

**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:** HILLINGDON HOSPITAL PIELD HEATH ROAD HILLINGDON

**Development:** Temporary works comprising the construction of substation and related infrastructure, corridor relocation and surfacing works, along with associated demolition works.

**LBH Ref Nos:** **4058/APP/2024/2828**

**Drawing Nos:** THHHVP3-IWD-P3-00-D-A-5000-A1-P03-Location Plan  
 THHHVP3-IWD-P3-00-D-A-5001-A1-P04-Existing Site Plan  
 THHHVP3-IWD-P3-00-D-A-5002-A1-P03-Proposed Site Plan  
 THHHVP3-IWD-P3-00-D-A-5050-A1-P02-Existing Plan  
 THHHVP3-IWD-P3-00-D-A-5100-A1-P02-Proposed External Works Plan  
 THHHVP3-IWD-P3-00-D-A-5101-A1-P02-Demolition Plan  
 THHHVP3-IWD-P3-00-D-A-5102-A1-P02-Proposed GA Plan  
 THHHVP3-IWD-P3-00-D-A-5103-A1-P02-Proposed Roof Plan  
 THHHVP3-IWD-P3-XX-D-A-5104-A1-P02-Existing and Proposed Site Elevations  
 THHHVP3-IWD-P3-XX-D-A-5105-A1-P02-Proposed Substation Elevations  
 THHHVP3-IWD-P3-XX-D-A-5106-A1-P01-Proposed 3D View  
 Planning Statement October 2024, Savills  
 Design and Access Statement, Date: October 2024, Ingleton Wood  
 Emergency Generator Noise Impact Assessment, Rev. 1v1, 12/08/2024, Stroma  
 Tree Valuation Report, 3rd September 2024, Landmark Trees  
 Biodiversity Net Gain Assessment, 30 September 2024, V.01, Adas  
 Condition Sheet: Individual Trees Habitat Type  
 Biodiversity Metric

**Date Plans received:** 24-10-24 **Date(s) of Amendments(s):**

**Date Application valid** 24-10-24

## 1. SUMMARY

Planning permission is sought for temporary works comprising the construction of substation and related infrastructure, corridor relocation and surfacing works, along with associated demolition works.

The application is associated with planning permission ref: 4058/APP/2022/1788 which approves

the redevelopment of Hillingdon Hospital and the wider masterplan. The proposal would allow the hospital to operate whilst the phased masterplan is being implemented.

After the works have completed, the substation and associated works subject to this application would be removed.

The application is recommended for approval subject to conditions.

## 2. RECOMMENDATION

### APPROVAL subject to the following:

#### 1. COM3 Time Limit

The development hereby permitted shall be begun before the expiration of the associated outline planning permission reference 4058/APP/2022/1788 and concurrently with the commencement of that permission and/or any associated reserved matters approvals or superseding planning consents.

#### REASON

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

#### 2. COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers THHHVP3-IWD-P3-00-D-A-5000-A1-P03-Location Plan, THHHVP3-IWD-P3-00-D-A-5002-A1-P03-Proposed Site Plan, THHHVP3-IWD-P3-00-D-A-5100-A1-P02-Proposed External Works Plan, THHHVP3-IWD-P3-00-D-A-5101-A1-P02-Demolition Plan, THHHVP3-IWD-P3-00-D-A-5102-A1-P02-Proposed GA Plan, THHHVP3-IWD-P3-00-D-A-5103-A1-P02-Proposed Roof Plan, THHHVP3-IWD-P3-XX-D-A-5104-A1-P02-Existing and Proposed Site Elevations, THHHVP3-IWD-P3-XX-D-A-5105-A1-P02-Proposed Substation Elevations, THHHVP3-IWD-P3-XX-D-A-5106-A1-P01-Proposed 3D View and shall thereafter be retained/maintained for as long as the development remains in existence.

#### REASON

To ensure the development complies with the provisions Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2021).

#### 3. COM17 Control of site noise rating level

'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 BS 4142 2014.'

