

**HAREFIELD HOSPITAL, HILL
END ROAD, UXBRIDGE, UB9
6JH -**

CARDIAC CATHETERISATION LABORATORY EXTENSION

PLANNING STATMENT

20 MAY 2026



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1.0 INTRODUCTION

1.1 This Planning Statement has been prepared by Montagu Evans LLP on behalf of our client, Royal Brompton & Harefield Hospitals (part of Guys and St Thomas' NHS Foundation Trust) ("the Applicant"), which supports the enclosed application for the extension of the Cardiac Catheterisation Laboratory ("Cath Lab"), comprising an extension, replacement of roof plant and associated works ("the Proposed Development") at Harefield Hospital, Hill End Road, Harefield, UB9 6JH ("the Site").

1.2 The proposed description of development is as follows:

"Extension of the Cardiac Catheterisation Laboratory and replacement of roof plant together with associated and ancillary works."

PURPOSE

1.3 There is a fundamental and critical need to improve and enhance the existing Cardiac Catheterisation Laboratory at the Site. The application seeks approval for a small extension to the existing Cath lab and forms part of wider refurbishment programme to upgrade and enhance the clinical environment at Harefield Hospital and accommodate new specialist equipment to assist in ongoing operations taking place.

1.4 The Proposed Development additionally incorporates the removal of existing and installation of new mechanical and electrical plant on the existing roof space which is required to support the new Cath lab facilities and ensure compliance with clinical and technical standards.

SITE AND BACKGROUND

1.5 Harefield Hospital is located within the administrative area of London Borough of Hillingdon (LBH).

1.6 The Site subject to this application is located in the east side of the existing Harefield Hospital site complex and comprises an area of 131.2 square metres (sqm). The proposed Cath Lab extension is located within the main Harefield Hospital complex with the extension into an existing private courtyard comprising hardstanding.

1.7 Location Plan ref: 2054-DBC-HH-00-DR-A-0001 showing the site in the context of the surrounding area is submitted in support of this planning Application.

1.8 The wider Harefield Hospital comprises of a number of buildings, including the locally listed main hospital building, areas of hard-standing, car parking, access roads and grassed areas.

1.9 Rickmansworth Road borders the wider Hospital site to the east, beyond which comprises residential neighbourhoods featuring a mix of detached and semi-detached housing, alongside local amenities including shops, small businesses, and schools. Harefield Village Centre lies approximately 0.5 miles to the southeast of the Site. South of the hospital along Breakspear Road, is Harefield Cricket Club and Harefield United Football Club.

1.10 In terms of connectivity, the Site is serviced by local bus routes that are within walking distance of the Site, offering connections to nearby towns and amenities. The nearest railway stations are Denham Station (2.4 miles), Northwood station (3.5 miles) and West Ruislip Station (4.6 miles). The London Underground operates

at both Northwood and West Ruislip giving access to London, whilst Denham station gives access to more regional locations.

- 1.11 The Site is located within Flood Zone 1 and therefore has a low probability of flooding.
- 1.12 The Site is located within the Harefield Village Conservation Area and an Archaeological Priority Area. The site falls within the designated Green Belt (albeit comprises a significantly, extensively previously developed site - and we address these matters further within later sections of this Statement)

2.0 THE PROPOSAL

2.1 This application proposes the extension and enhancement of the existing Cath Lab at Harefield Hospital, alongside the replacement and installation of roof plant Site. The formal description of development is as follows:

“Extension of the Cardiac Catheterisation Laboratory and replacement of roof plant together with associated and ancillary works.”

2.2 Further details are included in the Design and Access Statement prepared by The Design Buro, however for reference, the development proposals can be further summarised as follows:

- To support an upgraded Cath Lab;
- Facilitates the upgrade for essential services to support improved patient care;
- Extension to the north of the new facility to accommodate a technical room and associated supporting functions; and
- Retention of internal hospital access.

