planning and Enforcement under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

F) That if the application is approved, the following conditions be attached:-

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 NONSC Temporary permission for Oak, Acorn and Holly Wards

The Oak, Acorn and Holly Ward buildings, together with their link corridors hereby approved shall be removed and the land and the adjoining buildings restored to their former

condition on or before 3 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 and materials. 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 Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers PL-004 Rev. A, PL-005, PL-008 Rev. A, PL-009 Rev. A, PL 011, PL-012, PL-103 Rev. A, PL-104 Rev. A, PL-106 Rev. B, PL-201 Rev. A and 15-002 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2015).

4 COM5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Reduction in energy use and renewable technology installation [Energy Strategy Report]
SUDS [Drainage Statement - Harefield Hospital]

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence

REASON

To ensure that the development complies with the objectives of Policies 5.2, 5.3, 5.6, 5.7, 5.12 and 5.13 of the LOnDon Plan (March 2015).

5 COM7 ITU materials

No development shall take place on the ITU extension until:-

- Samples of all external materials and external surfaces,
- Details of any plant, vents and air conditioning equipment, together with any screening,
- Details of the parapet and its finish,
- Details of the 'art' form proposed for the elevation adjacent to the existing "gullwing" building
- Details of the design and materials for the windows, doors, glazed canopy and screens,

have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 NONSC Holly ward materials

The proposed 'Holly' ward building shall not be erected on site until details of the materials and glazing for the corridor link have been submitted to and approved by the Local Planning Authority.

The development shall be carried out in accordance with the approved details.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7 COM6 Levels

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

8 COM8 Tree Protection

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

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

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

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

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

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

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

1. Details of Soft Landscaping

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

2. Details of Hard Landscaping

- 2.a Refuse Storage
- 2.b Cycle Storage
- 2.c Means of enclosure/boundary treatments
- 2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)
- 2.e Hard Surfacing Materials

3. Details of Landscape Maintenance

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

4. Schedule for Implementation

5. Other

- 5.a Existing and proposed functional services above and below ground
- 5.b Proposed finishing levels or contours

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan (March 2015).

10 COM10 Tree 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 or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position

to be first agreed in writing with the Local Planning Authority 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 BS 3998:2010 'Tree work - Recommendations' 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

11 NONSC Archaeology

A) No development for the single storey ground floor extension to provide additional ITU accommodation, CT and MRI scanners and associated patient, user and staff accommodation shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.

B) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

REASON

Heritage assets of archaeological interest are expected to survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results.

12 NONSC Noise level

The rating level of noise emitted from the plant and/or machinery hereby approved shall be at least 5 dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142 "Method for rating industrial noise affecting mixed residential and industrial areas".

REASON

To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Unitary Development Plan: Part Two - Saved UDP Policies (November 2012).

13 NONSC Wheelchair users changing provision

The development shall not commence until details of a sufficiently sized changing cubicle/or other room for persons using a wheelchair and two assistants/carers have been submitted

and approved in writing. The changing facility shall provide an adult sized changing table/bed with working space for an assistant/carer on each side, a 1500 mm turning circle, and an electro-mechanical means of hoisting a person from their wheelchair, and shall remain in place and readily available for the life of the building.

REASON

To ensure that the development provides an inclusive environment in accordance with Policy 7.2 of the London Plan (March 2015).

14 NONSC Details of carbon technology

Prior to the commencement of development full details (including specifications) of the low and zero carbon technology required to meet the CO2 reductions set out in the Energy and Sustainability Statement (TUV, December 2014) shall be submitted to and approved in writing by the local planning authority. The details shall include roof plans and elevations for any proposed Photovoltaics. In addition, full details in relation to the size, maintenance, noise impacts and operation of the air source heat pumps shall be submitted. Full details of any other technologies shall also be submitted.

The development must proceed in accordance with the approved details and a monitoring report submitted to the Local Planning Authority on a quarterly basis for the first 5 years on completion of the development.

