

20 August 2021



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Dear Sir/Madam,

**MOUNT VERNON HOSPITAL ESTATE
APPLICATION FOR TEMPORARY PLANNING PERMISSION**

We are writing on behalf of our client, Hillingdon Hospitals NHS Foundation Trust, to submit a planning application for works required to bring two existing car parks on the Mount Vernon Site back into use.

The proposals comprise the following works: *Temporary reinstatement of two existing car parks (Car Park A and Chapel Car Park) to provide 176 car parking spaces (61 of the 176 car parking spaces are in existing use) and associated works including access, removal of barriers, surfacing, and installation of lighting, CCTV and new ticket machines.*

In support of this application, please find enclosed the following:

- Red line site plan prepared by Mott MacDonald;
- Existing drawing prepared by Mott MacDonald;
- Proposed drawing prepared by Aecom;
- CCTV and Lighting Specification Report prepared by Aecom;
- Trust Statement prepared by Hillingdon Hospitals NHS Foundation Trust;
- Heritage Statement prepared by Savills Heritage;
- Transport note prepared by Mott MacDonald; and
- Planning Statement (as set out below) prepared by Savills.

Should you require any additional information, then please do not hesitate to contact me on the details at the head of this letter, or alternatively please contact my colleague Charlotte Jordan on charlotte.jordan@savills.com or 07807999721.

Yours sincerely,

A handwritten signature in dark ink that reads "Savills UK".

**Tara Kemmitt
Savills**

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

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Planning Statement

Background

The Hillingdon Hospitals NHS Foundation Trust operates two hospital sites in the London Borough of Hillingdon. Hillingdon Hospital is a major acute hospital located on Pield Heath Road, and Mount Vernon Hospital is located on Rickmansworth Road in the north of the London Borough of Hillingdon approximately one mile north-west of Northwood Town Centre. The applicant is currently undergoing discussions with the Council regarding emerging plans for the redevelopment of Hillingdon Hospital which comprises the phased construction of a new hospital building including a new multi-storey car park.

In order to facilitate the construction works on the new hospital, the Trust has commissioned consultants to assist with the planning of the decant works which will unlock the construction area to enable Phase 1 (the new hospital) to commence. Transport consultants, Mott MacDonald, have explored various options and outlined a proposed transport solution to accommodate the additional car parking spaces required on the hospital site. The proposals comprise the renovation of the car parks to the south-east of the Mount Vernon Hospital Site to provide additional car park spaces for the Hillingdon hospital decant services.

Site and Surroundings

Mount Vernon Hospital is located north west of Northwood Town Centre. Rickmansworth Road forms the eastern boundary to Mount Vernon Hospital, with the western, southern and northern boundaries largely screened by trees. The eastern site boundary of the wider hospital site also forms Hillingdon Council's border with the neighbouring local authority, Three Rivers District Council.

There are three vehicle access points into Mount Vernon Hospital; two accesses on the eastern boundary from Rickmansworth Road and one in the western corner of the site from White Hill. Within the site internal links between the access points are restricted to prevent through traffic and only permit authorised vehicles (including emergency vehicles) between the eastern and western parts of the site.



Figure 1 – Mount Vernon Hospital Site

This application site solely relates to two existing surface car parks in the south-east corner of the site. Car Park A is located to the south-east corner of the wider Mount Vernon Hospital Site, adjacent to the Chapel Car Park. Car Park A currently comprises 128 car parking spaces, however we understand from the Trust that this car park is currently only used at 50% capacity. The Chapel car park is an existing car park with 48 spaces. Through discussions with the Trust, it has been confirmed that the Chapel car park is not currently used and has not been used for the last 10 to 12 years.

