



Richard Phillips <rphillips@hillington.gov.uk>

RE: Timber Clad structure at Harefield Hospital - Ref: 9011/APP/2018/1854

1 message

David Whitestone <David@floydslaski.co.uk>

23 July 2018 at 11:07

To: Richard Phillips <rphillips@hillington.gov.uk>

Cc: "Neeraj Vig (n.vig@rbht.nhs.uk)" <n.vig@rbht.nhs.uk>, Vincent Berry <v.berry@rbht.nhs.uk>

Dear Richard,

I have spoken with Robert and agree his proposal for the mixed native hedgerow as follows:

Mixed Native hedgerow including [Acer campestre](#) (FIELD MAPLE), [Carpinus betulus](#) (HORNBEAM), [Crataegus mongyna](#) (HAWTHORN) [Ligustrum vulgare](#) (PRIVET). These species to be supplied and planted as 'whips' of say 120 to 150cm which should establish quickly.

Is this OK?

The Trust will be advising on the waste collection, hopefully today, and I will get back to you on this asap. I can add the procedure is very similar to what occurred before the development took place with bins being collected regularly and taken to a central waste store further within the hospital site.

Regards,

David

From: Richard Phillips [mailto:rphillips@hillington.gov.uk]

Sent: 23 July 2018 10:46

To: David Whitestone

Subject: Re: Timber Clad structure at Harefield Hospital - Ref: 9011/APP/2018/1854

David,

Have you been able to agree a planting scheme with Robert. It would be better to present an acceptable, workable landscaping scheme to committee as opposed to the species being unspecified.

Also, can you please provide details of how the store will operate/ how often waste will be collected etc. Will it be moved across the hospital site or it will be moved on adjoining roads. Neighbours have submitted photographs showing bins linked together and pulled by a vehicle only for the bins to overturn and waste bags to spill onto public roads.

Thanks,

Richard

On 10 July 2018 at 12:23, David Whitestone <David@floydslaski.co.uk> wrote:

Richard,

Thank you for the update and I have copied the Trust in to your response. Please let me know if you need anything else for the Committee meeting.

Regards,

David

From: Richard Phillips [mailto:rphillips@hillington.gov.uk]

Sent: 10 July 2018 12:18

To: David Whitestone

Cc: Mandip Malhotra

Subject: Re: Timber Clad structure at Harefield Hospital - Ref: 9011/APP/2018/1854

David,

I am still waiting for a number of internal responses on this application, particularly from the Conservation Officer and although this was heading towards a delegated decision, unfortunately we have now received a petition so we will now be aiming to present to the meeting of 1/8/18.

I do not anticipate the Conservation Officer raising any significant adverse comments so the likely recommendation will be for approval.

As regards the re-configured fire path location, I do not have too much of a problem with this. I did run it past Robert Reeves and he advises:-

"1. Visual impact

As described this soft landscaped edge is well-screened from the public view (from Rickmansworth Road), from where the fire path will not be seen. I don't know if it will be particularly overlooked from the hospital?

2. Existing trees

If there are existing trees close to this edge, care will be required to avoid exposure or disturbance of roots. Changing the levels around the root protection area (RPA) of trees should be avoided."

In order to formally agree the change, you would have to submit revised details for the landscaping scheme condition.

Regards,

Richard

On 10 July 2018 at 10:19, David Whitestone <David@floydslaski.co.uk> wrote:

Dear Richard,

I note the consultation period for this application has finished and we are now approaching the decision date of 13th July 2018. Having looked at the planning committee agenda for 12th July I also note the scheme is not included which might seem to suggest it is being dealt with as a delegated decision.

Could you please confirm if this is the case and would you be able to advise what the decision will be?

With reference to the fire path location, are you able to comment upon our email to Mandip Malhotra of 15th June 2018 – copy attached?

I look forward to hearing from you soon. Thanks.

Regards,

David

From: Richard Phillips [mailto:rphillips@hillingdon.gov.uk]
Sent: 14 June 2018 15:46
To: David Whitestone
Subject: Re: Timber Clad structure at Harefield Hospital

David,

Receipt is confirmed - thanks

Richard

On 14 June 2018 at 15:26, David Whitestone < > wrote:

Dear Richard,

Please can you confirm receipt?

Thanks

David

From: Richard Phillips [mailto:rphillips@hillingdon.gov.uk]
Sent: 12 June 2018 11:08
To: David Whitestone
Cc: Robert Reeves
Subject: Re: Timber Clad structure at Harefield Hospital

David,

I have checked all my emails from 24/5/18 and do not appear to have received an email from Hardeep Hanspal or anyone else attaching revised plans. Can this be looked at upon your return.