REASON

To ensure the reduction of CO2 in accordance with Policy 5.2 of the London Plan (March 2015).

15 NONSC Sustainable Drainage

Sustainable Water Management

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it:

a) Manages Surface Water. The scheme shall demonstrate ways of controlling the surface water on site.

i. incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided.

ii. provide information on all Suds features including the method employed to delay and control the water discharged from the site to Greenfield run off rates and:

a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.

b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).

iii. Demonstrates capacity and structural soundness in the receptors of Thames Water network and receiving watercourse as appropriate.

b) Foul water

i. The Scheme shall demonstrate capacity in the receiving foul sewer network or provides suitable upgrades agreed by Thames Water.

c) Ground water

i. Where infiltration techniques (soakaway) or a basement are proposed a site investigation

must be provided to establish the risk of groundwater flooding on the site, and to demonstrate the suitability of infiltration techniques proposed on the site. (This should be undertaken at the appropriate time of year as groundwater levels fluctuate).

d) Minimise water use. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

- i. incorporate water saving measures and equipment.
- ii. provide details of water collection facilities to capture excess rainwater;
- iii. provide details of how rain and grey water will be recycled and reused in the development.

e) Long Term Management and Maintenance of the drainage system.

i. Provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues. Where there is overland flooding proposed, the plan should include the appropriate actions to ensure the safety of the users of the site should that be required.

ii. Where the maintenance will not be the responsibility of an individual householder, the details of the body legally responsible for the implementation of the management and maintenance plan must be provided.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in the Hillingdon Local Plan: Part 1- Strategic Policies (November 2012), Policy 5.12 Flood Risk Management of the London Plan (March 2015) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014) and to be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (March 2015), and to conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (March 2015).

INFORMATIVES

1 152 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).

2 153 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) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (2015) and national guidance.

NPPF1

NPPF - Delivering sustainable development

NPPF8	NPPF - Promoting healthy communities
NPPF7	NPPF - Requiring good design
NPPF9	NPPF - Protecting Green Belt land
NPPF10	NPPF - Meeting challenge of climate change flooding coastal
NPPF11	NPPF - Conserving & enhancing the natural environment
NPPF12	NPPF - Conserving & enhancing the historic environment
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.2	(2011) Improving health and addressing health inequalities
LPP 3.17	(2011) Health and social care facilities
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.6	(2011) Decentralised Energy in Development Proposals
LPP 5.7	(2011) Renewable energy
LPP 5.9	(2011) Overheating and cooling
LPP 5.10	(2011) Urban Greening
LPP 5.11	(2011) Green roofs and development site environs
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.15	(2011) Water use and supplies
LPP 6.3	(2011) Assessing effects of development on transport capacity
LPP 6.5	(2011) Funding Crossrail and other strategically important transport infrastructure
LPP 6.9	(2011) Cycling
LPP 6.10	(2011) Walking
LPP 6.13	(2011) Parking
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 7.8	(2011) Heritage assets and archaeology
LPP 7.13	(2011) Safety, security and resilience to emergency
LPP 7.14	(2011) Improving air quality
LPP 7.16	(2011) Green Belt
LPP 7.19	(2011) Biodiversity and access to nature
LPP 7.21	(2011) Trees and woodland
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
EC2	Nature conservation considerations and ecological assessments
BE1	Development within archaeological priority areas
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
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
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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
PR20	Harefield Hospital
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

3 115 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

4

Informative:

The written scheme of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. It must be approved by the planning authority before any on-site development related activity occurs.

