

DELEGATED DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL		Select an Option
1.	No valid planning application objection in the form of a petition of 20 or more signatures, has been received	<input type="checkbox"/>
2.	Application complies with all relevant planning policies and is acceptable on planning grounds	<input type="checkbox"/>
3.	There is no Committee resolution for the enforcement action	<input type="checkbox"/>
4.	There is no effect on listed buildings or their settings	<input type="checkbox"/>
5.	The site is not in the Green Belt (but see 11 below)	<input type="checkbox"/>
REFUSAL RECOMMENDED: GENERAL		
6.	Application is contrary to relevant planning policies/standards	<input type="checkbox"/>
7.	No petition of 20 or more signatures has been received	<input type="checkbox"/>
8.	Application has not been supported independently by a person/s	<input type="checkbox"/>
9.	The site is not in Green Belt (but see 11 below)	<input type="checkbox"/>
RESIDENTIAL DEVELOPMENT		
10.	Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha	<input type="checkbox"/>
11.	Householder application in the Green Belt	<input type="checkbox"/>
COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT		
12.	Change of use of retail units on site less than 1 ha or with less than 1000 sq. m other than a change involving a loss of A1 uses	<input type="checkbox"/>
13.	Refusal of change of use from retail class A1 to any other use	<input type="checkbox"/>
14.	Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use.	<input type="checkbox"/>
CERTIFICATE OF LAWFULNESS		
15.	Certificate of Lawfulness (for proposed use or Development)	<input type="checkbox"/>
16.	Certificate of Lawfulness (for existing use or Development)	<input type="checkbox"/>
17.	Certificate of Appropriate Alternative Development	<input type="checkbox"/>
CERTIFICATE OF LAWFULNESS		
18.	ADVERTISEMENT CONSENT (excluding Hoardings)	<input type="checkbox"/>
19.	PRIOR APPROVAL APPLICATION	<input type="checkbox"/>
20.	OUT-OF-BOROUGH OBSERVATIONS	<input type="checkbox"/>
21.	CIRCULAR 18/84 APPLICATION	<input type="checkbox"/>
22.	CORPSEWOOD COVENANT APPLICATION	<input type="checkbox"/>
23.	APPROVAL OF DETAILS	<input type="checkbox"/>
24.	ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where the Heads of Terms have already received Committee approval	<input type="checkbox"/>
25.	WORKS TO TREES	<input type="checkbox"/>
26.	OTHER (please specify)	<input type="checkbox"/>

The delegation powers schedule has been changed. Interim Director of Planning, Regeneration & Public Realm can determine this application

Case Officer:

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informative's are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DETAILS SHOULD BE USED IN THE PS2 RETURNS ODPM

Item No.	Report of the Head of Development Management and Building Control
Address:	NORTHWOOD & PINNER COTTAGE HOSP & NORTHWOOD HEALTH CENTRE PINNER ROAD NORTHWOOD
Development:	<p>Minor Material Amendment (S73) to Conditions 2 (Approved Plans), 3 (Approved Documents) and 23 (Landscaping Scheme for Health Centre Development) of planning permission ref. 23658/APP/2021/1296, granted 31-08-2023 for: Partial demolition, refurbishment and extension of the existing Cottage Hospital to provide a state of the art health centre and the comprehensive redevelopment of the remaining Site to provide residential (Use Class C3) accommodation and ancillary works including car parking, cycle parking, landscaping and associated works (Phased Development).</p> <p>The proposed amendments only involve the Health Centre element and include the following:-</p> <ul style="list-style-type: none"> - Relocation of the substation to the northern boundary to enable direct access from the highway; - The loss of one parking space and relocation of motorcycle parking to accommodate the re-siting of the substation and the vehicle gate inwards from the Site boundary; - Relocation of plant equipment to roof level to facilitate an increased quantum of plant as a result in the improvement to the ventilation strategy; - Retention of the existing basement as a plantroom with a new direct external access including a new stairwell and balustrades along the western elevation; - Amendments to the design of the new infills on the western elevation to conceal and provide acoustic buffers to the plant equipment; - Removal of heating plant enclosures from courtyard; - Proposed covered cycle parking enclosure within the courtyard; - Associated landscape amendments to accommodate the proposed amendments as set out above; and - Amendments to the internal arrangement of the Health Centre, including the relocation of the Changing Places Toilets, recognition of staff admin spaces and relocation of the baby clinic location to the south of the building and mental health rooms moved to the eastern wing.
LBH Ref Nos:	23658/APP/2023/2980
Drawing Nos:	<p>Minor Amendment Northwood & Pinner Health Centre</p> <p>West and East elevation</p> <p>North and South elevation</p> <p>Wider Elevation</p> <p>Sections plant</p> <p>West bay infill section</p>

Date Plans received: 01-11-23

Date(s) of Amendments(s): 13-10-23

Date Application valid 01-11-23

1. SUMMARY

The is a s73 planning application that seeks to vary Condition 2 (Health Centre Approved Plans), Condition 3 (Approved Documents), Condition and 23 (Health Centre Landscaping Scheme) to planning consent ref. 23658/APP/2021/1296, granted 31-08-2023 for partial demolition, refurb and extension of existing Cottage Hospital to provide a state of the art health centre and the redevelopment of site to create 70 residential units. This is a phased development with the Health Centre to be delivered prior to the commencement of phase 2 which involves the residential aspect of the development.

The amendments involve minor material amendments to the layout of the health centre aspect both internal and external. It would include additional planting on the western elevation to ensure the safe running of the health centre. A Noise Assessment scheme has been submitted as part of the application and this has been reviewed by the Council's Noise Officer who is satisfied that the additional plant would meet the relevant noise standards. An additional condition (Condition 46) has been added to ensure the noise generated from the equipment remains within the acceptable noise levels at certain times of the day.

Officers are satisfied that there would be no adverse impact on nearby adjoining neighbouring properties in terms of loss of daylight, sunlight, outlook or overlooking concerns. The conditions related to the plant equipment would ensure that noise is kept within the noise allowance during noise sensitive hours of the day.

In terms of overall design, the changes have been reviewed by the Council's Urban Design Officer who is satisfied the plant would not cause harm to the locally listed building or the wider character given its overall positioning. Other minor changes to the internal layout and the site layout are accepted and would allow the smooth running of the health centre.

The Highways Officer has also been consulted given a loss of 1 parking space and the relocation of other parking and cycle parking spaces in the proposed layout. These modifications would not affect the wider highway safety and the reduction of spaces would help with air quality as well as promoting more sustainable transport travel with cycle storage situated more prominently on the site.

Since the original permission has been granted, a number of the pre-commencement conditions have been discharged and the current scheme proposed would not cause these relevant details to change. As such, conditions 6,12,13,17,19, 21, and 31 of the original approval (23658/APP/2021/1296) have been altered to compliance conditions in line with the details already approved.

The proposed minor material amendments are considered acceptable in principle and with regard to their impact on design, character and appearance of the area, residential quality, neighbour amenity, noise, CO2 emissions and overheating.

A deed of variation has also been secured in line with the original legal agreement to secure these obligations to this permission. The amendments proposed under the current scheme would not alter

the requirements within the legal agreement.

The amendments are considered to constitute minor material amendments and are accepted.

2. RECOMMENDATION

1. COM3 Time Limit

The development hereby permitted shall be begun before the expiration of three years from 31st August 2023.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2. RES4 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 and shall thereafter be retained/maintained for as long as the development remains in existence.

Sitewide Plans

17115_05_00_07_051 Rev P3 (Proposed Sitewide Access and Routes)
17115_05_00_07_052 Rev P3 (Proposed Sitewide Emergency Access)
17115_05_00_07_053 Rev P3 (Proposed Sitewide Parking Strategy Planning)
17115_05_00_07_054 Rev. P3 (Proposed Sitewide Refuse Strategy)
17115_05_00_07_100 Rev P4 (Proposed Level 00 Sitewide Plan)
17115_05_00_07_104 Rev P4 (Proposed Roof Level Sitewide Plan)
17115_05_00_07_200 Rev P5 (Proposed Sitewide Elevations)
SY619-400-0001 Rev P01 (Urban Ground floor landscape plan)
SY619-300-1301 Rev B (Urban Green Factor Site Wide)

Block A Plans:-

17115_05_A_07_100 Rev. P2 (Block A Residential: Proposed Level 00 Plan)
17115_05_A_07_101 Rev. P1 (Block A Residential: Proposed Level 01 Plan)
17115_05_A_07_102 Rev. P1 (Block A Residential: Proposed Level 02 Plan)
17115_05_A_07_103 Rev. P2 (Block A Residential: Proposed Level 03 Plan)
17115_05_A_07_104 Rev. P3 (Block A Residential: Proposed Roof Plan)
17115_05_A_07_200 Rev. P3 (Block A Residential: Proposed Elevations Sheet 1)
17115_05_A_07_201 Rev. P2 (Block A Residential: Proposed Elevations Sheet 2)
17115_05_A_07_300 Rev. P3 (Block A Residential: Proposed Sections)

Block B Plans:-

17115_05_B_07_100 Rev. P3 (Block B Residential: Proposed Level 00 Plan)
17115_05_B_07_101 Rev. P3 (Block B Residential: Proposed Level 01 Plan)
17115_05_B_07_102 Rev. P2 (Block B Residential: Proposed Roof Plan)
17115_05_B_07_103 Rev. P2 (Block B Residential: Proposed Level 03 Plan)
17115_05_B_07_104 Rev. P3 (Block B Residential: Proposed Roof Plan)
17115_05_B_07_200 Rev. P2 (Block B Residential: Proposed Elevations Sheet 1)
17115_05_B_07_201 Rev. P3 (Block B Residential: Proposed Elevations Sheet 2)
17115_05_B_07_300 Rev. P2 (Block B Residential: Proposed Sections)

Block A & B Detail Plans:-

17115_05_00_07_401 Rev. P2 (Block A & B: North / South Elevations Bay Study)
17115_05_00_07_400 Rev. P2 (Block A & B: East / West Elevations Bay Study)
17115_05_00_07_402 Rev. P2 (Block A & B: Porches & Bays Bay Study)

Health Centre Plans

17115_05_HC_07_099 Rev P1 (Healthcare centre Proposed Basement Plan)
17115_05_HC_07_100 Rev P3 (Healthcare centre: Proposed Level 00 Plan)
17115_05_HC_07_101 Rev P2 (Healthcare centre: Proposed Level 01 Plan)
17115_05_HC_07_102 Rev P3 (Healthcare Centre: Proposed Roof Plan)
17115_05_HC_07_200 Rev P4 (Proposed elevations Sheet 1 - North & South Elevations)
17115_05_HC_07_201 Rev P4 (Proposed elevations Sheet 2 - East & West Elevations)
17115_05_HC_07_300 Rev P3 (Healthcare Centre:Proposed Sections)
17115_05_HC_07_400 Rev P3 (Healthcare Centre West Elevation Infill Bay Study)
17115_05_HC_07_401 Rev. P1 (Healthcare Centre: New Extension Bay Study)
17115_05_HC_06_402 Rev P2 (Healthcare Centre: Entrance Canopy Bay Study)