I am hoping Robert will respond directly with alternative species.

Hope I have not spoilt your break.

Regards,

Richard

On 11 June 2018 at 22:23, David Whitestone <David@floydslaski.co.uk> wrote:

Dear Richard,

The revised drawing was sent sometime back.

I am away at the moment so cannot check past emails, but I believe it was sent from our office by my colleague Hardeep Hanspal.

I note the comments from Robert Reeves and wondered if he has a preference for hedging type. I was looking for something relatively fast growing so it would placate the neighbours sooner rather than later!

Regards

David

Sent from my iPad

On 11 Jun 2018, at 12:14, Richard Phillips <rphillips@hillingdon.gov.uk> wrote:

David,

Have the revised plans as per my email of 24/5 been sent through - I do not recall seeing anything.

Also Robert Reeves, the Council's Tree/Landscape Officer advises:-

"This site is occupied by a newly constructed bulk waste store for Harefield Hospital's MRI / CTU / ITU extension. Situated behind a timber boundary fence, close to the entrance to the hospital at the junction of Hill End Road and Rickmansworth Road the cedar-clad building is visible above the fence line. The cladding is inoffensive. There is an oak tree in the grass verge in front of the site which is a dominant feature in this area. The site lies within the Harefield Conservation Area - a designation which protects trees. COMMENT No trees are thought to have been removed to facilitate the installation of the building and the building has been sensitively designed (with cedar cladding and a green roof) to sit comfortably within the site. The application proposes to plant a hedge of Photinia Red Robin between the fence and the structure. This is a bright coloured, highly ornamental / exotic species which has become ubiquitous in suburban sites. It is quite out of character with the prevailing (mixed native) planting in this area which

seems more appropriate at a site which forms an interface between Harefield Village and countryside beyond. An alternative planting selection would be preferable and more suitable in this boundary location."

Can the proposed species be revised. I have copied Robert into this email if you need to discuss.

Regards,

Richard

On 24 May 2018 at 11:32, Richard Phillips <rphillips@hillingdon.gov.uk> wrote:

David,

I am just going through this application.

I propose to describe the proposal as:-

Retention of hospital waste store (Retrospective Application) with new boundary hedge planting.

Can the red line boundary be extended to encompass the full extent of the works - it should be extended to the hospital's Rickmansworth Road boundary so that the full depth of the hedge planting area is incorporated.

There is a side fence shown at the square end of the store on the floor/elevation plan which is not shown on the site plan, (described as 'Location Plan' - Drw. No. PL-002 refers) - can this be added - it will make things a little clearer.

Thanks,

Richard

On 23 May 2018 at 16:36, David Whitestone <David@floydslaski.co.uk> wrote:

Many thanks

David

From: Mandip Malhotra [mailto:mmalhotra@hillingdon.gov.uk]

Sent: 23 May 2018 16:27

To: David Whitestone

Cc: Noel Kelly; N.Vig@rbht.nhs.uk; Vincent Berry; Jane Lawson; Hardeep Hanspal; Richard Phillips

Subject: Re: Timber Clad structure at Harefield Hospital

Thank you for your email, the application has now been passed to Richard Phillips to validate.

Kind regards

Mandip

On 23 May 2018 at 16:14, David Whitestone <David@floydslaski.co.uk> wrote:

Dear Mandip

Trust the attached helps

David

From: Mandip Malhotra [mailto:mmalhotra@hillingdon.gov.uk]

Sent: 23 May 2018 16:10

To: Noel Kelly

Cc: David Whitestone; N.Vig@rbht.nhs.uk; Vincent Berry; Jane Lawson; Hardeep Hanspal

Subject: Re: Timber Clad structure at Harefield Hospital

hi David

can you confirm the planning portal reference number please to allow us to expedite validation

thanks

On 22 May 2018 at 11:06, Noel Kelly <nkelly@hillingdon.gov.uk> wrote:

OK David.

I will try and take a look at the application today.

Kind Regards

Noel

Noel Kelly

Interim Planning Enforcement Manager

Residents Services

London Borough of Hillingdon

Civic Centre (3N/02)

Uxbridge

UB8 1UW

(E-mail) nkelly@hillingdon.gov.uk

(Tel: 01895

250 230

)

Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

On 22 May 2018 at 11:03, David Whitestone <David@floydslaski.co.uk> wrote:

Dear Noel,

Don't know if you have had the opportunity to look at the application yet. When you have please let me know if you think there is anything else we should add.