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

b. Fixtures, fittings and furnishings, particularly hard materials should be selected to ensure that sound is not adversely reflected. The design of all learning areas should be considerate to the needs of people who are hard of hearing or deaf. Reference should be made to BS 8300:2009+A1:2010, Section 9.1.2, and, BS 223 in selecting an appropriate acoustic absorbency for each surface.

c. Care should be taken to ensure that the internal decoration achieves a Light Reflectance Value (LRV) difference of at least 30 points between floor and walls, ceiling and walls, including appropriate decor to ensure that doors and door furniture can be easily located by people with reduced vision.

d. Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.

e. Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.

f. Flashing beacons/strobe lights linked to the fire alarm should be carefully selected and installed to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

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The applicant is advised of the urgent need to prepare a masterplan to be submitted to and approved by the Local Planning Authority that would establish design principles and guide future development on the hospital grounds.

3. CONSIDERATIONS

3.1 Site and Locality

The application site forms two separate areas totalling 0.45 hectares within the built envelope of Harefield Hospital whose grounds extend to some 19.14 hectares to the north of Harefield Village centre, on the western side of Rickmansworth and Hill End Roads. The two sites are located to the rear and towards each end of the main 'gullwing' block which forms two, three storied elliptical wings linking through a central core which were built in the 1930s and have a loose Art Deco style. These buildings are locally listed. The Holly Ward extension is on the western side, adjacent to the Anzac building with the to the west of the

The hospital was originally designed as a sanatorium. Some original recessed bays within the 2 elliptical ward blocks have been previously partially in-filled. These existing in-fills on site have yielded mixed results in terms of showing an adequate degree of sympathy and respect to the original design and built form of the hospital block.

The hospital site is designated by the Hillingdon Local Plan: Part Two - Saved UDP policies as a major developed site within the Green Belt. The southern part of the site, including the main 1930s wings and the areas of the two extensions also form part of the Harefield Village Conservation Area. The site is also included within the Colne Valley Regional Park. A number of the buildings on the site are statutory listed as Grade II.

3.2 Proposed Scheme

The application comprises of two elements on two separate parts of the hospital grounds:-

1. A further temporary permission for Oak and Acorn Wards to the rear (south) of the western wing of the main 'gullwing' building is sought, together with the addition of a new 18 bed portable ward building above Acorn ward with a link into the main building, and
2. A new ground floor permanent extension to provide additional Intensive Treatment Unit (ITU) accommodation, CT and MRI scanners and associated patient, user and staff accommodation to the rear of the eastern wing of the 'gullwing' building, adjoining Rickmansworth Road and Hill End Road.

The new ward, together with new linking corridor space would have a Gross Internal Area (GIA) of 1433.4m². The ward would be referred to as Holly Ward and would be of a similar footprint and modular construction, using similar materials and finishes as that of Acorn Ward above which it would be sited/built. The new ward would be accessed via a new bridge corridor link to the main building and Anzac Centre and the existing ground floor corridor between Oak Ward and the Anzac Centre via a brick built lift tower. A WC block would also be provided within the link corridor. The ward would provide 18 additional bed spaces which are needed to cater for an increase in inpatient numbers. This new ward would cater for patients recovering from major surgery and comprises two ensuite bedrooms for patients who may be infectious or especially need to be protected from sources of infection, two six bed wards with ensuite WC and washing facilities and four single ensuite bedrooms.

The 1036.5m² GIA extension to the ITU department would comprise a six bed extension to the existing ITU, and a MRI and CT scanner centre and staff facilities, which includes changing facilities, seminar rooms and rest areas. The extension would be semi-circular, linking at each end with existing buildings and wrap around an existing Beech tree to form a courtyard area. Access to this extension is provided from within the hospital itself but staff would also be able to access it directly from a new entrance facing Rickmansworth Road. Adjacent to the entrance is a proposed glazed canopied sitting out area for staff, visitors and

patients use. The extension would be of modular construction but would be faced with a combination of brick and timber materials to complement the finish of the existing buildings. The northern elevation facing the gullwing building would be used for public art. The roof would be utilised for plant. The site of the proposed single storey ground floor extension was previously occupied by three large modular office buildings. It would substantially improve the current situation as a number of these facilities can only be accessed by going outside. Simple, easily maintainable shrubs and grass would be provided to all areas outside of the new buildings and within the courtyard area with planting and hardstanding.

