

DELEGATED DECISION

The delegation powers schedule has been checked. 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 informatives 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 DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Report of the Head of Development Management and Building Control

Address: NORTHWOOD AND PINNER COMMUNITY HOSPITAL PINNER ROAD
NORTHWOOD

Development: Details pursuant to the discharge of Conditions 9 (Floodlighting), 10i,ii and iii (Pedestrian Walkways) and 11 (Materials) of planning permission ref. 23658/APP/2023/2980 dated 11-10-2024 (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)

LBH Ref Nos: 23658/APP/2025/498

Drawing Nos: Ground Floor Landscape Plan SY752-400-0001 Rev D
Elevations 146280-ARC-EL-A-251100 Rev P01
Existing Wall - Typical Timber Sash Window 146280-ARC-DT-A-321403
Aluminium Window Head and Cill Detail 146280-ARC-DT-A-321401 Rev P01
Aluminium Window Jamb Detail (Type E01) 146280-ARC-DT-A-321411 Rev P1
Aluminium Window Head and Cill Detail
Aluminium Window Jamb Detail (Type E10) 146280-ARC-DT-A-321421 Rev p1
Window Elevations 146280-ARC-DT-A-321400 Rev P1
Aluminium Window Head and Cill Detail 1 46280-ARC-DT-A-321420 Rev 01
Aluminium Window Jamb Detail 146280-ARC-DT-A-321421 Rev P01
Sash Window Head and Cill Detail (Fire-Rated) 146280-ARC-DT-A-321403 Rev P01
External Door Elevations 146280-ARC-DT-A-322411
Internal Door and Screen Elevations 146280-ARC-DT-A-322451 Rev P01
Typical Door Mounting Locations 146280-ARC-DT-A-322452 Rev P01
Access Control Door Plan - Ground Floor 146280-ARC-PL-A-322001 Rev P02
Access Control Door Plan - First Floor 146280-ARC-PL-A-322002 Rev P02
Covering Letter

Date Plans received: 24-02-25

Date(s) of Amendments(s):

1. MAIN CONSIDERATIONS

Details pursuant to the discharge of Conditions 9 (Floodlighting), 10 (Pedestrian Walkways) and 11 (Materials) of planning permission ref. 23658/APP/2023/2980 dated 11-10-2024 (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)

CONDITION 9 (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).

ASSESSMENT

The applicant has submitted the following information to support this:

- Document to part discharge Planning Condition 9 & 10, dated January 2025, prepared by Camlins.

It is noted there is no phasing trigger within the wording of Condition 9. In the likely event that the lighting plan changes with the implementation of phase 2, the condition will need to be redischarged.

On this basis, Condition 9 can be discharged.

CONDITION 10 (Pedestrian Walkways)

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).

ASSESSMENT

It is noted there is no phasing trigger within the wording of Condition 10. The current application seeks to part discharge the condition in respect of the Health Centre only, specifically for parts i, ii & iii. The applicant has submitted the following information to support this:

- Document to part discharge Planning Condition 9 & 10, dated January 2025, prepared by Camlins.

It is noted in the Cover Letter that the access from Pinner Road to Juniper Court and Neal Close and pedestrian walkways through the site access do not relate to the healthcare phase of the site. No public access is proposed through the healthcare Site, nor is there access to Juniper Court and Neal Close. Therefore for the healthcare phase Condition 10 parts iv and v are not relevant and the relevant information will be submitted under a subsequent discharge of condition application which relates to the residential phase.

The Access Officer has also reviewed Drawing Nos.SY752-400-0001 and 146280-ARC-DT-A-322412, have been reviewed in respect of Condition 10.

The details submitted are satisfactory and Condition 10i,ii & iii can be partially discharged.

CONDITION 11 (Materials)

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).

ASSESSMENT

To enable the full discharge of this condition, the following information accompanies this application:

- Schedule of Facing Materials Samples, dated November 2024, prepared by Arcadis;
- Planning Elevations (dwg no. 146280-ARC-EL-A-251100-P01); and
- Drawing Schedule for Window and Door Details, dated 13 February 2025, prepared by Montagu

Evans.

The Planning Officer and Conservation Officer have reviewed the proposed materials and found them to be acceptable.

On this basis, Condition 11 can be discharged

2. RECOMMENDATION APPROVAL

INFORMATIVES

1. I99 Non Standard Informative

The approval of details hereby secured under 23658/APP/2025/498, deals specifically with the first phase of the development i.e. related to the Health Centre. The applicant is reminded that Condition 10, will not be fully discharged until (iv) maintenance of dusk till dawn access from Pinner Road to Juniper Court and Neal Close; and (v) access arrangements has been submitted to and approved in writing by the Local Planning Authority.

Contact Officer:	Emilie Bateman	Telephone No:	01895 250230
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