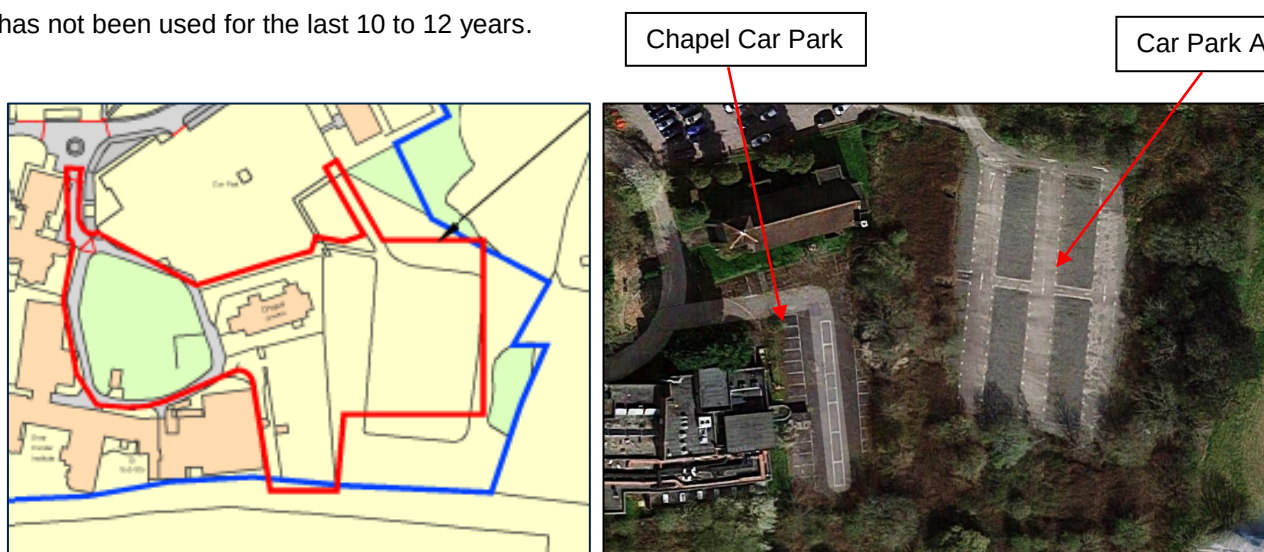


Figure 2 (left) – Site Location Plan and Figure 3 (right) – Google aerial image

A Grade II* listed building is located within the site boundary. The Mount Vernon Hospital Chapel is Grade II* Listed (List ID: 1358386) designated in 1974. The site and wider hospital grounds are entirely located within the Metropolitan Green Belt. The wider site also includes the Grade II Listed Building, Mount Vernon Hospital. The site is adjacent to two Nature Conservation Site of Metropolitan or Borough Grade I Importance, one to the north and one to the south west.



Figure 4 - Extract from the Hillingdon Local Plan Policies Map (2020)

Planning History

According to the Council's online register, the site has an extensive planning history, with over 100 applications associated with the site. A table summary of the most relevant planning applications has been appended to this note as Appendix 1.

Of relevance to this application, consent was granted for works to a car park to the north-east of the site (application ref. 3807/APP/2008/2548) on the 26th November 2008. The supporting Transport Assessment prepared by Bellamy stated that the proposals seek to close the existing overspill car park (referred to as Car Park A, south eastern car park) accessed from 'Access 1', as the spaces from this car park would be relocated at the main entrance of the treatment centre.

A condition was attached to the permission which required to the car park to be discontinued on or before November 2013. We understand from the Trust that Car Park A (Overflow car park) has continued to be used by staff and patients as an overflow car park, occupied when parking capacity on site becomes stretched. Car Park A (overflow car park) has been used on an intermittent basis, as required in-line with parking stress on-site. The Transport Assessment includes a series of google earth images which illustrate its intermittent use since 2005 (please see Appendix A of the supporting Transport Assessment).