The development proposals did form the subject of a pre-application enquiry.

The planning application is supported by the following documents:-

Design & Access Statement:

This provides the background to the proposals and describes the two sites and their respective development proposals and intended use. The amount of development is described, together with the layout and scale. The statement then goes on to assess the appearance of the new blocks and their finishes, discusses landscaping and access issues

Planning Statement:

This introduces the proposals, advising that they would provide much needed accommodation and facilities at the hospital. The statement goes on to describe the Royal Brompton and Harefield NHS Foundation Trust and its work, describes Harefield Hospital, its history and development that now totals 900 staff and 176 beds. The two proposed development sites are then described together with the formal pre-application process. The proposals are then described before they are assessed against relevant national, regional and local planning policy and guidance under the headings of land use and the green belt, design and heritage, sustainability, transport and need. The statement concludes by stating that the hospital is intending to carry out more comprehensive redevelopment in the future when requirements and funding are clearer but in the meantime, the proposals would address additional space requirements whilst being sensitive to their setting and of an appropriate scale that would not conflict with policy.

Royal Brompton & Harefield NHS Foundation Trust - Expansion of capacity at Harefield Hospital - the clinical rationale

This letter advises that Harefield Hospital is a specialist centre for heart and lung conditions. Its status as a centre of excellence has led to significant growth in demand from referring hospitals over the past 10 years and the factors contributing to this are described. The letter advises that critically, this demand has already outgrown the capacity of three key pieces of physical infrastructure, namely dedicated bedspaces serving the ITU, the technical capabilities and accommodation of the two CT and MRI scanners and the need for a new 18 bedded inpatient ward as patients can be transferred to as their recovery is completed.

Historic Environment Desk-Based Assessment:

This provides an introduction to the assessment, including a description of the site and the development proposals. Relevant legislation and the policy context is considered and the report's methodology described. The likely impacts of the proposals upon the heritage

assets of the site are assessed. The report concludes that given the layout and design of the proposed development, heritage assets and their setting, including the conservation area and adjoining listed buildings associated with Harefield Park would not be harmed and although the potential of the site to be of archaeological interest remains low, an archaeological watching brief would safeguard any remains.

Approach to carbon savings

This brief statement advises of the energy efficiency measures that are likely to be put in place, including Air Source Heat Pumps and other forms of renewable energy such as solar PV panels will be investigated.

Energy Strategy Report:

This provides an introduction to the report and sets out relevant policy. The methodology for calculating the baseline scenario is described and various lean, clean and renewable technologies are assessed to reduce carbon emissions from the development.

Drainage Statement:

This is a very brief statement which describes how foul and surface water drainage would be dealt with at each of the development sites. In the case of the ITU/CT site, it advises that if soil impermeability tests show that the use of soil soakaways will not be feasible, below ground attenuation storage would be provided, connecting to the outflow into the existing surface water system with the discharge rate attenuated.

Royal Brompton & Harefield Imaging Department letter:-

This advises of the contingency plans for disabled access to the new MRI, CT scanners and changing facilities, including use of internal blinds and use of a portable hoist.

Response to transport matters statement:-

This brief statement advises that the two new elements will give rise to an additional circa 1,700 sqm of floor space providing an additional 24 bed spaces. No changes are proposed to the current car parking provision. The hospital currently employs 900 staff with two daily shifts operating (8:00 - 20:00 and 20:00 - 8:00) and has 149 beds giving rise to an additional circa 16% bed spaces and 5% increase in staff. There are over 500 parking spaces at the hospital, split between staff and visitor use with visiting hours limited to between 11:00 - 13:00 and 15:00 - 20:00. The statement goes on to advise that the rise in bed spaces is not significant and will not necessarily give rise to an increase in staff or visitor parking, with the hospital served by local bus routes which also connect to mainline and underground services. The statement concludes by stating that parking will be monitored.