The values and the use of a rating level and the time intervals takes the WHO 1999/2009

recommendations and BS 8233 2014 recommendations and combines them with the principles in BS 4142.

#### REASON

To safeguard the amenity of the surrounding area in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2: Development Management Policies (2020) and Policies D3 and D13 of the London Plan (2021).

#### 4. T4 Temporary works - Removal and Reinstatement

The development hereby permitted shall be removed within 3 calendar months of the implementation of outline planning permission reference 4058/APP/2022/1788 and/or any associated reserved matters approvals or superseding planning consents. The application site shall be restored to at least an equivalent quality as the pre-existing space unaffected by the development.

#### REASON

The development, by reason of its temporary design, is not considered suitable for permanent retention in compliance with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020).

### INFORMATIVES

#### 1. I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2021). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

#### 2. 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).

#### 3. I63 Public Sector Equality Duty of the Equality Act 2010.

The Equality Act 2010 aims to safeguard individuals accessing goods, facilities, and services from discrimination based on a 'protected characteristic', including disability. In accordance with the Act, service providers must enhance access to and within their premises, especially when reasonable adjustments are feasible and straightforward to implement. The Act mandates that service providers proactively identify and eliminate barriers hindering disabled people.

#### 4. I15 Control of Environmental Nuisance from Construction Work

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

that the following are complied with:-

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

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

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

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

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

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

Hillingdon Hospital is located to the south of Pield Heath Road, bound by Royal Lane to the west, and Colham Green Road to the east. The site is located within the Brunel Ward. Hillingdon Hospital entails a mix of hospital buildings scattered across the site many of which are interconnected. The main hospital access and the A&E entrance are located along Pield Heath Road. This road is the main route for private vehicles, ambulances and buses. There are four public vehicular entrances to the site. The open space on the current site is dominated by surface car parking. The site is within Flood Risk Zone 1 (low risk).

#### 3.2 Proposed Scheme

The application seeks planning permission for temporary works comprising the construction of substation and related infrastructure, corridor relocation and surfacing works, along with associated demolition works.

#### 3.3 Relevant Planning History

4058/APP/2024/1993      HILLINGDON HOSPITAL PIELD HEATH ROAD HILLINGDON  
Extension of existing hospital restaurant and alteration to services, new corridor and storage building, along with associated demolition and alteration works.

**Decision:** 17-09-2024      Approval

4058/APP/2022/671      HILLINGDON HOSPITAL PIELD HEATH ROAD HILLINGDON  
Demolition of the following buildings within the grounds of Hillingdon Hospital: Busy Bees,

Alderborne Unit, Elderly Day Hospital, Beaconsfield, Adult Audiology, Quebec Ward, Pinewood Ward, Osterley Ward, Churchill Ward, Middlesex Ward, Lister Ward, Pagett Ward Diabeticare Ward, Greenacres, Postgraduate Medical Centre, HV Plant Room, Annex Corridor and Partial Canteen (Prior Notification under Schedule 2, Part 11, Class B The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)).

**Decision:** 07-04-2022      Approval

4058/APP/2022/1788      HILLINGDON HOSPITAL PIELD HEATH ROAD HILLINGDON

Hybrid planning application for: FULL application seeking planning permission for demolition of existing buildings (excluding the Tudor Centre and the Old Creche) and redevelopment of the site to provide the new Hillingdon Hospital (Use Class C2), multi-storey car park and mobility hub, vehicle access, highways works, associated plant, generators, substation, new internal roads, landscaping and public open space, utilities, servicing area, surface car park/ expansion space, and other works incidental to the proposed development; and OUTLINE planning application (all matters reserved, except for access) for the demolition of buildings and structures on the remaining site (excluding the Grade II Listed Furze) for a mixed-use development comprising residential (Class C3) and supporting Commercial, Business and Service uses (Class E), new pedestrian and vehicular access; public realm, amenity space, car and cycling parking.

**Decision:** 18-01-2023      Approval

### **Comment on Planning History**

The relevant planning history is listed above.