2.3 The Proposed Development is located within the main existing hospital building of Harefield Hospital site. It is situated amongst existing built form.

2.4 The proposed extension to the north of the Cath Lab is modest in scale, with a footprint measuring approximately 13.3 sqm.

2.5 The Proposed Development will ultimately, and importantly, provide the Hospital with an upgraded, fit-for-purpose Cath Lab facility that improves operational efficiency and supports future service needs. This proposal will support the ongoing operation of the Hospital's Cardiology Department.

3.0 PLANNING POLICY FRAMEWORK

- 3.1 This Application has been informed by adopted development plan policies and other relevant guidance as set out below. This section of the Statement provides a summary of planning context, and Section 4.0 provides an assessment of the Application against the policies and guidance summarised within this section.
- 3.2 Section 70 of the Town and Country Planning Act (1990) (as amended) notes that the 'Development Plan' is the starting point of the determination of planning application. Furthermore, Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with policies of the statutory Development Plan unless material considerations indicate otherwise.
- 3.3 The National Planning Policy Framework (the "NPPF") was first published in 2012 and most recently updated in December 2024. The NPPF sets out the Government's approach to planning matters and is a material consideration in the determination of planning applications. Central Government has recently consulted on a Draft Revised NPPF, with the consultation period having closed on 10 March 2026. At this stage, the emerging draft is not considered to hold weight in decision-making. The Planning Practice Guidance ("PPG") also remains a relevant material consideration in the assessment of this application.
- 3.4 At the heart of the NPPF is a presumption in favour of sustainable development, to ensure that sustainable development is perused in a positive way (paragraph 11).
- 3.5 The statutory development plan relevant for the Site comprises the following documents:
- London Borough of Hillingdon Local Plan (November 2012);
 - London Borough of Hillingdon Local Plan Part 2: Development Management Policies (2020);
 - London Borough of Hillingdon Local Plan Part 2: Policies Map (January 2020); and
 - London Plan 2021.
- 3.6 The London Borough of Hillingdon ("LBH") is currently undertaking a full review of its Local Plan. LBH are currently in the early stages, with evidence base documents being prepared and published, and a draft plan consultation targeted for the end 2026. As such, no weight is given to the emerging Local Plan at this stage.

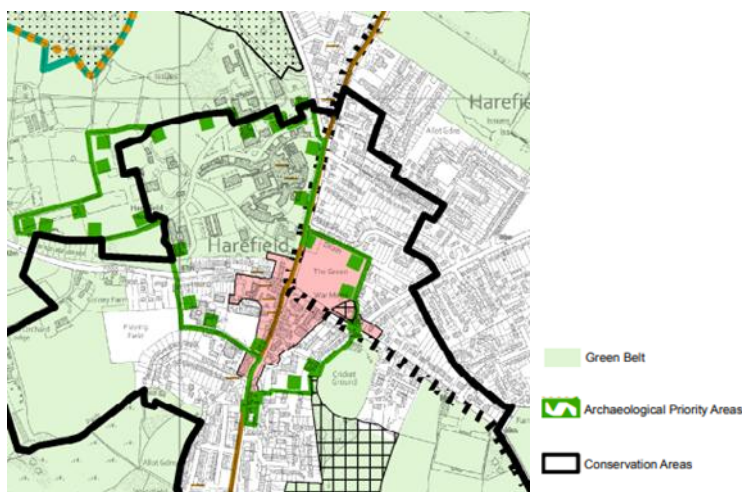


Figure 1: Local Plan Policies Map Extract (2020)

3.7 Below outlines the relevant policies relating to the Site as seen in Figure 1:

- Green Belt (EM2);
- Harefield Village Conservation Area (Policy HE1); and
- Harefield North Archaeological Priority Area (DMHB7).