Planning Policy Framework

The development plan for the London Borough of Hillingdon comprises the following:

- The London Plan (2021)
- The Hillingdon Local Plan: Part 1- Strategic Policies (2012)
- The Hillingdon Local Plan: Part 2 - Development Management Policies (2020)
- The Hillingdon Local Plan: Part 2 - Site Allocations and Designations (2020)

NPPF

The National Planning Policy Framework (NPPF) 2021 does not form part of the development plan, but is a material consideration. The NPPF maintains the presumption in favour of sustainable development (paragraph 7) which is defined in paragraph 8 as incorporating economic, social and environmental objectives.

Proposed Works

The proposals comprise the reuse and renovation of the car parks to the south-east of the Mount Vernon Hospital Site to provide additional car park spaces for the Hillingdon hospital decant services. The proposed works equates to a total of 176 car parking spaces (61 of these 176 car parking spaces within Car Park A are already in use).

The proposals comprise the following physical works:

- Removal of barrier at Chapel Car Park entry
- Improvements to lighting and CCTV in both car parks and on entry route to the Chapel Car Park
- Improvements to surfacing on both car parks
- Installation of new car park ticket machines

In terms of use of the parking spaces, all of the spaces in the Chapel Car Park and Car Park A (Overflow) are standard spaces. No allocation has been made for disabled spaces in either car park. Mott MacDonald have advised that this is appropriate, as all disabled spaces on the site are located in central areas which are in more accessible locations and in closer proximity of buildings.

The application is supported by a Lighting and CCTV specification which provides includes a schedule of luminaires.

Planning Considerations

Principle of Development

The application is supported by a statement prepared by the Hillingdon Hospitals NHS Foundation Trust (THH) to provide the reasoning behind the pressing need for additional car parking to be reinstated at the Mount Vernon Hospital Site.

The statement outlines that the Trust has put in place a strategy to ensure that both healthcare and cooperate services continue to operate as normal during the major redevelopment works. The strategy involves temporary relocation of services to Mount Vernon Hospital until the redevelopment is complete at Hillingdon Hospital. This will mean that there will be a transfer of patients and staff and make this transfer successful, THH is trying to maintain the necessary infrastructure or facilities these services currently have at Hillingdon Hospital with the assistance of professional teams who are delivering the necessary work areas, such as offices, clinical or car parking spaces.

To supporting Statement outlines that to avoid disruption to site wide traffic flow, the Trust identified that additional parking spaces will be required as the existing staff car parking spaces are fully utilised and any increase in staff numbers without car parking space might lead staff parking along key access road which might disrupt emergency vehicles, or even staff driving around the site longer than required hoping to find a parking space.

The principle of bringing the two car parks back into use is therefore considered acceptable in the wider context of redeveloping Hillingdon Hospital to provide a new state of the art hospital facility for the local community. The proposals solely seek to bring the existing car parks back into use and seek consent for the physical works required to make these car parks safe for staff and visitors through the provision of CCTV and lighting.

Transport

Policy DMT 1 states that development proposals will be required to meet the transport needs of the development and address its transport impacts in a sustainable manner. Policy DMT 2 states that development proposals must ensure that impacts on local amenity and congestion are minimised by routing through traffic by the most direct means to the strategic road network, avoiding local distributor and access roads; and also ensuring there are suitable mitigation measures to address any traffic impacts in terms of capacity and functions of existing and committed roads, including along roads or through junctions which are at capacity.

The application is supported by a Transport Technical Note prepared by Mott MacDonald. The note states that after identifying that the total number of staff to relocate is 194, two further exercises took place to identify; how many of the total relocating staff can be would be eligible for a parking permit and the total number of desks being provided by the decant projects. The resulting anticipated number of relocating staff requiring parking per day is 127 with only 100 staff provided with a parking permit. To represent a worst-case scenario, this number is based on the number of desk spaces being provided per department rather than the number of permits available to the decanted staff.

As a result of the above, the total additional parking that is required to be available for staff use at the Mount Vernon Hospital site is 127. This will enable continued operation at the hospital and ensure that adequate parking is available to allow staff to access their workplace and for the hospital to deliver healthcare to the public.