Car Park Utilisation Survey:-

This provides results of two parking surveys conducted on Thursday 30/4 and Saturday 2/5 2015 between the hours of 07:00 and 21:00. It advises that a total of 456 staff and 125 visitor spaces are on site (581 in total), including overspill spaces on reinforced grass. During the peak occupancy (10:00 - 11:00 on Thursday 30/4/15), 373 staff cars were parked

and 111 visitor spaces, equating to a peak occupancy rate of 0.41 spaces per staff member and 0.74 visitor spaces occupied per bed space. The additional 24 bed spaces would result in circa 5% additional staff or 45 additional members, which taken together would correspond to 37 additional vehicles (19 additional staff vehicles and 18 visitor vehicles). The 37 additional vehicles added to the peak occupancy would give a total of 521 which represents an occupancy rate of 90% of the total 581 spaces.

Development Site Tree Surveys:-

Two tree reports have been submitted which relate to the two separate sites. Background survey information is provided and results of the tree surveys are presented. The impact of the developments on the trees are discussed and mitigation measures for the retained trees are recommended.

3.3 Relevant Planning History

Comment on Relevant Planning History

There have been numerous planning applications submitted on the hospital site over the years. Of particular relevance to this application are the following:-

Temporary planning permission for a two year period was granted for a single storey temporary ward building (Oak Ward) with an access link to the main building on 7/12/06 (App. No. 9011/APP/2006/2843 refers). This was extended for a further two year period on 18/3/10 (App. No. 9011/APP/2009/2546 refers).

Temporary planning permission for a 3 year period for Acorn Ward was granted on 19/7/11 (App. No. 9011/APP/2011/1603 refers).

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.E7	(2012) Raising Skills
PT1.HE1	(2012) Heritage
PT1.BE1	(2012) Built Environment
PT1.EM1	(2012) Climate Change Adaptation and Mitigation
PT1.EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
PT1.EM6	(2012) Flood Risk Management
PT1.EM7	(2012) Biodiversity and Geological Conservation
PT1.EM8	(2012) Land, Water, Air and Noise
PT1.T1	(2012) Accessible Local Destinations
PT1.CI1	(2012) Community Infrastructure Provision

Part 2 Policies:

NPPF1	NPPF - Delivering sustainable development
NPPF8	NPPF - Promoting healthy communities
NPPF7	NPPF - Requiring good design
NPPF9	NPPF - Protecting Green Belt land
NPPF10	NPPF - Meeting challenge of climate change flooding coastal
NPPF11	NPPF - Conserving & enhancing the natural environment
NPPF12	NPPF - Conserving & enhancing the historic environment
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.2	(2011) Improving health and addressing health inequalities
LPP 3.17	(2011) Health and social care facilities
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.6	(2011) Decentralised Energy in Development Proposals
LPP 5.7	(2011) Renewable energy
LPP 5.9	(2011) Overheating and cooling
LPP 5.10	(2011) Urban Greening
LPP 5.11	(2011) Green roofs and development site environs
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.15	(2011) Water use and supplies
LPP 6.3	(2011) Assessing effects of development on transport capacity
LPP 6.5	(2011) Funding Crossrail and other strategically important transport infrastructure
LPP 6.9	(2011) Cycling
LPP 6.10	(2011) Walking
LPP 6.13	(2011) Parking
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 7.8	(2011) Heritage assets and archaeology
LPP 7.13	(2011) Safety, security and resilience to emergency
LPP 7.14	(2011) Improving air quality
LPP 7.16	(2011) Green Belt
LPP 7.19	(2011) Biodiversity and access to nature
LPP 7.21	(2011) Trees and woodland
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
EC2	Nature conservation considerations and ecological assessments

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PART 1 - MEMBERS, PUBLIC & PRESS

BE1	Development within archaeological priority areas
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
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
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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
PR20	Harefield Hospital
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **10th February 2015**

5.2 Site Notice Expiry Date:- Not applicable