Regards,

David

From: David Whitestone
Sent: 18 May 2018 15:38
To: Noel Kelly
Cc: N.Vig@rbht.nhs.uk; Vincent Berry; Mandip Malhotra; Jane Lawson; Hardeep Hanspal
Subject: Re: Timber Clad structure at Harefield Hospital

Dear Noel and Mandip

Just to let you know the application was submitted on line this afternoon.

Regards,

David

Sent from my iPhone

On 17 May 2018, at 12:04, Noel Kelly <nkelly@hillington.gov.uk> wrote:

David

We have also calculated the fee at £924.

We look forward to the submission of the planning application.

Kind Regards

Noel

Noel Kelly
Interim Planning Enforcement Manager
Residents Services
London Borough of Hillingdon
Civic Centre (3N/02)
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On 17 May 2018 at 11:45, David Whitestone <David@floydslaski.co.uk> wrote:

Dear Noel,

We are hoping to get the application out late today on line and have assessed the planning fee to be £924. Can you please confirm if this is correct?

Thanks

David

From: Noel Kelly [mailto:nkelly@hillingdon.gov.uk]
Sent: 15 May 2018 15:28
To: David Whitestone; N.Vig@rbht.nhs.uk; Vincent Berry
Cc: Mandip Malhotra
Subject: Re: Timber Clad structure at Harefield Hospital

David

Thank you for meeting Mandip and I on site this morning. I believe the meeting was constructive and we have an informed way forward. It was agreed that a planning application seeking retention of the structure would be submitted for the consideration of the Council. Can you please ensure that a planning application is submitted ASAP to allow for a timely resolution to this matter. May I propose that an application is submitted to the Council within the next 7 days? Can you please ensure that the application includes details of landscaping for the front of the structure to provide planters/trees/hedging between the boundary wall and the waste store building to soften the visual appearance of the development when viewed from Rickmansworth Road.

With respect to the dimensions of the structure, it is considered that the bin store as erected on site exceeds the dimensions of the bin store submitted to the Council under 9011/APP/2015/3508. To this end, the West Elevation height measurement on approved plan stated 2.850m. This was measured at approx 3.2m this morning. There was other minor variations on the height of the structure. The length of the structure on previously approved plans was shown at 14.660m. This was measured on site at approx. 16.35m. The width of the structure as previously approved was 4.2m and this was measured on site at

approx 5.0m. Can you please ensure that the planning application accurately reflects the development that has been constructed on site.

Please keep us updated on progress with submission of the planning application.

Kind Regards

Noel

Noel Kelly
Interim Planning Enforcement Manager
Residents Services
London Borough of Hillingdon
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On 30 April 2018 at 16:04, David Whitestone <David@floydslaski.co.uk> wrote:

Dear Noel,

Sorry, I should have said. Best to meet in the Hospital main entrance, but if you are early then please give me a call on 07860 108871 as I will be on site throughout the morning.

Regards,

David

From: Noel Kelly [mailto:nkelly@hillington.gov.uk]
Sent: 30 April 2018 15:57
To: David Whitestone
Cc: N.Vig@rbht.nhs.uk; Vincent Berry
Subject: Re: Timber Clad structure at Harefield Hospital

Excellent David.

Can you please let us know in advance of the meeting where on the site you would like to meet. It may be appropriate to commence the inspection at the Bin Store in question?

Kind Regards

Noel

Noel Kelly
Interim Planning Enforcement Manager
Residents Services
London Borough of Hillingdon
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On 30 April 2018 at 14:48, David Whitestone <David@floydslaski.co.uk> wrote:

[Dear Noel,](#)

[The date and time work fine and we look forward to meeting with you then, on what we hope will be a much warmer and drier day.](#)

Regards,

David

From: Noel Kelly [mailto:nkelly@hillington.gov.uk]
Sent: 30 April 2018 14:35
To: David Whitestone
Cc: N.Vig@rbht.nhs.uk; Vincent Berry
Subject: Re: Timber Clad structure at Harefield Hospital

Mr. Whitestone,

Thank you for the detailed response. We will consider the content and revert to you in due course. May I propose a site inspection on 15th May 2018 at 11.30AM? Please let me know if this works for all parties that will be accompanying officers during the inspection.

Kind Regards

Noel

Noel Kelly
Interim Planning Enforcement Manager
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On 30 April 2018 at 13:01, David Whitestone <David@floydslaski.co.uk> wrote:

Dear Mr Kelly,

I have been sent a copy of your email dated 24 April 2018 addressed to Paul Wright and Mark Pender. The Trust has asked that all correspondence on this matter now be addressed to Neeraj Vig with copies to me – thank you.