4.0 POLICY ASSESSMENT

PRINCIPLE OF DEVELOPMENT

- 4.1 Paragraph 101 of the NPPF (2024) states that significant weight should be placed on the importance of new, expanded or upgraded public service infrastructure when considering proposals.
- 4.2 London Plan Policy S2 (Health and social care facilities) states that the development of high-quality health and social care facilities will be supported in areas of identified need.
- 4.3 In addition, Core Strategy Policy CI1 supports the provision of health facilities in town centres or other accessible locations to maximise community access. Policy DMCI 2 of the Hillingdon Local Plan Part 2: Development Management Policies (2020) states that proposals for the refurbishment and re-use of existing premises for community facilities will be supported.
- 4.4 The Proposed Development comprises the extension and enhancement of the existing Cath Lab currently located on the Site. Harefield Hospital is a vital community healthcare asset, and the proposal is essential to maintaining safe and effective clinical operations by upgrading and modernising the services provided. The Site forms part of the established hospital complex and the Proposed Development represents an enhancement of the existing Cath Lab, complemented through a small extension to accommodate essential technical and operational functions and roof top plant. Overall, the proposal enhances the quality and functionality of healthcare infrastructure within an existing built-up hospital area. Development that supports and improves healthcare provision is consistently supported across all tiers of planning policy, reflecting the importance of delivering high-quality, accessible, and future-ready health facilities.

DEVELOPMENT IN THE GREEN BELT

- 4.5 Chapter 13 of the NPPF deals with the protection of the Green Belt at national level. Paragraph 142 of the NPPF states that the Government attaches great importance to Green Belt. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open.
- 4.6 Paragraph 154 of the NPPF identifies that “development in the Green Belt is inappropriate” unless one of the identified exceptions applies. These exceptions include the “limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt”.
- 4.7 Paragraph 145 further states that once Green Belt boundaries are established these should only be altered where exceptional circumstances are fully evidenced and justified through the preparation or updating of plans. Turning to inappropriate development, Paragraph 153 states that, by definition, inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances.
- 4.8 Paragraph 153 further states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 4.9 Paragraph 154 outlines that local planning authorities should regard the construction of new buildings in the Green Belt as inappropriate unless it falls within one of the listed exceptions. Part g) of Paragraph 154 confirms

that the complete redevelopment and limited infilling of previously developed land within the Green Belt would not be “inappropriate” where there would be no greater impact on the openness of the Green Belt than existing development or not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

- 4.10 Policy G2 of the London Plan (2021) requires that the Green Belt be protected from inappropriate development and development proposals that would harm the Green Belt should be refused except where very special circumstances exist.
- 4.11 Policy DMEI 4 of the Hillingdon Local Plan Part 2: Development Management Policies (2020) states that extensions and redevelopment on sites in the Green Belt will be permitted only where the proposal would not have a greater impact on the openness of the Green Belt, and the purposes of including land within it, than the existing development.

Baseline Position

- 4.12 The Site contains existing built footprint and hardstanding in the form of the existing Cath Lab and surrounding courtyard. Annex 2 of the NPPF provides the following definition of Previously Developed Land (PDL) to assist with the application of planning policies:

“Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure (our emphasis). This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape”.

- 4.13 In line with the NPPF definition it is considered that the Site constitutes PDL, that is, land which is or was occupied by a permanent structure, including the curtilage of the development land and any associated fixed surface infrastructure.
- 4.14 Therefore, the appropriateness of the Proposed development falls to be assessed against NPPF Paragraph 154 (g), which states that development will be appropriate in the Green Belt where it comprises:

“Limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.”

- 4.15 The existing Cath Lab comprises permanent built form on the Site, but whilst the proposed extension would result in an increase to overall built form, it is not considered to cause a material impact on the openness of the Green Belt beyond that of the existing development in the area. Therefore, it is concluded that the Proposed Development constitutes appropriate development when assessed against NPPF paragraph 154 (g).
- 4.16 Importantly, the Government updated the NPPF in December 2024, which has introduced the concept of ‘Grey Belt’ land, which is defined as;

“land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. ‘Grey belt’ excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.”