The parking that is intended to be used to accommodate the uplift in staff parking demand is summarised by location below:

- RAFT Building - Returned by third party tenants – 13 parking spaces now returned to Trust
- Baxter Building - Returned by third party tenants – 6 parking spaces now returned to Trust
- Car Park A (Overflow) – Total capacity for 128 cars, approximate capacity for 60 cars based on current/previous usage (approximately 50% based on discussions with the Trust)
- Chapel Car Park – Capacity for 48 cars

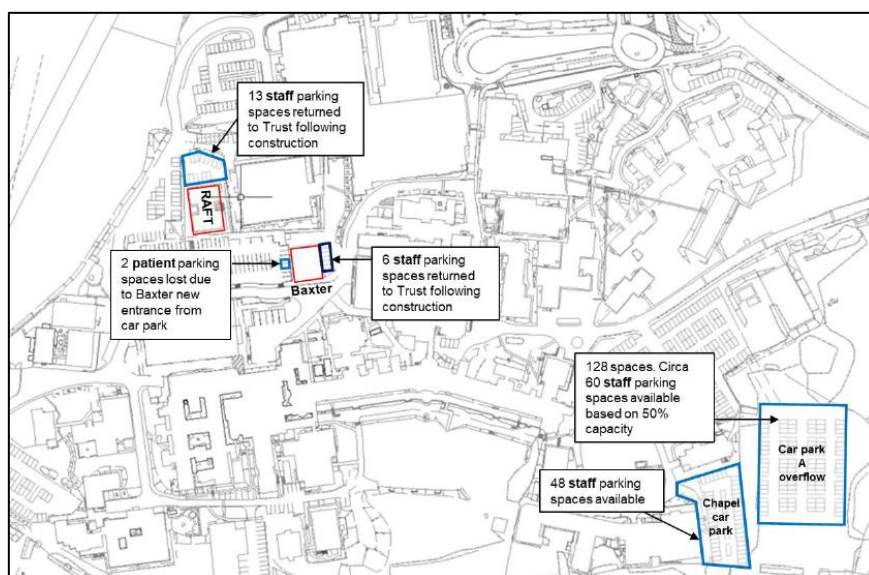


Figure 5 - Allocation of spaces for decanting strategy at Mount Vernon

This application solely relates to the reinstatement of Car Park A and the Chapel Car Park highlighted in blue to the south-east of the map above. The spaces provided at Baxter and Raft do not require planning permission as no physical works are required for their use.

Car Park A (overflow) is an existing car park with 128 spaces. The car park has been used by the Trust since 2005. As outlined previously, a planning application for a new car park in the north-eastern corner of the site was submitted in 2008 (ref: 3807/APP/2008/2548). Condition 1 required the car park (Car Park A Overflow) use to be discontinued on or before November 2013. A condition was attached to the permission which required to the car park to be discontinued on or before November 2013. We understand from the Trust that Car Park A (Overflow car park) has continued to be used by staff and patients as an overflow car park, occupied when parking capacity on site becomes stretched. Car Park A (overflow car park) has been used for a period of 10 years. The Transport Assessment includes a series of google earth images which illustrate its intermittent use since 2005 (please see Appendix A of the supporting Transport Assessment).

The level of use of this car park has been discussed with the Trust Estates team who have indicated that the Car Park A (overflow) only ever reaches approximately 50% occupancy. The supporting transport note states that on this basis it has been assumed that there is typically spare capacity for approximately 60 cars to use this existing car park.

Turning to the Chapel car park, this is an existing car park with 48 spaces. The Trust have confirmed that the Chapel car park is not currently used and has not been used for the last 10 to 12 years. This existing unused capacity has been captured in the decant parking provision calculations to make best use of the existing estate.