REASON

To ensure development complies with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2021)

3. 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:

Heritage Statement, March 2021

Energy and Sustainability Strategy, March 2021

Northwood and Pinner Health Centre Energy Statement Document ref:0212-INSIG-RP-MEP-08-REV P2, May 2023

SY619-100-0002 (Response to Existing Trees)

SY619-100-0003 (Tree Planting Strategy Rev A)

Fire Safety Strategy Stage 2 Report, Revision 04

Transport Assessment, 15 March 2021

Framework Travel Plan, Version 01a, 12 March 2021

Transport Addendum, dated 20 December 2021

Transport Note, October 2023

Noise Assessment, Version C, 16 March 2021

Stage 4 Acoustic Report, October 2023

Flood Risk Assessment, Rev. B, 16 March 2021

Drainage Strategy, Rev. A (1st Issue) 15th May 2020

Phase 2 Geo-environmental and Geotechnical Site Investigation, March 2021

Air Quality and Air Quality Neutral Assessment, October 2023

Ecological Appraisal, March 2021

Update Ecological Appraisal and Bat Survey Report Ref:784-B022083

Daylight, Sunlight and Overshadowing Assessment, March 2021

Daylight and Sunlight Considerations Note, October 2023

Avison Young Letter dated 4.8.21 re. sunlighting and daylight

Utilities Report, Revision 02

Construction Waste Management Plan, March 2021

Archaeological Desk-Based Assessment, August 2017, Updated March 2021
Arboricultural Impact Assessment, March 2021
Landscape Addendum to DAS, December 2021
Planning Statement, March 2021
Design and Access Statement, March 2021
Design and Access Statement: Minor Material Amendment, May 2024
Update Design and Access Statement Addendum August 2021
Design and Access Statement Addendum 2, December 2021
Email dated 25/8/21 re. Access
Design and Access Addendum 2, December 2021
Landscape Addendum to DAS, December 2021

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 . Specify Hillingdon Local Plan Part 2 (2020)

4. NONSC Phasing Condition

i) The new health centre shall be delivered (a) prior to the implementation of Block B (residential) and (b) the new health centre must be open and operational prior to the closure of the existing on site health centre.

REASON

To ensure that the replacement medical facility is provided in a timely manner in accordance with Policy S2 of the London Plan (2021).

5. COM6 Levels

Prior to the commencement of each phase, plans showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings within the phase shall be 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 DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

6. NONSC Demolition and Construction Emission

The development hereby permitted shall be constructed in accordance with the approved plan for reducing dust and emissions from demolition and construction works hereby approved under application reference 23658/APP/2024/405 (Approved 17 April 2024).

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

To reduce the impact on air quality, in compliance with policy EM8 of the Local Plan: Part 1 (November 2012), policy DME1 14 of the London Borough of Hillingdon Local Plan (part 2), the London Borough of Hillingdon Air Quality Action Plan 2019-2023, London Plan (2021) policy S11 and T4, and the National Planning Policy Framework (2021).

7. NONSC NRMM Condition

All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority.

The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>."

REASON

To comply with the London's Low Emission Zone for non-road mobile machinery as per requirements of the London Environment Strategy, in accordance with Policy S11 of the London Plan (2021).

8. RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan(s) 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 (or after) 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 DMHB 14 of the Hillingdon Local Plan Part 2 (2020) and to comply with Section 197 of the Town and Country Planning Act 1990.

9. RES25 No floodlighting

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning

Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered other than for routine maintenance which does not change its details.

REASON

To safeguard the amenity of surrounding properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020); and to protect the ecological value of the area in accordance with Policy DMEI 7 of the Hillingdon Local Plan Part Two 2 (2020).

10. NONSC Footpath Condition

Notwithstanding the details shown on the submitted plans, detailed plans showing the pedestrian walkways through the site shall be submitted to and approved in writing by the Local Planning Authority, the information shall include:

- (i) lighting details;
- (ii) ground surface finishes;
- (iii) any other street furniture;
- (iv) maintenance of dusk till dawn access from Pinner Road to Juniper Court and Neal Close; and
- (v) access arrangements

The approved details shall be implemented and maintained for the life of the development.

REASON

To ensure that pedestrian access across the site is maintained in accordance with Policy DMT 5 of the Hillingdon Local Plan Part 2 (2020) and Policy T2 of the London Plan (March 2021).

11. COM7 Materials (Submission)

HEALTH CENTRE DEVELOPMENT:

Prior to above ground works on the Health Centre, details of its materials and external surfaces, including details of any concrete type cladding rain screen for the replacement extensions, detailed drawings of the windows and doors shall be submitted to and approved in writing by the Local Planning Authority.

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

Sample panels of brickwork showing the proposed brick, method of bonding, colour or mortar and type of pointing to be used in the construction of the walls; shall be prepared on site and approved by the Local Planning Authority in writing before the commencement of the brickwork. The work shall be undertaken in accordance with the approved details.

Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policies DMHB1, DMHB3 and DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

12. NONSC Main Entrance relocation

HEALTH CENTRE DEVELOPMENT

The relocated main entrance serving the Cottage Hospital shall be carried out in accordance with the details hereby approved under application reference 23658/APP/2023/2938 (Approved 27 November 2024). As per these details approved, the main entrance to the proposed Health Centre shall be located on the eastern side of the principal building, along with the central window at the front of the building.

Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

REASON

To retain the significance, appearance, character and setting of a Locally Listed Building, in compliance with Policy DMHB 3 (Locally Listed Buildings) of the Local Plan Part 2.

13. NONSC Plaque/Beam Condition

HEALTH CENTRE DEVELOPMENT

The details of the plaque and beam in the Cottage Hospital shall be implemented in accordance with the details approved under reference 23658/APP/2023/2938 (Approved 27 November 2024). The plaque and beam / arch shall be retained in the approved positioning thereafter.

REASON

To retain the significance, appearance, character and setting of a Locally Listed Building, in compliance with Policy DMHB 3 (Locally Listed Buildings) of the Local Plan Part 2.

14. NONSC Health Care Facility Energy Condition

HEALTH CENTRE DEVELOPMENT:

Prior to the commencement (excluding demolition and site clearance works) of the refurbishment of the health care facility, the applicant shall provide a detailed energy assessment to demonstrate the project will provide a minimum energy performance of 'Very Good' against the 'Reduction of energy use and carbon emissions' as set out in the BREEAM UK Refurbishment and Fit-Out 2014 manual unless otherwise agreed in writing with the Local Planning Authority. The details shall specify the baseline building energy demands (kwhr/annum) for gas and electricity and the associated CO2 emissions. The assessment shall then identify the measures that will be incorporated into the project to meet the BREEAM target set out above or as otherwise agreed in writing with the Local Planning Authority.

The development must proceed in accordance with the approved assessment.

REASON

To ensure the development contributes to carbon reductions as required by Policy SI2 of the London Plan (March 2021).

15. NONSC Window Replacement/Retention Schedule Condition

HEALTH CENTRE DEVELOPMENT:

Prior to any windows being removed / altered from the retained elements of the Cottage Hospital, full details of a window replacement / retention schedule and repair methodology shall be submitted to and approved in writing by the Local Planning Authority.

The works shall progress in accordance with the approved window replacement / retention schedule and repair methodology unless any alteration is agreed in writing with the Local Planning

Authority.

REASON

To retain the significance, appearance, character and setting of a Locally Listed Building, in compliance with Policy DMHB 3 (Locally Listed Buildings) of the Local Plan Part 2.

16. COM15 Sustainable Water Management

HEALTH CENTRE DEVELOPMENT:

No development (excluding demolition and site clearance works) on the health care facility approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy SI13 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

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

- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

Thereafter the development shall proceed in accordance with the approved scheme.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy DMEI 10 of the Hillingdon Local Plan Part 2 (2020) and London Plan (2021) Policy SI13.

17. NONSC Health Centre Contamination Condition

HEALTH CENTRE DEVELOPMENT

The development of the health centre facility hereby permitted shall be constructed in accordance with the approved Land Contamination and Remediation Method Statement (reference 1921134R02(00) details approved under application reference 23658/APP/2024/896).

AND

- (ii) If during development or works contamination not addressed in the submitted remediation scheme is identified, an addendum to the remediation scheme must be agreed with the LPA prior to implementation; and
- (iii) All works which form part of the remediation scheme shall be completed and a verification report submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.
- (iv) No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the

results of this testing shall be submitted and approved in writing by the Local Planning Authority.

REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DMEI 12 of the Local Plan: Part Two - Development Management Policies (2020).

18. NONSC Health Centre Low Emission Strategy

HEALTH CENTRE DEVELOPMENT:

Prior to the commencement of above ground works on the health care facility, a low emission strategy (LES) shall be submitted to and approved in writing by the Local Planning Authority. The LES shall address but not be restricted to:

- 1) Secure compliance with the current London Plan (March 2021) and the London Sustainable Design and Construction Supplementary Planning Guidance requirements
- 2) The implementation of fast electric vehicle charging bays for the hospital. This is to be implemented in line with the minimum number of charging points required in the London Plan.
- 3) A clear and effective strategy to encourage staff / users to:-
 - a) use public transport;
 - b) cycle / walk to work where practicable;
 - c) enter car share schemes;
 - d) purchase and drive to work zero emission vehicles.

The measures in the agreed scheme shall be maintained throughout the life of the development.

REASON

The application site is within an Air Quality Management Area, and to reduce the impact on air quality, in accordance with policy EM8 of the Local Plan: Part 1 (November 2012), policy DMEI 14 of the London Borough Hillingdon Local Plan (part 2), the London Borough of Hillingdon Air Quality Action Plan 2019-2023, London Plan (2021) policy SI1 and T4, and the National Planning Policy Framework (2021).

19. RES19 Health Centre Ecology

HEALTH CENTRE DEVELOPMENT:

The development hereby permitted should be implemented in accordance with the approved scheme to protect and enhance the nature conservation interest of this part of the site, in accordance with the approved Ecological Mitigation and Enhancement Plan approved under application reference 23658/APP/2024/49 (Approved 3rd July 2023).

REASON

In order to encourage a wide diversity of wildlife on the existing semi-natural habitat of the site in accordance with policy DMEI 7 of the Hillingdon Local Plan Part 2 (2020) and London Plan (2021) G5.

20. RES24 Health Centre Secured by Design

HEALTH CENTRE DEVELOPMENT:

The health centre facility shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief

Police Officers (ACPO). The health centre shall not be brought into use until accreditation has been achieved.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to ensure the development provides a safe and secure environment in accordance with policy DMHB 15 of the Local Plan Part 2 (2020) and London Plan (2021) D12.