The timber framed construction is a bin store. The planning permission for the ITU/MRI building (9011/APP/2014/3602) which was approved on 2nd June 2015 contained a lengthy schedule of conditions and under condition 9 reference is made to the Council's policy 5.17 (refuse storage). See beneath:

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

1. Details of soft landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate.

2. Details of hard landscaping

2.a Hard surfacing materials

3. Details of landscape maintenance.

4. Schedule for implementation.

REASON

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

The Officer's report that accompanied the Planning approval made specific reference to the bin store. See beneath:

9. COM9

Landscaping (car parking & refuse/cycle storage)

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

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

2.a Refuse Storage

2.b Cycle Storage

2.c Means of enclosure/boundary treatments

2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging....

Our application for approval of conditions (9011/APP/2015/3508) which was approved on 28th October 2016 gave very clear and detailed information on proposals for refuse storage. Our proposals included a site location plan for the new store (drawing 5243 15 003 C) and the building itself (drawing 5243 SK 010). Both the Officer's report and the approved list of information supplied with the Planning Conditions application refer to these drawings and they were therefore part of the consultation package available for all to see and comment upon. We are unaware if there were any comments, but we never received any feedback from the Council that either the information received or the design were unacceptable.

We do not agree, therefore, that an additional Planning Permission is needed for this building. We believe the information provided within application 9011/APP/2015/3508 complies with the conditions for refuse storage as set out in the approval granted on 28th October 2018. We feel with its low height the building fits in well with the landscaping proposals. With Western Red Cedar cladding and a green roof the building is sustainable and requires minimal maintenance as the natural finishes will weather over the years without the need for staining or decoration.

The landscaping will be completed once all the gravel and stones that resulted from the construction works have been cleared away. The Trust will be undertaking comprehensive landscaping works once the weather is more suitable and the ground conditions have improved. Currently the ground is cloying mud and stones all of which is which in close

proximity to the hospital buildings. The Trust would like to show you around and because of availability of personnel would ask if you could make either 14th or 15th May?

Regards,

David Whitestone

Partner



Floyd Slaski LLP | RIBA Chartered Practice | 39 – 43 Putney High Street | SW15 1SP

T: 020 3910 2403 | E: david@floydslaski.co.uk | W: www.floydslaski.co.uk

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From: Noel Kelly <nkelly@hillingdon.gov.uk>
Sent: 24 April 2018 17:46
To: Wright Paul; Mark Pender
Subject: Timber Clad structure at Harefield Hospital

Mr. Wright/Mr. Pender

I write with reference to Jonathan Murray (Planning Enforcement Officer) previous correspondence to you dated 11 January 2018. The Council have received a number of complaints concerning a timber clad building erected without planning permission at Harefield Hospital (photos of structure attached).

I have checked Council records and confirmed that planning permission has not been granted for this timber framed structure. Further, in my view the building

does not benefit from permitted development rights under the General Permitted Development Order.

Consequently, it is considered that planning permission is required should you wish to seek to retain the structure in its current position. You are invited to submit a planning application within the next 10 days that would allow for a full consideration of the planning merits or otherwise of the structure. Please note that if a planning application is not forthcoming, the Council will consider the commencement of formal enforcement proceedings including the service of an Enforcement Notice.

Concerns have also been expressed concerning the compliance with landscaping details that have been approved by the Council. To this end, I would like to undertake a site inspection in the next 7 days in order to assess the level of landscaping that has been undertaken at Harefield Hospital. Please indicate some suitable days and times so that we can make the necessary arrangements.

Kind Regards

Noel

Noel Kelly

Interim Planning Enforcement Manager

Residents Services

London Borough of Hillingdon

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Mrs Mandip Malhotra (née Dhillon)
Strategic and Major Applications Manager

Planning Department
Residents Services
3N, Civic Centre
London Borough of Hillingdon
Tel: 01895 558384

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----- Forwarded message -----

From: "notifications@planningportal.co.uk" <notifications@planningportal.co.uk>

To: David Whitestone <David@floydslaski.co.uk>

Cc:

Bcc:

Date: Fri, 18 May 2018 14:33:18 +0000

Subject: Application Receipt: Form 4 Collect proposal PP-06980307v1

Application Ref PP-06980307v1

Your Local Planning Authority, London Borough of Hillingdon has received your online Full planning permission application and will now validate it within their normal work flow and timescales.