The proposed works are required to reinstate two existing car parks within the Mount Vernon Site to provide additional spaces required for relocated staff following the decant of the Hillingdon Hospital.

Impact on the Green Belt

LPP1 Policy EM2 states that the Council will seek to maintain the current extent, hierarchy and strategic functions of the Green Belt, Metropolitan Open Land and Green Chains, and any proposals for development in Green Belt and Metropolitan Open Land will be assessed against national and London Plan policies, including the very special circumstances test.

LPP2 Policy DME1 4 states that inappropriate development in the Green Belt and Metropolitan Open Land will not be permitted unless there are very special circumstances.

The proposals seek to reinstate surface car parks as illustrated below which have been in use for over 10 years on the site. The proposed reuse of the surface level car park therefore does not affect the openness of the Green Belt as there is no 'built form' on the site and its reuse will not cause any further harm in line with the policies LPP1 and LPP2.



Figure 6 - Aerial Image of the Site

Heritage

Paragraph 190 of the NPPF states that when determining applications, Local Planning Authorities should take account of the desirability of sustaining the heritage asset, and the desirability of new development making a positive contribution to local character and distinctiveness. The next paragraph states that the impact of development on the significance of a designated heritage asset should be assessed, and the more important an asset, the greater the weight should be given to the asset's conservation.

Policy DMHB 1 of the LPP2 states that the Council will expect development proposals to avoid harm to the historic environment. Development that has an effect on heritage assets will only be supported where it sustains and enhances the significance of the heritage asset, and buildings and structures within the curtilage of a heritage asset, or in close proximity to it, do not compromise its setting.

The application is supported by a Heritage Statement prepared by Savills Heritage. The Statement advises that whilst the Mount Vernon Hospital Chapel is situated within the application boundary, it is considered that the land which constitutes the existing Mount Vernon Hospital South Overflow and Chapel car parks makes a negligible contribution to the heritage significance of the Grade II* listed Chapel.

This is due to the lack of appreciable historic, architectural or archaeological connections and therefore, it is considered that the proposals will have no adverse impact and will cause no harm to the significance of the Chapel via a change in setting in line with Policy DMHB 1 of the LPP2.

Trees

Policy DMHB 14 of the LPP2 states that all development will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit. The proposals do not seek to remove any trees as part of the proposals, but seek to remove shrubs to facilitate safe access to all of the spaces within the existing car parks.

Summary

In order to facilitate the construction works on the new hospital, the Trust has commissioned consultants to assist with the planning of the decant works which will unlock the construction area to enable Phase 1 (the new hospital) to commence. The proposals comprise the renovation of the car parks to the south-east of the Mount Vernon Hospital Site to provide additional car park spaces for the Hillingdon hospital decant services.

This planning statement confirms that there will be no impact on the Green Belt as a result of the proposals, no impact on the setting of the existing heritage assets on site (the Grade II* listed Chapel and the Grade II Listed Building, Mount Vernon Hospital) and no impact on existing trees on the site. Therefore it is considered that the proposals are acceptable and planning permission should be granted.