21. RES8 Health Centre Tree Protection

HEALTH CENTRE DEVELOPMENT

The development hereby permitted shall be carried out in accordance with the details approved in the submitted Arboricultural Impact Assessment and Tree Protections Plans reference 05045RMSv2 including Tree Protection Plans (05040P_TRP01 and 05040P_TPP_01 to 06) Method Statement & Tree Protection Plan BS:5837 2012 dated Date: February 2024 as approved under application reference 23658/APP/2024/405 (Approved 17th April 2024).

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.

3. Where the arboricultural method statement recommends that the tree protection measures for a site will be monitored and supervised by an arboricultural consultant at key stages of the development, records of the site inspections / meetings shall be submitted to 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 DMHB 14 of the Hillingdon Local Plan Part 2 (2020)

22. NONSC Health Centre Refuse Storage

HEALTH CENTRE DEVELOPMENT:

Notwithstanding the submitted plans, prior to the commencement of above ground works on the health care centre, details of on-site refuse storage (including clinical waste) for refuse material arising from the development, shall be submitted to and approved by the Local Planning Authority. Such details shall include any screening and means of collection. The facilities shall be provided prior to occupation of the development hereby approved and thereafter permanently retained for the lifetime of the development.

REASON

- To avoid adverse visual impacts and nuisance to both occupiers and neighbours.
- To make sufficient provision for well designed internal and external storage space for general, recycling, organic and clinical waste, with suitable access for collection.
- To comply with Policy EM11 of the Local Plan: Part 1 - Strategic Policies (November 2012), Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and Policy S17 of the London Plan (2021).

23. RES9 Health centre landscaping car parking & refuse/cycle storage

HEALTH CENTRE DEVELOPMENT

Prior to the commencement of above ground works on the health centre, a landscape scheme shall be 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 to include pollution absorbing trees.

2. Details of Hard Landscaping

- 2.a Refuse Storage
- 2.b Cycle Storage
- 2.c Means of enclosure/boundary treatments with the Pinner Road boundary treatment to not exceed 0.6m in height;
- 2.d Car parking layouts:-
 - 51 parking spaces including 5 disabled compliant parking spaces
 - 1 'active', 1 rapid charger and 50 'passive' electric charging points
 - 2 mobility scooter parking spaces and 3 pram spaces
 - 20 cycle spaces
- 2.e Hard Surfacing Materials
- 2.f External Lighting
- 2.g Other structures (such as play equipment and furniture)

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 surfing/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.

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 DMHB 11, DMHB 12, DMHB 14, DMEI 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020) and Policy G5 of the London Plan (2021).

24. NONSC Health Centre Parking Management and Design Strategy

HEALTH CENTRE DEVELOPMENT:

The health care centre development hereby approved shall not be occupied until a Health Care Centre Parking Management and Design Strategy (PMDS) has been submitted to, and approved in writing by, the Local Planning Authority. The PMDS shall, as a minimum, include a requirement that the health centre parking hereby approved shall remain allocated and dedicated in such a manner for the life-time of the development.

REASON

To demonstrate that the parking layout is workable in terms of reasonable accessibility to and to ensure that an appropriate level of car parking provision is provided on site, in accordance with Policy DMT 6 of the Hillingdon Local Plan Part Two 2 (2020) and Policy T6 of the London Plan (2021).

25. NONSC Health Centre Baseline Noise Survey and Assessment

HEALTH CENTRE DEVELOPMENT:

The development (excluding demolition and site clearance) of the health care centre shall not begin until a detailed baseline noise survey and assessment has been undertaken for this element of the works to confirm the scheme to control plant noise emanating from the site, in accordance with the Noise SPD2 and BS 4142, has been submitted to, and approved in writing by the Local Planning Authority.

Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

- To avoid potentially unreasonable internal noise levels, from windows required to be open, and ensure an acceptable development;
- To safeguard the amenity of the surrounding area in accordance with policy EM8 of the Hillingdon Local Plan Part 1 (2012 policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020) and Policy D14 of the London Plan (2021).

26. NONSC Health Centre Lighting Condition

HEALTH CENTRE DEVELOPMENT:

Prior to occupation of the development, a scheme for the control of internal and external lighting, including car park lighting shall be submitted to and approved in writing by the Local Planning Authority. This should detail the times when lights will be turned on and off during the day and night. The lighting of the health centre shall also employ devices that automatically turn the lights off when the rooms are not in use.

Thereafter, lighting shall be operated as agreed within this approved scheme.

REASON:

In the interests of energy conservation and to reduce any impact on neighbouring residents, in

accordance with Policies DMEI 2 and DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and Policy SI 2 of the London Plan (2021).

27. NONSC Health Centre Overheating Condition

HEALTH CENTRE DEVELOPMENT

A final Overheating Assessment, based on the submitted Energy and Sustainability Strategy which details all the mitigation measures to prevent overheating of the health centre shall be submitted to, and approved in writing by, the Local Planning Authority prior to commencement of above ground works on the health centre.

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

REASON

To ensure the development does not give rise to adverse temperatures that would need mitigating and thus reduce the contribution made towards a reduction in CO2 in accordance with Policies SI2 and SI4 of the London Plan (March 2021).

28. COM7 Residential Materials (Submission)

RESIDENTIAL DEVELOPMENT:

Prior to above ground works on the residential units, details of their materials and external surfaces, including details of balconies, balcony / terrace privacy screens, detailed drawings of the windows and doors shall be submitted to and approved in writing by the Local Planning Authority.

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

Sample panels of brickwork showing the proposed brick, method of bonding, colour or mortar and type of pointing to be used in the construction of the walls; shall be prepared on site and approved by the Local Planning Authority in writing before the commencement of the brickwork. The work shall be undertaken in accordance with the approved details. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

29. NONSC Residential Energy Condition

RESIDENTIAL DEVELOPMENT:

Prior to the above ground works on the residential development relevant to each individual phase, the applicant must submit a detailed energy assessment that demonstrates a minimum of 59.1% saving in carbon as set out in the energy strategy (Sweco, March 21). The assessment shall provide full details of the baseline energy demand and associated CO2 emissions in accordance with a 2013 Building

Regulation compliant development. The assessment shall then set out the full details and specifications of the measures to achieve the target referenced above.

Where low and zero carbon technology is identified, the assessment shall provide full details of their specification and location within the building and any associated further analysis to demonstrate their efficacy (for example roof plans and elevations where PVs are to be used).

The development must proceed in accordance with the approved details.

REASON

To ensure the development contributes to a reduction in CO2 in accordance with Policy SI2 of the London Plan (March 2021).

30. COM15 Residential Sustainable Water Management

RESIDENTIAL DEVELOPMENT:

No development (excluding demolition and site clearance works) on the residential units relevant to each individual phase approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy SI13 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

Thereafter the development shall proceed in accordance with the approved scheme.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy DME1 10 of the Hillingdon Local Plan Part 2 (2020) and London Plan (2021) Policy SI13.

31. NONSC Residential Contamination Condition

RESIDENTIAL DEVELOPMENT

The development of the residential units hereby permitted shall be constructed in accordance with the approved Land Contamination and Remediation Method Statement (reference 1921134R02(00) details approved under application reference 23658/APP/2024/896.

AND

- (ii) If during development or works contamination not addressed in the submitted remediation scheme is identified, an addendum to the remediation scheme must be agreed with the LPA prior to implementation; and
- (iii) All works which form part of the remediation scheme shall be completed and a verification report submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.

(iv) No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority.

REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DMEI 12 of the Local Plan: Part Two - Development Management Policies (2020).

32. NONSC Residential Low Emissions Strategy

RESIDENTIAL DEVELOPMENT:

Prior to the commencement of above ground works on the residential units, a low emission strategy (LES) shall be submitted to and approved in writing by the Local Planning Authority. The LES shall address but not be restricted to:

- 1) Secure compliance with the current London Plan (March 2021) and the London Sustainable Design and Construction Supplementary Planning Guidance requirements
- 2) The implementation of normal charging for the residential units. This is to be implemented in line with the minimum number of charging points required in the London Plan.
- 3) A clear and effective strategy to encourage residents to:-
 - a) use public transport;
 - b) cycle / walk where practicable;
 - c) enter car share schemes;
 - d) purchase and drive zero emission vehicles.

The measures in the agreed scheme shall be maintained throughout the life of the development.

REASON

The application site is within an Air Quality Management Area, and to reduce the impact on air quality, in accordance with policy EM8 of the Local Plan: Part 1 (November 2012), policy DMEI 14 of the London Borough Hillingdon Local Plan (part 2), the London Borough of Hillingdon Air Quality Action Plan 2019-2023, London Plan (2021) policy S11 and T4, and the National Planning Policy Framework (2021)

33. RES11 Play Area provision of details

RESIDENTIAL DEVELOPMENT

Prior to the commencement of above ground works relating to the residential site, details of play areas for children shall be submitted to and approved in writing by the Local Planning Authority. Details shall include accessible play equipment for disabled children, including those with a sensory impairment, or complex multiple disabilities. Provisions could include outdoor sound tubes, colour and lighting canopies, and other play equipment that could stimulate the olfactory senses. Thereafter, the play areas shall be provided prior to the occupation of any unit within the development and maintained for this purpose.

REASON

To ensure that the development makes adequate provision of children's play space in accordance with Policy DMHB 19 of the Hillingdon Local Plan Part 2 (2020) and London Plan (2021) Policies S4, D5 and D7.

34. NONSC Accessible Units

RESIDENTIAL DEVELOPMENT

The development hereby approved shall ensure that 7 no. residential units are constructed to accord with the technical specifications of Section M4(3) for a Wheelchair Accessible dwelling as set out in Approved Document M. The dwellings hereby approved shall provide that 90% be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building.

REASON:To ensure that an appropriate standard of housing stock, in accordance with London Plan (2021) Policies D5 and D7 is achieved and maintained.

35. RES19 Residential Ecology

RESIDENTIAL DEVELOPMENT:

No development shall take place on the residential units relevant to each individual phase, until a scheme to protect and enhance the nature conservation interest of this part of the site, based on the recommendations set out in Update Ecological Appraisal and Bat Survey Report Ref:784-B022083 dated August 2021 has been submitted to and approved by the Local Planning Authority.

REASON

In order to encourage a wide diversity of wildlife on the existing semi-natural habitat of the site in accordance with policy DMEI 7 of the Hillingdon Local Plan Part 2 (2020) and London Plan (2021) G5.

36. RES24 Residential Secured by Design

RESIDENTIAL DEVELOPMENT

The residential units shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No dwelling shall be occupied until accreditation has been achieved.

REASON In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to ensure the development provides a safe and secure environment in accordance with policy DMHB 15 of the Local Plan Part 2 (2020) and London Plan (2021) D12 .