Application Details

Applicant: Mr Vincent Berry, Royal Brompton and Harefield NHS Foundation Trust

Agent: Mr David Whitestone, Floyd Slaski LLP

Application site address: Harefield Hospital, Hill End Road, Harefield, UB9 6JH

Date of submission: 15:16 on 18 May 2018

If they need more information or have any queries they will contact you direct.

Please note that this message does not constitute the formal acceptance of your submission by London Borough of Hillingdon.

For further information on the progress of your online application please contact:

London Borough of Hillingdon

<http://www.hillingdon.gov.uk/planning>

planning@hillington.gov.uk

01895250230

This email is for information only. Please do not reply. For help with Planning Portal issues please email

support@planningportal.co.uk

www.planningportal.co.uk

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Mrs Mandip Malhotra (née Dhillon)
Strategic and Major Applications Manager

Planning Department
Residents Services
3N, Civic Centre
London Borough of Hillingdon
Tel: 01895 558384

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Richard Phillips

Planning Case Manager

Major Applications Team

Residents Services

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Richard Phillips

Planning Case Manager

Major Applications Team

Residents Services

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Richard Phillips

Planning Case Manager

Major Applications Team

Residents Services

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From: Hardeep Hanspal <hardeep@floydslaski.co.uk>

To: "rphillips@hillingsdon.gov.uk" <rphillips@hillingsdon.gov.uk>

Cc: David Whitestone <David@floydslaski.co.uk>

Bcc:

Date: Thu, 24 May 2018 13:48:21 +0000

Subject: 5270 RE: Timber Clad structure at Harefield Hospital

Richard

Can you please advise if the attached amended drawings are now suitable.

With regards

Hardeep Hanspal BA (Hons)

Architectural Technician



Floyd Slaski LLP | RIBA Chartered Practice | 39-43 Putney High Street | London | [SW15 1SP](#)

T: 020 3910 2400 | E: hardeep@floydslaski.co.uk | W: www.floydslaski.co.uk

Attention:

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Begin forwarded message:

From: Richard Phillips <rphillips@hillingdon.gov.uk>
Date: 24 May 2018 at 12:46:03 BST
To: David Whitestone <David@floydslaski.co.uk>
Subject: Re: Timber Clad structure at Harefield Hospital

David,

Thanks - very much appreciated.

Richard

On 24 May 2018 at 12:19, David Whitestone <David@floydslaski.co.uk> wrote:

Richard

We will make the adjustments this pm.

David

Sent from my iPhone

On 24 May 2018, at 11:33, Richard Phillips <rphillips@hillingdon.gov.uk> wrote:

David,

I am just going through this application.

I propose to describe the proposal as:-

Retention of hospital waste store (Retrospective Application) with new boundary hedge planting.

Can the red line boundary be extended to encompass the full extent of the works - it should be extended to the hospital's Rickmansworth Road boundary so that the full depth of the hedge planting area is incorporated.

There is a side fence shown at the square end of the store on the floor/elevation plan which is not shown on the site plan, (described as 'Location Plan' - Drw. No. PL-002 refers) - can this be added - it will make things a little clearer.

Thanks,

Richard

On 23 May 2018 at 16:36, David Whitestone <David@floydslaski.co.uk> wrote:

Many thanks

David

From: Mandip Malhotra [mailto:mmalhotra@hillingdon.gov.uk]

Sent: 23 May 2018 16:27

To: David Whitestone

Cc: Noel Kelly; N.Vig@rbht.nhs.uk; Vincent Berry; Jane Lawson; Hardeep Hanspal; Richard Phillips

Subject: Re: Timber Clad structure at Harefield Hospital

Thank you for your email, the application has now been passed to Richard Phillips to validate.

Kind regards

Mandip

On 23 May 2018 at 16:14, David Whitestone <David@floydslaski.co.uk> wrote:

Dear Mandip

Trust the attached helps

David

From: Mandip Malhotra [mailto:mmalhotra@hillingdon.gov.uk]

Sent: 23 May 2018 16:10

To: Noel Kelly

Cc: David Whitestone; N.Vig@rbht.nhs.uk; Vincent Berry; Jane Lawson; Hardeep Hanspal

Subject: Re: Timber Clad structure at Harefield Hospital

hi David

can you confirm the planning portal reference number please to allow us to expedite validation

thanks

On 22 May 2018 at 11:06, Noel Kelly <nkelly@hillingdon.gov.uk> wrote:

OK David.

I will try and take a look at the application today.