## **4. Advertisement and Site Notice**

4.1      Advertisement Expiry Date: Not applicable

4.2      Site Notice Expiry Date:      Not applicable

## **5. Comments on Public Consult**

PUBLIC CONSULTATION:

12 neighbours were consulted on 11th November 2024. No comments received.

SUMMARY OF LBH CONSULTEE RESPONSES:

Access: No objection

Highways: There are no highway objections to this proposal

Urban design, Landscape and Trees: Comments received

## **6. Local Plan Designation and London Plan**

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

Part 1 Policies:

Part 2 Policies:

LPP S2	(2021) Health and social care facilities
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking

In addition: Development Plan

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 London Plan (2021)  
The West London Waste Plan (2015)

Material Considerations

The National Planning Policy Framework (NPPF) (2024) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

The proposed development has been assessed against the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), including Supplementary Planning Guidance, and all relevant material considerations, including The London Plan (2021) and national guidance.

## 7. MAIN PLANNING ISSUES

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

AMENITY INCLUDING NOISE:

Policy D3 of the London Plan (2021) states Part D7) that development proposals should deliver

appropriate outlook, privacy and amenity.

Policy D13 of the London Plan (2021) places the responsibility for mitigating impacts from existing noise and other nuisance-generating activities or uses on the proposed new noise-sensitive development. Development should be designed to ensure that established noise and other nuisance-generating uses remain viable and can continue or grow without unreasonable restrictions being placed on them.

Policy DMHB 11 of the Local Plan: Part 2 - Development Management Policies (2020) requires that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

A noise impact assessment has been submitted in support of the application. The assessment identifies further acoustic attenuation being required to achieve noise level limits. A condition would be attached in the event of an approval to restrict noise levels.

The proposed development is minor in scale and would be sited within the Hillingdon Hospital complex. The proposed development would not be visible to neighbouring properties. Given the site's obscure location and the significant separation distance from the existing residential properties, the proposal will have no impact on neighbour residential amenity.

## **7.2 Impact on Street Scene**

CHARACTER AND APPEARANCE INCLUDING TREES:

Policy D3 of the London Plan (2021) requires that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions.

Policy BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieve a high quality of design in all new buildings, alterations and extension.

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that all development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design.

The proposed development would be situated within the Hillingdon Hospital complex, surrounded by existing hospital buildings and walkways. The proposed substation and associated works would require the removal of 2no trees and ground levelling. The substation would be read in the context of the existing hospital setting and the development that would be occurring within the wider site. The substation and associated works would be of an appropriate design and scale.

Replacement trees have been secured against outline planning permission ref: 4058/APP/2022/1788 at conditions 32 and 48. In this regard, the loss of trees is compensated for within the Hospital site as part of the wider masterplan.

## **7.3 Traffic Impact/Pedestrian Safety**

Not applicable.

## **7.4 Carparking & Layout**

Not applicable.

## **7.5 Urban Design, Access and Security Considerations**

Not applicable.

## 7.6 Other Issues

### BIODIVERSITY NET GAIN:

Biodiversity net gain is a way of creating and improving biodiversity by requiring development to have a positive impact ('net gain') on biodiversity.

In England, Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). It became mandatory for major developments on 12 February 2024 and small sites on 2 April 2024. Developers must deliver a BNG of at least 10%. This means a development will result in more or better-quality natural habitat than there was before development. The land owner is legally responsible for creating or enhancing the habitat and managing that habitat for at least 30 years to achieve the target condition.

A Biodiversity Net Gain assessment has been submitted in support of the application. As the proposal requires the removal of 2no trees, the proposal would not provide a BNG gain. Notwithstanding, the loss of trees would be offset elsewhere within the site and a Biodiversity Net Gain report has been secured against outline planning permission ref: 4058/APP/2022/1788 at condition 8. In this regard, the BNG requirement is covered within the Hospital site as part of the wider masterplan.

## 8. Reference Documents

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

Hillingdon Local Plan: Part 2 - Development Management Policies (2020)

London Plan (2021)

National Planning Policy Framework (2024)

Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021)

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