37. RES8 Residential Tree Protection

RESIDENTIAL DEVELOPMENT:

No site clearance or construction work on the residential units relevant to each individual phase shall take place until 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 residential site including demolition, building works and tree protection measures or include specific tree protection measures and an arboricultural method statement to protect the retained conifer hedge on the boundary with Juniper Court.
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.

3. Where the arboricultural method statement recommends that the tree protection measures for a site will be monitored and supervised by an arboricultural consultant at key stages of the development, records of the site inspections / meetings shall be submitted to 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 DMHB 14 of the Hillingdon Local Plan Part 2 (2020).

38. NONSC Residential Refuse Storage

RESIDENTIAL DEVELOPMENT:

Notwithstanding the submitted plans, prior to the commencement of above ground works on the residential units relevant to each individual phase, details of on-site refuse storage for refuse material arising from the development, shall be submitted to and approved by the Local Planning Authority.

Such details shall include any screening and means of collection. The facilities shall be provided prior to occupation of the development hereby approved and thereafter permanently retained for the lifetime of the development.

REASON

- To avoid adverse visual impacts and nuisance to both occupiers and neighbours.
- To make sufficient provision for well designed internal and external storage space for general, recycling, organic and clinical waste, with suitable access for collection.
- To comply with Policy EM11 of the Local Plan: Part 1 - Strategic Policies (November 2012), Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and Policy S17 of the London Plan (2021).

39. RES9 Residential Landscaping (car parking & refuse/cycle storage)

RESIDENTIAL DEVELOPMENT:

Prior to the commencement of above ground works on the residential units relevant to each individual phase, a landscape scheme shall be 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) to include an appropriate replacement for the fastigate Oak trees along the boundary with Sovereign Court,
 - 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 to include pollution absorbing trees.

2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments with the Pinner Road boundary treatment to not exceed 0.6m in height;
 - 2.d Car parking layouts:-
 - 69 parking spaces including 7 disabled compliant parking spaces.
 - 8 motor cycle spaces
 - 14 'active' and 55 'passive' electric charging points
 - 109 cycle spaces
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 - 2.g Other structures (such as play equipment and furniture)

3. Details of Landscape Maintenance
 - 3.a Landscape Maintenance Schedule for a minimum period of 5 years to include a robust and regular management regime to:-
 - a) control the height and spread of the retained conifer hedge on the boundary with Juniper Court and
 - b) the establishment of the planter trees on the boundary of Sovereign Court.
 - 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 DMHB 11, DMHB 12, DMHB 14, DMEI 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020) and Policy G5 of the London Plan (2021).

40. NONSC Residential Parking Management and Design Strategy

RESIDENTIAL DEVELOPMENT:

The residential units relevant to each individual phase, hereby approved shall not be occupied until

a Residential Parking Management and Design Strategy (PMDS) has been submitted to, and approved in writing by, the Local Planning Authority. The PMDS shall, as a minimum, include a requirement that all on-site car parking hereby approved shall be allocated and dedicated for the use of each of the residential units and shall remain allocated and dedicated in such a manner for the life-time of the development.

REASON

To demonstrate that the parking layout is workable in terms of reasonable accessibility to and to ensure that an appropriate level of car parking provision is provided on site, in accordance with Policy DMT 6 of the Hillingdon Local Plan Part Two 2 (2020) and Policy T6 of the London Plan (2021).

41. NONSC Residential Baseline Noise Survey and Assessment

RESIDENTIAL DEVELOPMENT:

The development (excluding demolition and site clearance) of the residential units relevant to each individual phase shall not begin until a detailed baseline noise survey and assessment has been undertaken for this element of the works to confirm the scheme to control plant noise emanating from the site, in accordance with the Noise SPD2 and BS 4142, has been submitted to, and approved in writing by the Local Planning Authority

Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON: To avoid potentially unreasonable internal noise levels, from windows required to be open, and ensure an acceptable development; To safeguard the amenity of the surrounding area in accordance with policy EM8 of the Hillingdon Local Plan Part 1 (2012 policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020) and Policy D14 of the London Plan (2021).

42. NONSC Residential Noise Ingress Assessment

RESIDENTIAL DEVELOPMENT:

The development (excluding demolition and site clearance) of the residential scheme relevant to each individual phase shall not begin until a detailed assessment has been undertaken to confirm the scheme to control existing and likely future environmental noise ingress to the residential units, in accordance with BS 8233, has been submitted and approved in writing by the Local Planning Authority.

The scheme shall take into account the ventilation strategy, with any mechanical system noise generated within the habitable rooms being assessed and adequately attenuated.

Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

- To avoid potentially unreasonable internal noise levels, from windows required to be open, and ensure an acceptable development;
- To safeguard the amenity of the surrounding area in accordance with policy EM8 of the Hillingdon Local Plan Part 1 (2012 policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020) and Policy D14 of the London Plan (2021).

43. NONSC Residential Overheating Condition

RESIDENTIAL DEVELOPMENT:

Prior to commencement of superstructure works relevant to each individual phase, the final Overheating Strategy shall be submitted to and approved in writing by the Local Planning Authority. The submission shall demonstrate how the development will reduce the potential for internal overheating and reliance on air conditioning systems in accordance with the following cooling hierarchy:

- 1) reduce the amount of heat entering a building through orientation, shading, high albedo materials, fenestration, insulation and the provision of green infrastructure;
- 2) minimise internal heat generation through energy efficient design;
- 3) manage the heat within the building through exposed internal thermal mass and high ceilings;
- 4) provide passive ventilation;
- 5) provide mechanical ventilation; and
- 6) provide active cooling systems.

The approved details shall thereafter be implemented and retained for the lifetime of the development.

REASON

To demonstrate that the final strategy will reduce the potential for internal overheating and reliance on air conditioning systems in accordance with the cooling hierarchy and Policy SI 4 of the London Plan (2021).

44. NONSC Non Standard Condition

The works comprising the new Health centre building of the development hereby approved shall be delivered in Phase 1. Phase 2, which comprises Block B shall not be occupied until the new Health centre facility is completed and operational.

REASON

To ensure that the development proceeds in a satisfactory manner in accordance with policies S1 and S2 of the London Plan 2021 and policy DMCI 2 of the Local Plan Part 2 (2020).

45. NONSC Construction Management and Logistics Plan

Prior to the commencement of each phase, a Construction Management and Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority (in consultation with relevant stakeholders). This plan shall detail:

- (i) The phasing of the works;
- (ii) The hours of work;
- (iii) On-site plant and equipment;
- (iv) Measures to mitigate noise and vibration;
- (v) Measures to mitigate impact on air quality;
- (vi) Waste management;
- (vii) Site transportation and traffic management, including:
 - (a) Routing;
 - (b) Signage;
 - (c) Vehicle types and sizes;
 - (d) Hours of arrivals and departures of staff and deliveries (avoiding peaks times of day);
 - (e) Frequency of visits;
 - (f) Parking of site operative vehicles;
 - (g) On-site loading/unloading arrangements; and
 - (h) Use of an onsite banksman (if applicable).

- (viii) The arrangement for monitoring and responding to complaints relating to demolition and construction and the pre-engagement with local residents; and
- (ix) Details of cranes and other tall construction equipment (including the details of obstacle lighting).

This plan should accord with Transport for London's Construction Logistic Planning Guidance and the GLA's 'The Control of Dust and Emissions during Construction and Demolition' Supplementary Planning Guidance (July 2014) (or any successor document).

The construction works shall be carried out in strict accordance with the approved plan.

REASON

To safeguard the amenity of surrounding areas and to ensure that the construction works include appropriate efficiency and sustainability measures so as not to compromise the safe and efficient operation of the local highway network and local air quality, in accordance with Policies DMT 1, DMT 2 and DME1 14 of the Hillingdon Local Plan: Part 2 (2020) and Policies D14, SI 1, T4 and T7 of the London Plan (2021). Also, to ensure that construction work and construction equipment on the site and adjoining land does not obstruct air traffic movements or otherwise impede the effective operation of air traffic navigation transmitter/

46. NONSC Plant Equipment (related to Healthcare Centre)

For the lifetime of the plant equipment associated with the Healthcare Centre hereby permitted the rating level (LAr) of noise caused by its operation shall not exceed: 40 dB LAr 15 min for any fifteen-minute period between 2300 and 0700, and 50 dB LAr 1 hour for any one-hour period between 0700 and 2300, determined one metre free field external to any window or door of any permanent residential, or equivalently noise sensitive premises, in accordance with 'Methods for rating and assessing industrial and commercial sound' British Standards Institution BS4142 2014.'

REASON

To ensure that occupants of existing dwellings would not be exposed to noise caused by the permitted development that would be likely to cause an adverse effect on their health and quality of life. This has regard to the guidance set out in 'Guidance on Sound Insulation and Noise Reduction for Buildings' BS8233 2014, with windows open for the purposes of ventilation and cooling.

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. I13 Asbestos Removal

Demolition and removal of any material containing asbestos must be carried out in accordance with guidance from the Health and Safety Executive and the Council's Environmental Services. For advice and information contact: - Environmental Protection Unit, 3S/02, Civic Centre, High Street,

Uxbridge, UB8 1UW (Tel. 01895 277401) or the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (Tel. 020 7556 2100).

3. I14A Compliance with Legislation Administered by EPU

Your attention is drawn to the attached note 'Environmental Control on Construction Sites'.

4. I21 Street Naming and Numbering

All proposed new street names must be notified to and approved by the Council. Building names and numbers, and proposed changes of street names must also be notified to the Council. For further information and advice, contact - The Street Naming and Numbering Officer, Planning & Community Services, 3 North Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250557).

5. I47 Damage to Verge - For Council Roads:

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

6. I70 LBH worked applicant in a positive & proactive (Granting)

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

7. I73 Community Infrastructure Levy (CIL) (Granting Consent)

Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. Before commencement of works the development parties must notify the London Borough of

Hillingdon of the commencement date for the construction works (by submitting a Commencement Notice) and assume liability to pay CIL (by submitting an Assumption of Liability Notice) to the Council at planning@hillingdon.gov.uk. The Council will then issue a Demand Notice setting out the date and the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed.

The above forms can be found on the planning portal at:
www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

Pre-Commencement Conditions: These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of the pre-commencement conditions have been discharged/complied with.

8. I99 Non Standard Informative

CADENT GAS

Due to the presence of Cadent and/or National Grid apparatus in proximity to the specified area, the contractor should contact Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works

9. I99 Non Standard Informative

Waste Comments

With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website.