Kind Regards

Noel

Noel Kelly

Interim Planning Enforcement Manager

Residents Services

London Borough of Hillingdon

Civic Centre (3N/02)

Uxbridge

UB8 1UW

(E-mail) nkelly@hillington.gov.uk

(Tel: 01895

250 230

)

Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

On 22 May 2018 at 11:03, David Whitestone <David@floydslaski.co.uk> wrote:

Dear Noel,

Don't know if you have had the opportunity to look at the application yet. When you have please let me know if you think there is anything else we should add.

Regards,

David

From: David Whitestone
Sent: 18 May 2018 15:38
To: Noel Kelly
Cc: N.Vig@rbht.nhs.uk; Vincent Berry; Mandip Malhotra; Jane Lawson; Hardeep Hanspal
Subject: Re: Timber Clad structure at Harefield Hospital

Dear Noel and Mandip

Just to let you know the application was submitted on line this afternoon.

Regards,

David

Sent from my iPhone

On 17 May 2018, at 12:04, Noel Kelly <nkelly@hillingdon.gov.uk> wrote:

David

We have also calculated the fee at £924.

We look forward to the submission of the planning application.

Kind Regards

Noel

Noel Kelly
Interim Planning Enforcement Manager
Residents Services
London Borough of Hillingdon
Civic Centre (3N/02)
Uxbridge
UB8 1UW
(E-mail) nkelly@hillingdon.gov.uk
(Tel: 01895
250 230
)

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On 17 May 2018 at 11:45, David Whitestone <David@floydslaski.co.uk> wrote:

[Dear Noel,](#)

[We are hoping to get the application out late today on line and have assessed the planning fee to be £924. Can you please confirm if this is correct?](#)

Thanks

David

From: Noel Kelly [mailto:nkelly@hillingdon.gov.uk]
Sent: 15 May 2018 15:28
To: David Whitestone; N.Vig@rbht.nhs.uk; Vincent Berry
Cc: Mandip Malhotra
Subject: Re: Timber Clad structure at Harefield Hospital

David

Thank you for meeting Mandip and I on site this morning. I believe the meeting was constructive and we have an informed way forward. It was agreed that a planning application seeking retention of the structure would be submitted for the consideration of the Council. Can you please ensure that a planning application is submitted ASAP to allow for a timely resolution to this matter. May I propose that an application is submitted to the Council within the next 7 days? Can you please ensure that the application includes details of landscaping for the front of the structure to provide planters/trees/hedging between the boundary wall and the waste store building to soften the visual appearance of the development when viewed from Rickmansworth Road.

With respect to the dimensions of the structure, it is considered that the bin store as erected on site exceeds the dimensions of the bin store submitted to the Council under 9011/APP/2015/3508. To this end, the West Elevation height measurement on approved plan stated 2.850m. This was measured at approx 3.2m this morning. There was other minor variations on the height of the structure. The length of the structure on previously approved plans was shown at 14.660m. This was measured on site at approx. 16.35m. The width of the structure as previously approved was 4.2m and this was measured on site at approx 5.0m. Can you please ensure that the planning application accurately reflects the development that has been constructed on site.

Please keep us updated on progress with submission of the planning application.

Kind Regards

Noel

Noel Kelly

Interim Planning Enforcement Manager

Residents Services

London Borough of Hillingdon

Civic Centre (3N/02)

Uxbridge

UB8 1UW

(E-mail) nkelly@hillington.gov.uk

(Tel: 01895

250 230

)

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On 30 April 2018 at 16:04, David Whitestone <David@floydslaski.co.uk> wrote:

Dear Noel,

Sorry, I should have said. Best to meet in the Hospital main entrance, but if you are early then please give me a call on 07860 108871 as I will be on site throughout the morning.

Regards,

David

From: Noel Kelly [mailto:nkelly@hillington.gov.uk]
Sent: 30 April 2018 15:57
To: David Whitestone
Cc: N.Vig@rbht.nhs.uk; Vincent Berry
Subject: Re: Timber Clad structure at Harefield Hospital

Excellent David.

Can you please let us know in advance of the meeting where on the site you would like to meet. It may be appropriate to commence the

inspection at the Bin Store in question?

Kind Regards

Noel

Noel Kelly
Interim Planning Enforcement Manager
Residents Services
London Borough of Hillingdon
Civic Centre (3N/02)
Uxbridge
UB8 1UW
(E-mail) nkelly@hillington.gov.uk
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)

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On 30 April 2018 at 14:48, David Whitestone <David@floydslaski.co.uk> wrote:

Dear Noel,

The date and time work fine and we look forward to meeting with you then, on what we hope will be a much warmer and drier day.