- 4.17 The NPPF confirms at paragraph 155 that the development of homes, commercial and other development in the Green Belt should not be regarded as inappropriate where all the following apply:
- a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;
 - b. There is demonstrable unmet need for the type of development proposed;
 - c. The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework; and
 - d. Where applicable the development proposed meets the ‘Golden Rules’ requirements set out in paragraphs 156 to 157.
- 4.18 Our assessment identifies the whole of the Site as Grey Belt land in accordance with the definition contained within with NPPF and the Proposed Development would not result in any impact on the wider Green Belt and is justified by the need for the facility, therefore being considered appropriate for this Proposed Development.

DESIGN

- 4.19 Chapter 12 of the NPPF and more specifically Paragraph 131 offers guidance in respect to achieving well designed places that function well and add to the overall quality of the area over the lifetime of the development. Further, new developments should be visually attractive, establish, and maintain a strong sense of place, and to create attractive, welcoming, and distinctive places to live, work and visit that are safe, inclusive and accessible.
- 4.20 Local Plan Policy BE1 (Built Environment) requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working. All new development should:
- “1) Achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place;*
- 2) Be designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties;*
- 11) In the case of tall buildings, not adversely affect their surroundings including the local character, cause harm to the significance of heritage assets or impact on important views. The height of all buildings should be based upon an understanding of the local character and be appropriate to the positive qualities of the surrounding townscape.”*
- 4.21 The Design and Access Statement, prepared by the Design Buro, confirms that the building materiality has been carefully selected and is consistent with the materiality and colouring across Harefield Hospital.

- 4.22 The Proposed Development is not anticipated to result in any significant adverse visual impacts, given its location within an established area of built hospital infrastructure and its design response, which is sympathetic to its surroundings. The works are located within the established hospital estate and will not have a direct visual impact on any public areas with the overall height lower than surrounding plant and roof structure. However, should any visual effects be identified, it is important to recognise that, on balance, the clinical necessity and functional benefits of the scheme clearly outweigh such impacts. The proposals are critical to supporting the ongoing delivery of essential hospital services, and the limited visual change must be viewed in the context of the substantial public and operational benefits the development will deliver.

HERITAGE

- 4.23 Local Plan Policy HE1 (Heritage) states the Council will:

‘1. conserve and enhance Hillingdon’s distinct and varied environment, its settings and the wider historic landscape, which includes: Designated heritage assets such as statutorily Listed Buildings, Conservation Areas and Scheduled Ancient Monuments;’

- 4.24 In support of the application a heritage assessment has been undertaken by Montagu Evans in consideration of the proposals, this is set out in detail below.

Designation Status

- 4.25 Much of Harefield Hospital lies within the Harefield Village Conservation Area, including the proposed site. The original 1930s hospital is a locally listed building in parts, as shown on the Local Authority’s *Review of Local List of Buildings of Architectural or Historic Importance*. This is available here: <https://www.hillingdon.gov.uk/article/6763/Locally-listed-buildings-in-Harefield>. It describes the building as being locally listed for these reasons:

Architectural: Built as a county sanatorium in 1933-37 in the grounds of Harefield Park. Hospital buildings by W.T. Curtis with gently curving three storey ward blocks of brick with long balconies, symmetrically arranged. Children’s ward to the south, also curved, smaller in scale. Concert hall, similar in style with slightly projecting entrance. Police lamp associated with the police Station at the entrance.

Historic: Harefield Hospital evolved from a war hospital to a tuberculosis hospital and then to a centre for treatment of heart and lung disease. The hospital began life in 1915 as series of temporary wooden shacks during World War I. The land was owned by an Australian family, who offered it to the Australian government during the First World War, for the treatment of injured Australians and New Zealanders.

- 4.26 The map which accompanies the listing entry identifies which parts of the complex are covered by the local listing.