Appendices

Appendix 1 – Planning History

Planning Reference	Description of Development	Decision and date
3807/APP/2021/1101	Proposed installation of Portakabin Building, to be used as additional office space and meeting area, for a temporary period of 4 years.	Approved 16th July 2021
3807/APP/2020/4265	Construction of 1.5m wide gravel footpath around lawn perimeter and through the centre of the woodland belt to south of lawn, to include two access ramps with handrails.	Approved 17th February 2021
3807/APP/2019/286 and 3807/APP/2019/287	Replacement and upgrade of the mechanical ventilation system serving the Radiopharmacy with associated screening (application for listed building consent).	Approved 4th April 2019
3807/APP/2018/3816	Repair and replacement of the internal doors and screens, removal of asbestos containing materials within the existing building, installation of new metal stud partitions and general repairs/resealing to existing seals and services (Application for Listed Building Consent)	Approved – 25th January 2019
3807/APP/2017/741	Erection of a single storey detached building for use as a skin care unit.	Approved 10th May 2017
3807/APP/2015/4220	Installation of temporary two-storey portakabin building to be used as office accommodation.	Approved 15th February 2016
3807/APP/2009/1092	Construction of a flat roof over the existing building (involving demolition of the existing pitched roof).	Approved 7th September 2009
3807/APP/2009/164	Single storey side extension to include new access ramp, detached side outbuilding for use as generator and bottle store and landscaping	Approved 30th April 2009
3807/APP/2008/2660	Single storey attached extension to clinical facility	Approved 29th October 2008
3807/APP/2007/2436	Erection of a single storey infill extension to existing building to provide additional scanner unit	Approved 26th November 2007
3807/APP/2006/1468	Erection of a detached single storey annex to the Lesley Harrison Building and Paul Strickland Scanner Centre to provide appeals centre, meeting rooms and archive store (Involving demolition of two existing stores)	Approved 3rd November 2006
3807/APP/2005/1983	Erection of a single storey extension to Chemotherapy suite, first floor link to lecture hall and external fire escape, fire exit doors and disabled parking bays	Approved 25th August 2005
3807/APP/2005/865 and 3807/APP/2005/907	Erection a single storey extension to existing pharmacy department (involving demolition of redundant temporary buildings)	Approval 3rd May 2005
3807/APP/2004/2725	Erection of a single storey annexe to Lesley Harrison Building (Involving demolition of two existing stores)	Approved 11th July 2005
3807/APP/2004/2046	Erection of a new treatment centre (involving demolition of existing estates department)	Approved 6th October 2004
3807/APP/2004/1513	Erection of single-storey building (involving demolition of existing bio-engineering building)	Approved 28th July 2004
3807/APP/2004/674	Erection of a part one, part two storey medical centre with associated car parking and landscaping	Approved 22nd July 2004
3807/APP/2004/879	Erection of a part two storey, part three storey building as an extension to existing radiotherapy facilities (involving demolition of existing single storey building and container units) (Outline Application)	Approved 22nd June 2004

3807/APP/2003/2382	Erection of a temporary single storey health centre building to accommodate a GP practice during construction of permanent building elsewhere (involving demolition of existing temporary building)	Limited Time Approval 22 nd June 2004
3807/APP/2001/815	Erection of a single storey extension to dayroom	Approved 22 nd June 2001
3807/APP/2001/816	Erection of a single storey front extension to lounge	Approved 22 nd June 2001
3807/APP/2001/273	Erection of a two storey extension	Approved 22 nd June 2001
3807/APP/2000/19	Extension to Radiotherapy suite (involving realignment of road and demolition of temporary offices)	Approved 19 th April 2000
3807/FC/97/1306	Erection of a building for use as a bridge club (outline application)	Approved 7 th October 1998
3807/FA/97/0882	Erection of single storey pharmacy unit	Approved 8 th January 1998
3807/ET/97/0379	Erection of a two storey laboratory building (involving demolition of existing single storey building)	Approved 29 th August 1997
3807/DJ/96/0155	Erection of a single storey building for use as a research laboratory (involving demolition of existing prefabricated building)	Approved 12 th June 1996
3807/DB/95/0120	Erection of two-single storey extensions to Scanner Centre	Approved 24 th April 1995
3807/CP/93/0575	Erection of a two storey extension and roof extensions for plant room to hospital building	Approved 1 st June 1993
3807/CE/92/1654	Erection of a single storey building containing library, therapy rooms and administration offices to provide information/counselling to cancer patients/researchers and rationalisation of existing parking area to provide 42 spaces	Approved 19 th February 1993
3807/BY/92/1013	Erection of new temporary building for staffroom and records (involving demolition of existing temporary building)	Limited Time Approval 8 th July 1992
3807/BD/91/1652	Erection of a 60-bed Nursing Home and residential accommodation (involving demolition of existing staff residences) (outline application)	Refused 15 th January 1993
3807/AL/89/1691	Erection of a private surgical unit at Mount Vernon Hospital	Approved 17 th November 1989
3807/AG/88/1880	Demolition of existing buildings and erection of two storey medical building	Approved 25 th November 1988