Regards,

David

From: Noel Kelly [mailto:nkelly@hillington.gov.uk]
Sent: 30 April 2018 14:35
To: David Whitestone

Cc: N.Vig@rbht.nhs.uk; Vincent Berry

Subject: Re: Timber Clad structure at Harefield Hospital

Mr. Whitestone,

Thank you for the detailed response. We will consider the content and revert to you in due course. May I propose a site inspection on 15th May 2018 at 11.30AM? Please let me know if this works for all parties that will be accompanying officers during the inspection.

Kind Regards

Noel

Noel Kelly

Interim Planning Enforcement Manager

Residents Services

London Borough of Hillingdon

Civic Centre (3N/02)

Uxbridge

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On 30 April 2018 at 13:01, David Whitestone <David@floydslaski.co.uk> wrote:

Dear Mr Kelly,

I have been sent a copy of your email dated 24 April 2018 addressed to Paul Wright and Mark Pender. The Trust has asked that all correspondence on this matter now be addressed to Neeraj Vig with copies to me – thank you.

The timber framed construction is a bin store. The planning permission for the ITU/MRI building (9011/APP/2014/3602) which was approved on 2nd June 2015 contained a lengthy schedule of conditions and under condition 9 reference is made to the Council's policy 5.17 (refuse storage). See beneath:

No development shall take place until a landscape scheme has been submitted to

and approved in writing by the Local Planning Authority. The scheme shall include:-

1. Details of soft landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities

where appropriate.

2. Details of hard landscaping

2.a Hard surfacing materials

3. Details of landscape maintenance.

4. Schedule for implementation.

REASON

To ensure that the proposed development will preserve and enhance the visual

amenities of the locality and provide adequate facilities in compliance with policies

BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies

(November 2012) and Policy 5.17 (refuse storage) of the London Plan (March 2015).

The Officer's report that accompanied the Planning approval made specific reference to the bin store. See beneath:

9. COM9

Landscaping (car parking & refuse/cycle storage)

No development shall take place until a landscape scheme has been submitted to and

approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities

where appropriate

2. Details of Hard Landscaping

2.a Refuse Storage

2.b Cycle Storage

2.c Means of enclosure/boundary treatments

2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are

served by electrical charging....

Our application for approval of conditions (9011/APP/2015/3508) which was approved on 28th October 2016 gave very clear and detailed information on proposals for refuse storage. Our proposals included a site location plan for the new store (drawing 5243 15 003 C) and the building itself (drawing 5243 SK 010). Both the Officer's report and the approved list of information supplied with the Planning Conditions application refer to these drawings and they were therefore part of the consultation package available for all to see and comment upon. We are unaware if there were any comments, but we never received any feedback from the Council that either the information received or the design were unacceptable.

We do not agree, therefore, that an additional Planning Permission is needed for this building. We believe the information provided within application 9011/APP/2015/3508 complies with the conditions for refuse storage as set out in the approval granted on 28th October 2018. We feel with its low height the building fits in well with the landscaping proposals. With Western Red Cedar cladding and a green roof the building is sustainable and requires minimal maintenance as the natural finishes will weather over the years without the need for staining or decoration.

The landscaping will be completed once all the gravel and stones that resulted from the construction works have been cleared away. The Trust will be undertaking comprehensive landscaping works once the weather is more

suitable and the ground conditions have improved. Currently the ground is cloying mud and stones all of which is which in close proximity to the hospital buildings. The Trust would like to show you around and because of availability of personnel would ask if you could make either 14th or 15th May?

Regards,

David Whitestone

Partner



Floyd Slaski LLP | RIBA Chartered Practice | 39 – 43 Putney High Street | SW15 1SP

T: 020 3910 2403 | E: david@floydslaski.co.uk | W: www.floydslaski.co.uk

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From: Noel Kelly <nkelly@hillingdon.gov.uk>
Sent: 24 April 2018 17:46
To: Wright Paul; Mark Pender
Subject: Timber Clad structure at Harefield Hospital

Mr. Wright/Mr. Pender

I write with reference to Jonathan Murray (Planning Enforcement Officer) previous correspondence to you dated 11 January 2018. The Council have received a number of complaints concerning a timber

clad building erected without planning permission at Harefield Hospital (photos of structure attached).

I have checked Council records and confirmed that planning permission has not been granted for this timber framed structure. Further, in my view the building does not benefit from permitted development rights under the General Permitted Development Order.