<https://gbr01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fdevelopers.thameswater.co.uk%2FDeveloping-a-large-site%2FApplied-and-pay-for-services%2FWastewater-services&data=04%7C01%7CPlanningEConsult%40Hillingdon.Gov.UK%7C0b00329516884c855ec508d96c6e80e4%7Caaacb679c38148fbb320f9d581ee948f%7C0%7C0%7C637660044128719580%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C1000&sdata=Ka0UIWebBPcknQFJlp9Bo8%2FjpPH%2FUghbshSLk5JMu2o%3D&reserved=0>

We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via <https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.thameswater.co.uk%2F>

I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

DMCI 1	Retention of Existing Community Sport and Education Facilities
DMCI 2	New Community Infrastructure
DMCI 5	Childrens Play Area
DMCI 7	Planning Obligations and Community Infrastructure Levy
DMEI 1	Living Walls and Roofs and Onsite Vegetation
DMEI 10	Water Management, Efficiency and Quality
DMEI 12	Development of Land Affected by Contamination
DMEI 14	Air Quality
DMEI 2	Reducing Carbon Emissions
DMEI 3	Decentralised Energy
DMEI 7	Biodiversity Protection and Enhancement
DMH 2	Housing Mix
DMH 7	Provision of Affordable Housing
DMHB 1	Heritage Assets
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 15	Planning for Safer Places
DMHB 16	Housing Standards
DMHB 17	Residential Density
DMHB 18	Private Outdoor Amenity Space
DMHB 19	Play Space
DMHB 3	Locally Listed Buildings

DMHB 9	War Memorials
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 4	Public Transport
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
LPP D2	(2021) Infrastructure requirements for sustainable densities
LPP D3	(2021) Optimising site capacity through the design-led approach
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LPP D7	(2021) Accessible housing
LPP D8	(2021) Public realm
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LPP GG3	(2021) Creating a healthy city
LPP GG4	(2021) Delivering the homes Londoners needs
LPP GG6	(2021) Increasing efficiency and resilience
LPP H1	(2021) Increasing housing supply
LPP H10	(2021) Housing size mix
LPP H4	(2021) Delivering affordable housing
LPP H5	(2021) Threshold approach to applications
LPP H6	(2021) Affordable housing tenure

LPP HC1	(2021) Heritage conservation and growth
LPP S1	(2021) Developing London's social infrastructure
LPP S2	(2021) Health and social care facilities
LPP SI1	(2021) Improving air quality
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
LPP SI2	(2021) Minimising greenhouse gas emissions
LPP SI3	(2021) Energy infrastructure
LPP SI4	(2021) Managing heat risk
LPP SI5	(2021) Water infrastructure
LPP SI7	(2021) Reducing waste and supporting the circular economy
LPP SI8	(2021) Waste capacity and net waste self-sufficiency
LPP T1	(2021) Strategic approach to transport
LPP T2	(2021) Healthy Streets
LPP T3	(2021) Transport capacity, connectivity and safeguarding
LPP T4	(2021) Assessing and mitigating transport impacts
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking
LPP T6.5	(2021) Non-residential disabled persons parking
LPP T7	(2021) Deliveries, servicing and construction
LPP T9	(2021) Funding transport infrastructure through planning
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NPPF12 -23	NPPF12 23 - Achieving well-designed and beautiful places
NPPF14 -23	NPPF14 23 - Meeting the challenge of climate change, flooding and coastal change
NPPF15 -23	NPPF15 23 - Conserving and enhancing the natural environment
NPPF16 -23	NPPF16 23 - Conserving and enhancing the historic environment
NPPF2 -23	NPPF2 2023 - Achieving sustainable development

NPPF4 -23	NPPF4 23 - Decision making
NPPF5 -23	NPPF5 23 - Delivering a sufficient supply of homes
NPPF6 -23	NPPF6 23 - Building a strong, competitive economy
NPPF8 -23	NPPF8 23 - Promoting healthy and safe communities
NPPF9 -23	NPPF9 23 - Promoting sustainable transport

3. CONSIDERATIONS

3.1 Site and Locality

The 1.0ha application site lies some 180m to the west of the northern end of the Northwood Hills Town Centre, on the northern side of Pinner Road, opposite Robina Close. It forms two linked elements, the former Cottage Hospital (hereafter referred to as the 'southern site') and the current Northwood Health Centre (hereafter referred to as the 'northern site') which are positioned diagonally adjacent to each other. The main two storey Cottage Hospital fronts onto Pinner Road (designated as a Classified road), whilst the single storey Northwood Health Centre is accessed through a residential catchment north of Pinner Road via Neal Close, with an element of pedestrian permeability between the two segments of the site.

The site is surrounded by residential development, including flatted blocks to the South East (Sovereign Court) and to the North East (Juniper Court) with more traditional housing fronting Waverley Gardens, Pinner Road and Acre Way to the East, South and West, and more modern terraced housing on Neal Close to the North East.

A footpath runs along the eastern edge of the site, connecting Waverley Road with Neal Close. The Cottage Hospital is a locally listed building and also forms a War Memorial. It was opened in December 1924 and has since been extended. The southern end of the building and adjoining hard surfaced area is still in use by the NHS ambulance service but the northern end of the building has been cleared of all equipment and fallen into disrepair.

The site also forms part of the Northwood East Air Quality Focus Area. The majority of the southern site is also covered by TPO 542.

3.2 Proposed Scheme

The proposal seeks a minor material amendment from the originally approved application. The proposed amendments involve the Health Centre element which is to be delivered in Phase1 and include the following:-

- Relocation of the substation to the northern boundary to enable direct access from the highway;
- The loss of one parking space and relocation of motorcycle parking to accommodate the re-siting of the substation and the vehicle gate inwards from the Site boundary;
- Relocation of plant equipment to roof level to facilitate an increased quantum of plant as a result in the improvement to the ventilation strategy;
- Retention of the existing basement as a plantroom with a new direct external access including a new stair well and balustrades along the western elevation;
- Amendments to the design of the new infills on the western elevation to conceal and provide

acoustic buffers to the plant equipment;

- Removal of heating plant enclosures from courtyard;
- Proposed covered cycle parking enclosure within the courtyard;
- Associated landscape amendments to accommodate the proposed amendments as set out above; and
- Amendments to the internal arrangement of the Health Centre, including the relocation of the Changing Places Toilets, recognition of staff admin spaces and relocation of the baby clinic location to the south of the building and mental health rooms moved to the eastern wing.

The s73 application relates solely to Plot 1 of the development and the Health Care site located in the Cottage Hospital part of the site and set to be delivered in the first phase of the development. During the course of the assessment, amended details have been received which involved a small reduction in the overall size of the screening associated with the plant equipment. This amendment aims to reduce the overall visual impact of the screening. Further visual images have also been provided that show the obscure views of the plant from Pinner Road. These changes did not require a further round of consultation given they aim to provide further clarification and modest improvements to the scheme visually.

3.3 Relevant Planning History

23658/APP/2024/49 NORTHWOOD & PINNER COTTAGE HOSP & NORTHWOOD
HEALTH CENTRE PINNER ROAD NORTHWOOD

Details pursuant to the discharge of Conditions 5 (Floor Levels) and Condition 19 (Ecological Appraisal) of planning permission ref. 23658/APP/2021/1296, dated 12th December 2022 for (Partial demolition, refurbishment and extension of the existing Cottage Hospital to provide a state of the art health centre and the comprehensive redevelopment of the remaining Site to provide residential (use class C3) accommodation and ancillary works including car parking, cycle parking, landscaping and associated works (phased))

23658/APP/2024/1281 Northwood And Pinner Community Hospital PINNER ROAD
NORTHWOOD

ADU to validate - Partial demolition, refurbishment and extension of the existing Cottage Hospital to provide a state of the art health centre and the comprehensive redevelopment of the remaining Site to provide residential (use class C3) accommodation and ancillary works including car parking, cycle parking, landscaping and associated works (phased). 23658/APP/2021/1296 Conditions(s) 27

23658/APP/2024/896 Northwood And Pinner Community Hospital PINNER ROAD
NORTHWOOD

Details pursuant to the discharge of Condition 17(i)(a) (Land contamination remediation method statement - health centre development) and 31(i)(a) (Land contamination remediation method statement - residential development) of planning permission ref. 23658/APP/2021/1296, dated 31.08.21 (Partial demolition, refurbishment and extension of the existing Cottage Hospital to provide a state of the art health centre and the comprehensive redevelopment of the remaining Site to provide residential (use class C3) accommodation and ancillary works including car parking, cycle parking, landscaping and associated works (phased))

Decision: 14-05-2024 Approval

23658/APP/2024/879 Northwood And Pinner Community Hospital PINNER ROAD
NORTHWOOD

Non-material amendment to planning permission ref. 23658/APP/2021/1296, dated 31-08-2023 (Partial demolition, refurbishment and extension of the existing Cottage Hospital to provide a state of the art health centre and the comprehensive redevelopment of the remaining Site to provide residential (Use Class C3) accommodation and ancillary works including car parking, cycle parking, landscaping and associated works (Phased Development) to introduce a phasing condition.

23658/APP/2024/405 Northwood And Pinner Community Hospital PINNER ROAD
NORTHWOOD

Details pursuant to the discharge of Conditions 6 (Control of Dust and Emissions), 21 (Arboricultural Method Statement and Tree Protection Plan) and 45 (Construction Management and Logistics Plan) of planning permission ref. 23658/APP/2021/1296, dated 14-04-2022 (Partial demolition, refurbishment and extension of the existing Cottage Hospital to provide a state of the art health centre and the comprehensive redevelopment of the remaining Site to provide residential (Use Class C3) accommodation and ancillary works including car parking, cycle parking, landscaping and associated works (Phased Development)

Decision: 12-04-2024 Approval

23658/APP/2023/2938 NORTHWOOD & PINNER COTTAGE HOSP & NORTHWOOD
HEALTH CENTRE PINNER ROAD NORTHWOOD

Details pursuant to Conditions 12 (Main Entrance Relocation Details) and 13 (Plaque and Beam Details) of planning permission ref. 23658/APP/2021/1296, dated 31/8/23: Partial demolition, refurbishment and extension of the existing Cottage Hospital to provide a state of the art health centre and the comprehensive redevelopment of the remaining Site to provide residential (Use Class C3) accommodation and ancillary works including car parking, cycle parking, landscaping and associated works (Phased Development).

Decision: 27-11-2023 Approval

23658/APP/2023/2610 NORTHWOOD & PINNER COTTAGE HOSP & NORTHWOOD
HEALTH CENTRE PINNER ROAD NORTHWOOD

Non-Material Amendment (S96a) to amend Condition 2 (Health Centre Approved Plans) and Condition 27 (Overheating Assessment) of planning permission ref. 23658/APP/2021/1296, granted 31-08-2023 (Partial demolition, refurbishment and extension of the existing Cottage Hospital to provide a state of the art health centre and the comprehensive redevelopment of the remaining Site to provide residential (Use Class C3) accommodation and ancillary works including car parking, cycle parking, landscaping and associated works (Phased Development).)