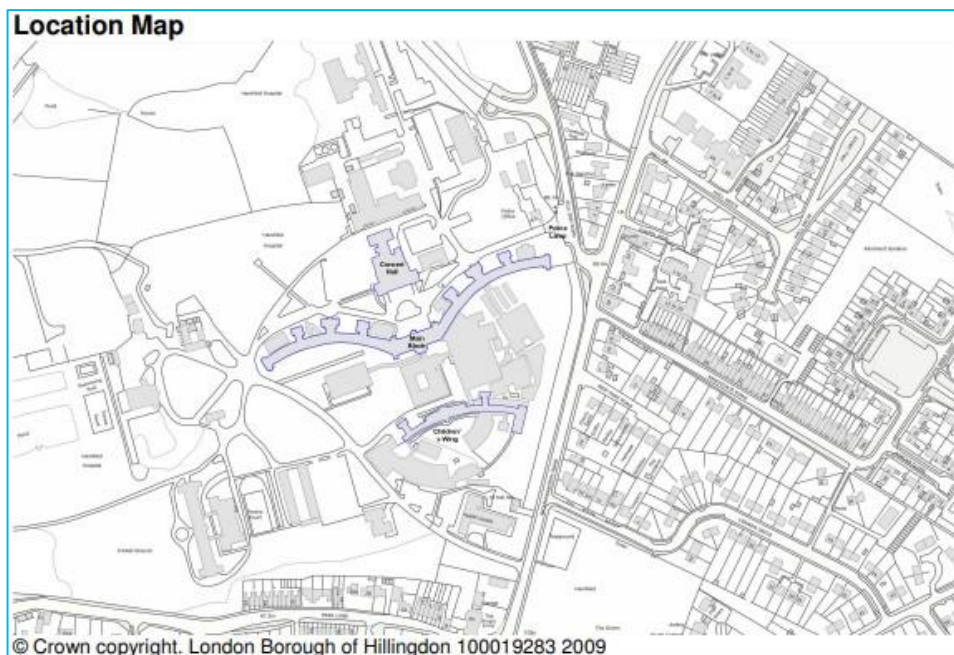


Figure 2: Map from London Borough of Hillingdon website showing locally listed buildings; NB there has been further infilling of the site since this map was issued c.2009

4.27 The only statutorily listed buildings on the site are all to the west of the 1930s complex and are much earlier, dating from the 18th century. These buildings are a considerable distance away and not visible from the proposed site. The 1930s sanatorium buildings have not been considered for listing in recent years (there is no entry for them on the Heritage Gateway website run by Historic England). It is likely that the degree of alteration renders them unlistable, as well as the survival of better-preserved examples elsewhere.