Consequently, it is considered that planning permission is required should you wish to seek to retain the structure in its current position. You are invited to submit a planning application within the next 10 days that would allow for a full consideration of the planning merits or otherwise of the structure. Please note that if a planning application is not forthcoming, the Council will consider the commencement of formal enforcement proceedings including the service of an Enforcement Notice.

Concerns have also been expressed concerning the compliance with landscaping details that have been approved by the Council. To this end, I would like to undertake a site inspection in the next 7 days in order to assess the level of landscaping that has been undertaken at Harefield Hospital. Please indicate some suitable days and times so that we can make the necessary arrangements.

Kind Regards

Noel

Noel Kelly

Interim Planning Enforcement Manager

Residents Services

London Borough of Hillingdon

Civic Centre (3N/02)

Uxbridge

UB8 1UW

(E-mail) nkelly@hillingsdon.gov.uk

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--

Mrs Mandip Malhotra (née Dhillon)
Strategic and Major Applications Manager

Planning Department
Residents Services
3N, Civic Centre
London Borough of Hillingdon
Tel: 01895 558384

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----- Forwarded message -----

From: "notifications@planningportal.co.uk" <notifications@planningportal.co.uk>
To: David Whitestone <David@floydslaski.co.uk>
Cc:
Bcc:
Date: Fri, 18 May 2018 14:33:18 +0000
Subject: Application Receipt: Form 4 Collect proposal PP-06980307v1

Application Ref PP-06980307v1

Your Local Planning Authority, London Borough of Hillingdon has received your online Full planning permission application and will now validate it within their normal work flow and timescales.

Application Details

Applicant: Mr Vincent Berry, Royal Brompton and Harefield NHS Foundation Trust
Agent: Mr David Whitestone, Floyd Slaski LLP
Application site address: Harefield Hospital, Hill End Road, Harefield, UB9 6JH
Date of submission: 15:16 on 18 May 2018

If they need more information or have any queries they will contact you direct.

Pleas

...

[Message clipped]

--

Richard Phillips
Planning Case Manager
Major Applications Team
Residents Services

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----- Forwarded message -----

From: Mandip Malhotra <mmalhotra@hillingsdon.gov.uk>
To: "rphillips@hillingsdon.gov.uk" <rphillips@hillingsdon.gov.uk>
Cc: Noel Kelly <nkelly@hillingsdon.gov.uk>, Vincent Berry <v.berry@rbht.nhs.uk>, David Whitestone <David@floydslaski.co.uk>, "Neeraj Vig (n.vig@rbht.nhs.uk)" <n.vig@rbht.nhs.uk>
Bcc:
Date: Fri, 22 Jun 2018 16:28:16 +0000
Subject: Re: Harefield Hospital ITU and MRI buildings - landscaping proposals

Richard

Please can i ask you to review and respond

thanks

On 15 June 2018 at 15:29, David Whitestone <David@floydslaski.co.uk> wrote:

Dear Mandip,

Following our recent meeting on site, which has resulted in a retrospective application for the waste store being submitted, the Trust is keen to complete the landscaping around the ITU and MRI building.

Because of the need to retain a fire path for the duration of the works and because the Trust was keen to keep the firepath a little distance from the ITU bedrooms you will probably have noticed during your visit that the path is not quite in the location shown on the landscaping drawings. It is well masked from Rickmansworth Road by banking and hedging so its location will not affect anybody outside the hospital. There will still be the same amount of planted area and as we are looking to make the boundary delineation with the firepath as smooth and natural as possible we are proposing to omit the heavy stone gabion baskets replacing them with a soft slope planted with a woodland mix of flowers and turf. The area between the firepath and Rickmansworth Road will be kept as natural as possible and because of the potential problem of people on this bank overlooking patients in their bedrooms staff will not be encouraged to access this area. There will be plenty of space in the courtyard for staff to sit out should they wish.

I have attached a sketch plan showing the proposals and would be grateful for your comments on these potential changes. We would trust you find these acceptable as the Trust would like to commence landscaping work at the earliest opportunity.

Regards,

David Whitestone

Partner



Floyd Slaski LLP | RIBA Chartered Practice | 39 – 43 Putney High Street | SW15 1SP

T: 020 3910 2403 | E:david@floydslaski.co.uk | W: www.floydslaski.co.uk

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Mrs Mandip Malhotra (née Dhillon)
Strategic and Major Applications Manager

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Richard Phillips
Planning Case Manager
Major Applications Team
Residents Services

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