The amendments include the following:-

- Relocation of the substation to the northern boundary to enable direct access from the highway;
- The loss of one parking space and relocation of motorcycle parking to accommodate the re-siting of the substation and the vehicle gate inwards from the Site boundary;
- Relocation of plant equipment to roof level to facilitate an increased quantum of plant as a result

in the improvement to the ventilation strategy;

- Retention of the existing basement as a plantroom with a new direct external access including a new stair well and balustrades along the western elevation;
- Amendments to the design of the new infills on the western elevation to conceal and provide acoustic buffers to the plant equipment;
- Removal of heating plant enclosures from courtyard;
- Proposed covered cycle parking enclosure within the courtyard;
- Associated landscape amendments to accommodate the proposed amendments as set out above; and
- Amendments to the internal arrangement of the Health Centre, including the relocation of the Changing Places Toilets, recognition of staff admin spaces and relocation of the baby clinic location to the south of the building and mental health rooms moved to the eastern wing.

Decision: 03-10-2023 Refusal

23658/APP/2021/1296 NORTHWOOD & PINNER COTTAGE HOSP & NORTHWOOD
HEALTH CENTRE PINNER ROAD NORTHWOOD

Partial demolition, refurbishment and extension of the existing Cottage Hospital to provide a state of the art health centre and the comprehensive redevelopment of the remaining Site to provide residential (Use Class C3) accommodation and ancillary works including car parking, cycle parking, landscaping and associated works (Phased Development).

Decision: 14-04-2022 Approval

Comment on Planning History

Planning permission was granted in August 2023 (ref. 23658/APP/2021/129) for the partial demolition, refurbishment and extension of the existing vacant Cottage Hospital to provide a replacement health centre and the comprehensive redevelopment of the remaining site to provide 70 residential (use class C3) flats and ancillary works including car parking, cycle parking, landscaping and associated works.

A non-material amendment application (s96A) was refused in October 2023. The application was refused on the grounds that the changes proposed represented material changes from the original scheme and as such could not be considered non material. This current s73 application has been submitted to address the proposed material changes through the correct process (minor material amendment).

A number of planning conditions have also been discharged Conditions 6(Demolition and Construction Emission Reduction), 12(Main entrance relocation), 13 (Plaque/Beam), 17 (Health Centre Land Contamination details -partially discharged), 19 (Health Centre Ecology Details), 21 (Health Centre Tree Protection Plan), 31 partially discharged (Residential Land Contamination Details - partially discharged) and 45 (Construction Management Plan) on site and the details already discharged have not changed due to the submission of this minor amendment application. The conditions contained within this report have therefore been updated where relevant.

4. Advertisement and Site Notice

4.1 Advertisement Expiry Date: 13th December 2023

4.2 Site Notice Expiry Date: Not applicable

5. Comments on Public Consultation

PUBLIC CONSULTATION:

178 consultation letters were issued alongside a press notice, and a site notice was erected outside of the site. All methods of consultation expired on 11-12-23.

Two representatives were received from members of the public and the matters summarised as follows:

- 1)The concerns raised make mention to the air quality report which assesses car only and does not take account service vehicles. The comments also raised concerns that behavioural changes highlighted in the report aimed at encouraging the use of other sustainable modes of transport - that these changes may not materialise.
- 2)Concerns were also raised regarding traffic implications with the increased number of vehicles and service vehicles on traffic flow.
- 3) Parking concerns - more cars are being used than parking spaces; construction parking concerns
- 4)Residential flats proposed is overdevelopment of the area and lead to traffic increases
- 5)Concern regarding the noise to residents adjacent the site.
- 6)How will the urban greening factor measured against in Hillingdon
- 7)Tree planting welcomed and the benefits they will bring to the area. Query on whether any trees will be lost?

Case Officer Response:

Officers would point out that the application being assessed relates to the minor material amendments to the original planning approval. The bulk of issues highlighted above were considered under the original application which resulted in balanced approval. Points 1-3 are however reflected below in relation to the amendments from the original scheme.

With regards the residential element (4), this has already been approved and the current scheme does not change any aspect of the residential development which is delivered in phase 2.

With respect to point (5) the Acoustic Officer has been consulted on the scheme and raised no objections subject to an additional condition. This would ensure the protection of nearby residents.

Concerning point (6) the Urban Greening Factor plan has been submitted and is based on London Plan Guidance "Urban Greening Factor 2021. This is a tool that quantifies the urban greening proposed in new development. It works by assigning a factor score to each surface cover type proposed. Scores range from 1 for semi natural vegetation, through to 0 for impermeable sealed surfaces.

With respect to point (7) the landscaping proposed is in line with the original approval with additional soft landscaping gains under the current application.

NORTHWOOD RESIDENTS ASSOCIATION:

How many more car spaces will be lost? Surely it can be fitted in somewhere.

Case Officer Response:

One car space is to be lost and this is addressed by the Highways comments.

INTERNAL CONSULTEE COMMENTS (summarised)

URBAN DESIGN OFFICER

No objections raised. The changes proposed were largely accepted. Concerns however were raised regarding the materiality of the screen (expressed as a complimentary component to the facade) will be perceived as additional building mass. It was suggested that the height should be mitigated, both by being set back from the building edge and reduced in height where possible. Justification of the screen height at 1.7m is required.

Case Officers Comments:

An amendment to the screening has been provided which reduces the height of the screening slightly and also sets it in from the wall. This helps mitigate against some of the increased, Additional images have also been provided demonstrating the visibility of the plants would be limited from the wider public viewpoints. Justification for the plant equipment is addressed in the main section of the report.

HIGHWAY ENGINEER

The main transport/highway related elements of the proposed variation consist of i) the relocation of the UKPN sub-station which prompts ii) the loss of one on-plot staff parking space (19 to 18) together with iii) the relocation of the gated access from Juniper Court/Neal Close and iv) the repositioning of motor/cycle bays plus v) a marginal relocation of the refuse holding area & finally (vi) the relocation of the consented quantum of cycle parking provision.

Summary

All of the above 6 amendments do not give rise to adverse comment from the Highway Authority as they do not notably detract from or measurably deviate from the original design and transport related aims/conclusions of the consented scheme. In conclusion, there are no envisaged negative implications that would prejudice the internal functioning of the site envelope or surrounding public realm as a consequence of this S73 application.

SUSTAINABILITY OFFICER

The Sustainability Officer initially raised concerns that the energy report did not take account the updated GLA guidance updated in 2022 and is based on building regulations 2013 and suggested an updated report based on the GLA guidance in 2022.

Case Officers Comments:

It is noted that the original planning permission was issued in August 2023 and the energy report associated with this application was based on the building regulations 2013. This was relayed to the Sustainability Officer who raised no further objections. The conditions to be modified in line with the

up to date energy report.

NOISE OFFICER

Sufficient information has been provided by the Applicant to make a recommendation with respect to noise. It is recommended that no objection is made on noise grounds subject to the inclusion of suitable conditions which should be met based on the design information provided and considering measurement and prediction uncertainty. Regarding the impact of the proposed development on the existing environment the proposed condition is as follows:

'For the lifetime of the development hereby permitted the rating level (LAr) of noise caused by its operation shall not exceed: 40 dB LAr 15 min for any fifteen-minute period between 2300 and 0700, and 50 dB LAr 1 hour for any one-hour period between 0700 and 2300, determined one metre free field external to any window or door of any permanent residential, or equivalently noise sensitive premises, in accordance with 'Methods for rating and assessing industrial and commercial sound' British Standards Institution BS4142 2014.'

Reason To ensure that occupants of existing dwellings would not be exposed to noise caused by the permitted development that would be likely to cause an adverse effect on their health and quality of life. This has regard to the guidance set out in 'Guidance on Sound Insulation and Noise Reduction for Buildings' BS8233 2014, with windows open for the purposes of ventilation and cooling.

6. Local Plan Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

DMCI 1	Retention of Existing Community Sport and Education Facilities
DMCI 2	New Community Infrastructure
DMCI 5	Childrens Play Area
DMCI 7	Planning Obligations and Community Infrastructure Levy
DMEI 1	Living Walls and Roofs and Onsite Vegetation
DMEI 10	Water Management, Efficiency and Quality
DMEI 12	Development of Land Affected by Contamination
DMEI 14	Air Quality
DMEI 2	Reducing Carbon Emissions
DMEI 3	Decentralised Energy
DMEI 7	Biodiversity Protection and Enhancement
DMH 2	Housing Mix
DMH 7	Provision of Affordable Housing

DMHB 1	Heritage Assets
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 15	Planning for Safer Places
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LPP GG2	(2021) Making the best use of land
LPP GG3	(2021) Creating a healthy city
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NPPF16 -23	NPPF16 23 - Conserving and enhancing the historic environment
NPPF2 -23	NPPF2 2023 - Achieving sustainable development
NPPF4 -23	NPPF4 23 - Decision making
NPPF5 -23	NPPF5 23 - Delivering a sufficient supply of homes
NPPF6 -23	NPPF6 23 - Building a strong, competitive economy
NPPF8 -23	NPPF8 23 - Promoting healthy and safe communities
NPPF9 -23	NPPF9 23 - Promoting sustainable transport

In addition: Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)

The Local Plan: Part 2 - Development Management Policies (2020)
The Local Plan: Part 2 - Site Allocations and Designations (2020)
The West London Waste Plan (2015)
The London Plan (2021)
Material Considerations
The National Planning Policy Framework (NPPF) (2023) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

7. MAIN PLANNING ISSUES

7.1 Impact on the amenities of the occupiers of neighbouring residential properties

Policy DMHB 11 of the Hillingdon Local Plan Part 2 - Development Management Policies (2020) sets out principles of good design which will ensure the amenities of surrounding properties are protected.

Matters relating to impact on neighbours have already been established by grant of original permission. The building works would largely be as approved plans with no height increases to the extensions or enlargements of the footprint that might effect adjoining residents.

The properties that are in closest proximity to the massing amendments of the scheme are 16-24 Acre Way (evens) and 80 Pinner Road. These are situated directly to the north-west/west of the site. The submitted Daylight / Sunlight Considerations Note, prepared by Avison Young, dated 20 June has been prepared to ensure compliance with industry standards and regulations, particularly in regard to light amenity. The note considers the proposed amendments with regard to the previously submitted Daylight, Sunlight and Overshadowing Report and supplementary note. The report concludes that the proposed amendments do not bear significant impact regarding daylight, sunlight and overshadowing and that there are no consequential effects on neighbouring sensitive receptors or within the scheme.

Officers are satisfied that the amendments proposed within this s73 application would reach a similar conclusion as the previously submitted report which is still applicable. As such, the revised scheme would not cause any adverse impact the nearest neighbours in terms of daylight and sunlight given the separation distance.

Furthermore, there would be no adverse overlooking concerns or impact on adjoining residents in terms of outlook or sense of enclosure. Whilst the additional screening measures along the flank would increase the build up along this western elevation, it would be sufficiently set in from the these neighbouring properties to cause a sense of enclosure or overdominance. The remaining changes within the site curtilage would not cause harm to adjoining residents given their location at ground level. The plant equipment proposed along the western elevation is discussed in detail below under the noise impact section.