Appendix 2

Heritage England Listed Building Descriptions

- Mount Vernon Hospital - 1080083 – Grade II Listed** - Hospital. 1902-4 by F L Wheeler. Flemish bond brown brick with red brick quoins and dressings; stone ashlar dressings; gabled plain tile roofs; brick ridge and lateral stacks. Y-shaped plan, with V-shaped wards facing south with central block linked by corridors to entrance/dining block and domestic block to rear. Edwardian Free style. Central 3-storey, 5-bay block, with stone ashlar ground floor and central 4-storey tower, flanked by 2-storey, 14-bay wings. Central tower, with stone Ionic pilasters set on angle buttresses, has stone ashlar facing to 3 lower storeys with glazing bar casements set in semi-circular arched wood-mullioned and transomed window, square-headed stone-mullioned and transomed window and upper Ipswich window with blind tympanum; brick upper storey has continuous glazing bar casements divided by Ionic colonettes; classical stone cornice beneath copper roof surmounted by bell cupola. Tower flanked by 2-bay elevations with canted bay windows, stone mullioned and transomed windows, and dentilled stone cornice beneath 2-light stone mullioned windows and shaped gables with stone-coped parapets. This central block is flanked by semi-circular arched doorways with Ionic colonettes to jambs, set in ashlar surrounds with pilasters, and lower 2-storey wings with similar off-centre shaped gabled bays which each have stone mullioned and transomed window above semicircular arched entry; gauged red brick arches over later 1980's windows and French windows; continuous balconies with balustrades; modillioned wood cornices. Each wing terminated by tall winter garden, gabled with cast-iron casements to front; tall brick piers with moulded stone caps to each corner. Rear elevations, corridors and attached blocks in neo-Georgian style with sashes; central corridor linked to two blocks; first block has dining room, with lunette over curved bay window, to left and entrance block with modillioned stone cornice to two gables, plain ashlar pilasters to upper floor above ashlar lower floor which has fine pedimented doorway with Corinthian columns flanked by oculi set in carved rococo frames; rear block, former nurses home and kitchen area, has square bay window and pedimented doorway to multi-gabled facade. Interior green glazed brick dados, and semicircular ribs to corridor ceilings; staircase hall in central block has stained glass windows, plasterwork and staircase with turned balusters. History: Built as a hospital for the treatment of tuberculosis patients, and as a branch hospital of the original Mount Vernon hospital in Hampstead (built 1879-80). Noted for its advanced plan, including isolation wards and facilities including X-ray room and dental unit. (THE BUILDER, 27.2.1914, pp 246-7).
- Mount Vernon Chapel – 1358386 – Grade II* Listed** - 1904 by F L Wheeler. Building in Art Nouveau style, of closely set knapped flint with ashlar dressings. Bay divisions are tall battered buttresses crowned by carved medallions with masks. Along north and south walls 5-light stone-mullioned and transomed windows fill the 4 bay spaces. Square west tower with battered buttresses at angles and lights, only in top stage, recessed under segmental relieving arches. Low-pitched swept tiled roof, with central spike and visible rafter ends at eaves. West door, also under segmental relieving arch, flanked by carved reliefs and side walls. Projecting 2-storey north vestry extension, with traceried window, at east end. Large high east window also traceried. Main roof tiled with east gable; chancel projects slightly from this. Inside of very high quality material and workmanship. Carved oak fittings include organ gallery, west pews, choir stall and choir screen with free serpentine garland to top beam. Excellent metal work inlaid with enamels and semi-precious stones. Sanctuary walls also inlaid with coloured stones and mosaic.