SUMMARY

In summary the proposed development is not expected to have an adverse impact on the existing residential amenity of surrounding properties with regards to overlooking, privacy, daylight or sunlight. Matters related to noise are discussed in Section 7.6 of the report.

7.2 Impact on Street Scene

Policy DMHB 11 of the Local Plan Part 2 (2020) requires all development to be designed to the highest standards and incorporate principles of good design, including harmonising with the local context; use of high quality building materials and finishes; internal design and layout maximises sustainability and is adaptable; protects features of positive value and their settings and includes landscaping and tree planting. Proposals should also not impact upon the amenity, daylight and daylight and sunlight of adjoining properties and open space, development does not prejudice the development of adjoining sites and appropriate provision is made for the storage of waste and recycling.

In terms of the locally listed Cottage Hospital, Policies DMHB1, DMHB3 and DMHB 9 of the Hillingdon Local Plan: Part 2 are of particular relevance. These seek to ensure that any development involving listed buildings or buildings on the local list does not have any detrimental impact on the overall value of the structure or building.

Matters relating to impact to the design including the overall design of the new build, impact on the Locally Listed Building have already been established by grant of original permission. The residential part of the scheme is to be delivered within phase 2 and does not form part of the current amendments.

In terms of the Locally Listed Building, the repair, refurbishment and sensitive extension of the Cottage Hospital was generally welcomed by the Urban Design Officer under the original application. The main parts of the Cottage Hospital were to be retained with the later extensions being removed from the 1930s and 1980s on the eastern side. It involved removing a number of poor quality single-storey infill extensions to the western side of the hospital which detract from the building and replacing with new extensions in contrasting materials would help to emphasise the two-storey hipped wings to the benefit of the building. It was concluded that the proposed changes would help bring this important locally listed building back into use and secure its long term future and serve to positively enhance the character and appearance of the immediate streetscene and wider environs.

The design changes proposed under the s73 are generally modest in the context of the overall original scheme and relate solely to phase 1 which involves the delivery of the Health Centre part of the project. These changes have been scrutinized by the Urban Design Officer who has raised no objections.

The minor amendments to the external areas around the Health Centre are accepted. These include:

- Substation moved to the northern boundary;
- Vehicle gates moved inwards from site boundary;
- Reviewed motorcycle parking location;
- Removal of heating plant enclosure from courtyard and replacement with a covered cycle parking enclosure.
- Introduction of ramp and handrail and external stair to the basement with balustrade.

These changes would ensure the smooth operation of the hospital whilst improving the functionality of the space without compromising the overall design or impacting on the non-designated building. Relocation of the substation towards the northern boundary ensures a practical location and easy accessibility for the intended user. Relocating the parking storage centrally near to entrance area is welcomed. Its location is suitable for easy access for cyclist and would promote sustainable travel.

The positioning of the ramp and handrail at ground level along the western elevation would largely be screened from the main frontage.

The proposed modifications to the interior of the Cottage Hospital are acceptable. It was noted that the buildings interior has become derelict and numerous alterations have left very little of architectural interest within the building. As such, there is scope to alter the internal arrangement in order to facilitate the end users layout and to ensure the hospital is fit for purpose based on the need

The internal changes proposed include

- Relocation of the Changing Places toilet to the west of the building to improve waiting space area;
- Baby clinic location moved to south of the building and Mental Health rooms moved to East wing, resulting in more subdivision;
- Small reconfiguration of staff admin spaces at first floor incorporating staff changing facilities;
- One internal room in the new double storey extension given to plant use with the resulting change of a proposed window converted to a door.
- incorporation of the basement for plant.

Sufficient justification has been submitted to support these internal changes which are necessary for the operation of the building and the modifications are all fundamental towards the delivery of the Health Centre. Officers are satisfied it would not cause a significant alteration to the Locally Listed Building. It overall building layout is based on the requirements from the finished operator and would help ensure the delivery of the development. The interior of the locally listed building also does not share the same level of protection as a statutory listed building.

The key design changes of note relate to the removal of the green roofs above the single storey extension and replacing with plant equipment. Officers note that the sedum green roofs would be re-provided in other areas of the building which compensates for this loss. Justification has been provided for the need of additional MEP equipment in order for the safe functioning of the Health Centre. The existing fabric of the building is limited by its restricted heights and limitations which provides a need for mechanical ventilation.

The applicant had considered a number of different locations which included the eastern and northern elevations, however both of these areas were more prominently located and more harmful to the non-designated heritage asset given the visibility from the wider street scene.

The location along the western elevation is less prominent and the plant would sit on top of the infill sections single storey sections which are partially screened by the larger two storey main building which is served by hipped roof. The area where the plant would be situated is set back a significant distance from the main front elevation which reduces its visibility. The conversion of the window to a door to access the area of plant is accepted.

The materiality of the screen has been described within the statement as a complimentary (expressed as a complimentary component to the facade) which has been queried by Officers. The Design Officer had noted that the material could be perceived as additional building mass. It was suggested that the height should be mitigated by lowering and setting the screens off the main wall. Amendments were sought from the applicant. These are modest changes with the screen reduce by 200mm however it would also be set in from the western bay. This additional height reduction and set in off the wall of the acoustic screen would visually break up the bulk of the two elements. It would ensure just enough segregation between the eaves of the main two storey element to appear visually less cluttered. It is also noted fenestration behind the screening would appear less awkward

than originally proposed. The dark coloured materials are in line with the original approved scheme and given the screen is now set off the wall (slightly), it would provide a level of visual interest along the flank wall without compromising the non-designated listed building.

It is also proposed to install plant between the pitches of the main roof serving the locally listed building along the southern elevation. This has been reviewed by the Design Officer who has raised no objections given it would be positioned behind the main design features of the building. The filling in of the roof valley between pitched roofs on the southern edge of the building was also accepted, as this will not be visible from the road. Visually there would be no erosion of the architectural features or the buildings composition given its discrete positioning.

In order to assess the wider impact on the locally listed building, Officers requested some visuals of the screening in the context of the listed building from Pinner Road. The visual survey confirms that the screening for the plant would largely be screened from Pinner Road with exception of one view to the south west. This is an obscure view and the screening would blend in with the environs. Officers are satisfied that the visual impact on the Locally Listed Building would be limited to the western side which comprises limited architectural features. The prominent locally building fronting the southern elevation would remain visually unaffected by the proposal. On balance it is therefore considered that the plant area and screening is acceptable in term of overall design, positioning, materials and cause limited harm to the non-designated building. Its discreet location to the western flank would ensure that the visual impact on the street scene is insignificant.

The original application had required details of the relocated entrance (condition 12). The main entrance of the proposed Health Centre was to be relocated on the eastern side of the principal building, along with the central window at the front of the building in order to retain a significance to the locally listed building. This has been already discharged and the floor plans of the current s73 reflect the revised positioning of the entrance door. The condition can therefore be altered to a compliance condition.

Similarly, condition 13 required a revised location for a historic founder plaque to be submitted and approved. This plaque location would be situated within the main entrance to the building. The floorplans under s73 would allow this location for the plaque to continue and as such this condition can also be altered to a compliance worded condition.

On balance, the design changes proposed are not considered to be harmful and are accepted. The proposed amendments would not unduly impact on the overall character, appearance or design quality of the development or the locally listed building nor the wider local street scene. The proposal would therefore accord with Policy BE1 of the Hillingdon Local Plan: Part One-Strategic Policies (2012), DMHB1, DMHB3, DMHB9, DMHB11 and DMHB 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policies D1, D3 and D4 of the London Plan (2021).

7.3 Traffic Impact / Pedestrian Safety

Policy DMT 2 of the Local Plan: Part Two (2020) notes development proposals must ensure that safe and efficient vehicular access to the highways network is provided to the Council's standards.

Policy DMT 6 of the Local Plan: Part Two (2020) states that development proposals must comply with the relevant parking standards. For a development of this type it is required that the quantum of car parking provided is determined 'on an individual basis using a transport assessment and a travel plan, and in addition provision for taxi and bus/coach access and parking'.

The main transport/highway related elements of the proposed variation consist of i) the relocation of

the UKPN sub-station which prompts ii) the loss of one on-plot staff parking space (19 to 18) together with iii) the relocation of the gated access from Juniper Court/Neal Close and iv) the repositioning of motor/cycle bays plus v) a marginal relocation of the refuse holding area & finally (vi) the relocation of the consented quantum of cycle parking provision.

The Highways Officer has reviewed these amendments and raised no objections or concerns. The proposed amendments do not give rise to adverse comment from the Highway Authority as they do not notably detract from or measurably deviate from the original design and transport related aims/conclusions of the consented scheme. In conclusion, there are no envisaged negative implications that would prejudice the internal functioning of the site envelope or surrounding public realm as a consequence of this S73 application.

7.4 Carparking & Layout

As discussed above one carparking space would be lost within the site; this however would not cause harm to the wider road network and sufficient carparking would remain.

7.5 Urban Design, Access and Security Considerations

RESIDENTIAL QUALITY

Matters relating to impact on the residential quality have already been established by the original permission granted. Phase 2 of the scheme deals specifically with the delivery of 70 residential units. The amendments assessed under this application does not impact the residential aspect of the development.

PRIVATE AMENITY SPACE

Policy DMHB 18 of the Local Plan: Part Two (2020) requires new developments to provide good quality and usable private outdoor amenity space in accordance with the standards set out in Table 5.3. Matters relating to quantity of private amenity space is established by grant of original permission. The quantity of private amenity space also does not change as this is delivered in phase 2.

ACCESS

Matters relating to impact on access already been established by grant of original permission and there has been no material change in policy and/or site circumstances to suggest that the previous assessment is no longer valid. Appropriate details have previously been approved.

SECURITY

Matters relating to impact on security have already been established by grant of original permission and there has been no material change in policy and/or site circumstances to suggest that the previous assessment is no longer valid

TREES, LANDSCAPING AND ECOLOGY

Matters relating to trees, landscaping (including play space) and ecology have already been established by grant of original permission and there has been no material change in policy and/or site circumstances to suggest that the previous assessment is no longer valid.

As noted, the plant equipment replacement green roofs along the flat roof serving the new infill extensions of the Health Centre. The inclusion of climbing plants has been added to offset the loss of green roofs and adjustments due to the provision of long stay cycle parking. The Urban Design

Officer has reviewed and accepts these amendments. It is noted on the amended plans that further green landscaping has also be added along the western boundary in place of the relocated motorcycle parking. Another small section of greening would be situated in front of the disabled parking. Although small in overall size, they do contribute modestly to the Urban Greening of the site.

Urban Greening Factor (UGF)

The Urban Green Factor of the site would increase under this s73 application. Within the original full application, the whole development would achieve an Urban Greening Factor (UGF) of 0.32. The London Plan requirement of 0.4 UGF for residential. The proposed UGF would now amount of 0.405 which is 0.8 increase on the original application. This is welcomed and would allow the scheme to meet London Plan requirements. The proposed scheme includes a high quality landscaping solution, which maximises the greening across the Site through a number of initiatives.

7.6 Other Issues

PRINCIPLE OF RESIDENTIAL

The principle was established under the original planning permission. The proposed development includes the partial demolition, refurbishment and extension of the locally listed Cottage Hospital building fronting Pinner Road to accommodate a new health centre, and redevelop the rest of the site for residential development comprising circa 70 residential units and associated parking. There is no in principle objection to the comprehensive redevelopment of the site and this was established through the original assessment.

UNIT MIX AND DENSITY

Matters relating to unit mix and density have already been established by grant of original permission. This is delivered in Phase 2 of the development. No changes have been brought forward within this application and there has been no material change in policy and/or site circumstances to suggest that the previous assessment is no longer valid.

AFFORDABLE HOUSING

Matters relating to affordable housing do not form apart of the amendments brought forward under this scheme. The original planning permission had carried out a Financial Viability Assessment which was scrutinised by the Council's External Consultant who concluded due to the costs associated with the delivery of the Health Centre, it would not be viable to provide Affordable Housing. It is recommended that a viability review mechanism that includes both residential cost and value inputs, as well as the health centre delivery costs be secured by way of a S106 Agreement. In this way, should the residential market improve, or should potential cost savings be realised in delivering the health centre, any surplus would be shared with the Council. This will be secured through the Deed of Variation.

RENEWABLE ENERGY/ SUSTAINABILITY

Policy SI2 of the London Plan (March 2021) establishes the energy hierarchy for minimizing greenhouse gas emissions, sets targets and advises that boroughs must establish and administer carbon offset funds and Policy SI4 seeks to minimise adverse impacts of development on the urban heat island by addressing impacts of overheating and excessive heat generation.

The original application broadly acknowledged compliance with the requirements to minimise

carbon emissions from the development in line with local, regional and national policies. The Council's Sustainability Officer had reviewed this and recommended a number of energy conditions, as well as a contribution towards carbon off-setting of £76,537.

Under the current S73 application, a follow up energy statement has been completed specific to the Health Centre aspect of the development delivered in phase 1 which is partially refurbishment of existing building. On initial review, the Sustainability Officer raised concerns that the energy report did not take account the updated GLA guidance updated in 2022 and is based on building regs 2013. It was suggested an updated report based on the GLA guidance in 2022 be submitted. Whilst not strictly according to current guidance, Officers did not consider this reasonable in the circumstances as the original planning permission was granted in August 2023 and had not taken account these 2022 guidance. Therefore, it would not be justified in requesting further amendments to the statement in line with updated GLA guidance when the initial statement had not taken it into account. This approach has been accepted by the Sustainability Officer. The Deed of Variation will continue to secure carbon off-setting contributions (£76,537) in line with the original S106.

SUSTAINABLE WASTE MANAGEMENT

Matters relating to sustainable waste management have already been established by grant of original permission and there has been no material change in policy and/or site circumstances to suggest that the previous assessment is no longer valid.

FLOODING AND DRAINAGE

The flooding and drainage have already been established by grant of original permission and there has been no material change in policy. The site is within Flood Zone 1 which is an area with a low risk of flooding. Whilst there is a loss of green roofs, there is a small increase in landscaping around the site which will contribute towards sustainable drainage. The proposals include raising finished floor levels to ensure occupants are protected.

The site is within a Flood Zone 1 and conditions attached to the original permission included SUDs conditions related to both phases (condition 16 and 31). These details would ensure mitigation measures would alleviate any flood risk.

AIR QUALITY

Matters relating to air quality have already been established by grant of original permission and the report has been updated to reflect amended policies. The scheme would be Air Quality Neutral. The mitigation measures proposed were evaluated in terms of likely emission reductions onto local air quality. The level of mitigation required to the proposed development for traffic emissions is £277,393. Once all deductions were applied, the remaining value of mitigation due is £208,045. This contribution would be secured within the Deed of Variation.

A modest reduction in parking provision would also be linked to a lower level of trips, which would have a positive impact upon Air Quality. Along with Air Quality conditions secured under the previous scheme, this addresses the Air Quality Concerns.

NOISE

The proposed development would need to be assessed against policy D14 of the London Plan (2021), which states the following:

A) In order to reduce, manage and mitigate noise to improve health and quality of life, residential

and other non-residential development proposals should manage noise by:

- 1) avoiding significant adverse noise impacts on health and quality of life;
- 2) reflecting the Agent of Change principles;
- 3) mitigating and minimising the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development without placing unreasonable restrictions on existing noise-generating uses;
- 4) improving and enhancing the acoustic environment and promoting appropriate soundscapes;
- 5) separating new noise-sensitive development from major noise sources (such as road, rail, air transport and some types of industrial use) through the use of distance, screening, layout, orientation, uses and materials;
- 6) where it is not possible to achieve separation of noise-sensitive development and noise sources without undue impact on other sustainable development objectives, then any potential adverse effects should be controlled and mitigated through applying good acoustic design principles; and,
- 7) promoting new technologies and improved practices to reduce noise at source, and on the transmission path from source to receiver.

In addition, policy EM8 of the Hillingdon Local Plan: Part 1 (2012) states that the Council will seek to ensure that noise sensitive development and noise generating development are only permitted if noise impacts can be adequately controlled and mitigated

The amendments within this application include additional plant equipment to be situated above the roof of the single storey element on the western flank of the hospital. It has been established through the accompanying Design Statement that the plant equipment is needed for the Hospital ventilation strategy which is changed from natural to mechanical ventilation. A review of the MEP strategies and control of infectious disease requirements brought about by Covid-19 following approval of the application, which has resulted in a need to increase the quantum of plant equipment required for the operation of the health centre. These requirements are necessary for the operation of the Health Centre. After review of the existing building structure, it became apparent that the constrained floor to floor heights were already constrained and the need and the flat roofs along the western flank represented a suitable alternative given the need for the plant to be in open air.

As the plant needs to be open air, it has been largely moved to the flat roof section of the development. This equipment would be surrounded by an acoustic fencing that would provide some mitigation relief to nearby residents. The closest residents to this plants equipment would be situated to the west of the site at Nos 80 and 82 Pinner Road. The plant would be situated approximately 12m from the rear wall of No 80 Pinner Road. Whilst it is noted the proximity of this equipment, the acoustic screening will provide some level of mitigation from any potential noise. A Noise Assessment (Dated 31st May 2023) has also been submitted for consideration and has been reviewed by the Council's Noise Officer.

The Noise Officer has raised no objections to the detail submitted within the noise assessment however a further condition is recommended which recommends a further condition be added (Condition 46) which would require the noise rating generated from the plant equipment not to exceed 40dbLA_r for any 15 min period between 2300 and 0700 which would be in line with the expected noise levels within night-time. Similarly, during the period 0700 to 2300, the noise from the equipment shall be less than 50dbLA_r for any one hour. This would be in line with the guidance within 'Methods for rating and assessing industrial and commercial sound' British Standards Institution BS4142 2014.' Based on compliance with this condition, Officers are satisfied that there would be no adverse impact on nearby neighbours in terms of noise from the additional equipment.

CONTAMINATED LAND

Matters relating to contaminated land have already been established by grant of original permission. The original application required land contamination details to be submitted in relation to the Health Centre aspect in phase 1 and the residential aspect in phase.2. This was secured through conditions 17 and 31 of the original permission. Approval of details have since been partially discharged through planning application (23658/APP/2024/896). Revised wording can therefore be adopted to take account of the partial discharge of both these conditions.

FIRE SAFETY

Matters relating to fire safety have already been established by grant of original permission and there has been no material change in policy and/or site circumstances to suggest that the previous assessment is no longer valid.

AIRPORT SAFEGUARDING

The application does not raise any aerodrome safeguarding issues.

ARCHAEOLOGY

Matters relating to archaeology have already been established by grant of original permission and it was concluded that the proposed development pose a low risk to the heritage assets of archaeological interest and no conditions were necessary.

SECTION 73 CONDITIONS

The original planning permission will continue to exist whatever the outcome of the application under section 73. The conditions imposed on the original permission still have effect unless they have been discharged. In granting permission under section 73 the local planning authority may also impose new conditions - provided the conditions do not materially alter the development that was subject to the original permission and are conditions which could have been imposed on the earlier planning permission. Decision notices for the grant of planning permission under section 73 should set out all of the conditions imposed on the new permission, and restate the conditions imposed on earlier permissions that continue to have effect. As noted, the applicant proposed to amend conditions 2, 3 and 23 which has been assessed above.

Since the original approval, the applicant has discharged or partially discharged conditions Conditions 6(Demolition and Construction Emission Reduction),12(Main entrance relocation),13 (Plaque/Beam),17 (Health Centre Land Contamination details -partially discharged),19 (Health Centre Ecology Details), 21 (Health Centre Tree Protection Plan), 31 partially discharged (Residential Land Contamination Details - partially discharged) and 45 (Construction Management Plan - partially discharged) of the original permission. Under this current s73 application, these conditions would therefore be updated to compliance conditions reflecting the details already discharged.

PLANNING OBLIGATIONS

Policy DMCI 7 (Planning obligations and CIL) of the Local Plan Part 2 Development Management Policies (2020) seeks contributions or planning obligations which may be required in order to mitigate the impacts of the development. The proposed development is required to complete a deed of variation to secure this to the original legal agreement. The original planning permission secured the following planning obligations:

A) That the Council enter into a legal agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and Section 278, to secure the following Heads of Terms:

A deed of variation has been completed by the applicant with the legal agreement containing contributions and works associated with both the delivery of the Health Centre and the residential phase of the development. These include Affordable Housing review mechanism, Carbon Off-setting payment of £76,537, Air Quality payment of £208,045, S278 Highways Works Agreement (£73,400 towards highway improvements, 25k towards parking displacement), Travel Plan and bond of £20000 for both Health Centre and Residential Units as well as an Employment/Training Strategy. The details of this legal agreement would be as previously agreed and signed.

CONCLUSION

The proposed variation Conditions 2 (Accordance with Approved Plans), 3 (Details) and 23 (Landscaping Scheme of planning consent ref. 23658/APP/2021/1296, granted 31-08-2023 is considered to be acceptable in principle and with regard its impact on design, character and appearance of the area, residential quality, neighbour amenity, noise, CO2 emissions and overheating. The amendments are considered to constitute minor material amendments and are accepted. Subject to conditions and a Deed of Variation to the original legal agreement to secure the same planning obligations secured under original permission 23658/APP/2021/1296, the application is recommended for approval.

8. Reference Documents

National Planning Policy Framework (December 2023)
The London Plan (March 2021)
Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020)
Accessible Hillingdon Supplementary Planning Document (September 2017)
Planning Obligations Supplementary Planning Document (July 2014)

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