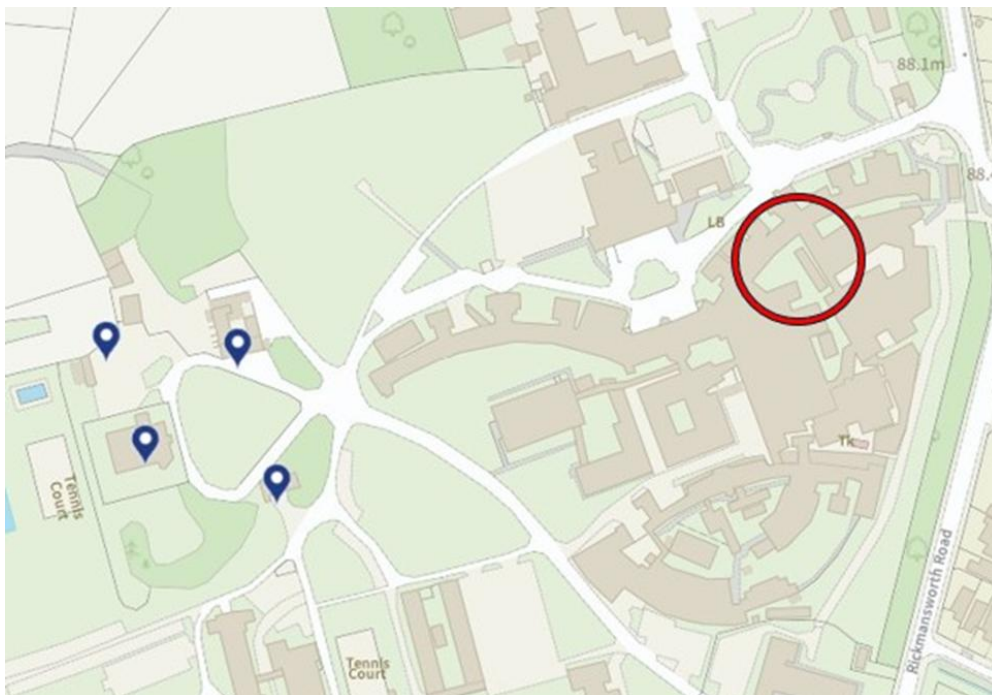


Figure 3: Extract from National Heritage List for England showing location of listed structures. The Proposed Development's location is marked by the circle.

Significance

- 4.28 The significance of the hospital resides primarily in its plan-form, a series of curved wings with ancillary blocks to the rear. The children's wing to the south is a smaller reprise of one of the wings, fronted with a pair of curved walkways which connected the wards to a schoolroom in the centre. The architectural character of the original buildings is best described as a modest modernism of the kind associated with the Middlesex County Council at this time, and familiar from the considerable number of schools, libraries and other public buildings which they built at this time of rapid population growth. The layout is most clearly shown in an axonometric view prepared by the Middlesex County Architect's Department in c.1933 which is kept at the Hospital. The buildings are relatively plain and have undergone considerable alteration but are still recognisably inter-war in character and of local interest.

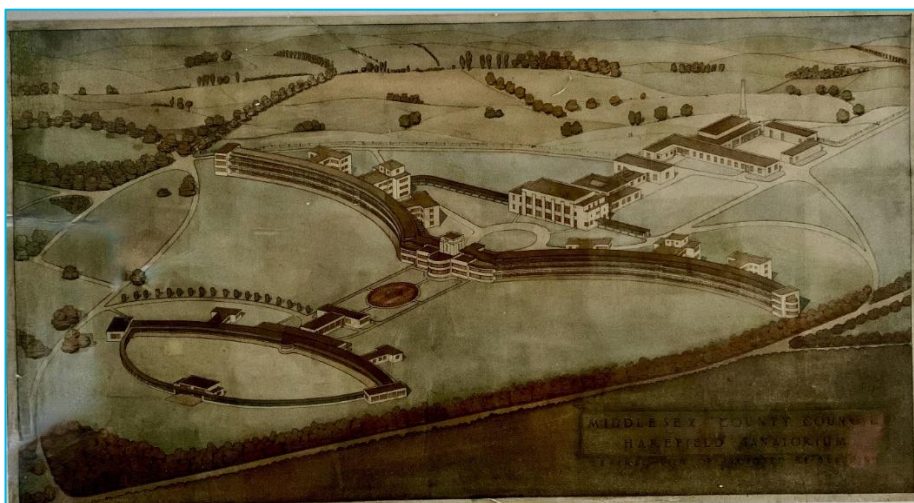


Figure 4: Watercolour axonometric view of Harefield Sanatorium c.1933

- 4.29 The buildings are relatively plain and have undergone considerable alteration. Nevertheless, there still historic interest in the manner in which the buildings were laid out to ensure patients benefited from maximum fresh air and daylight. They were built responses to the challenges of treating tuberculosis, a major cause of fatalities and only brought under control through a combination of antibiotic remedies and improvements in social conditions in the years after 1945. The former children's wing has an extra poignancy on account of its occupants and the correspondingly small scale of the walkways.

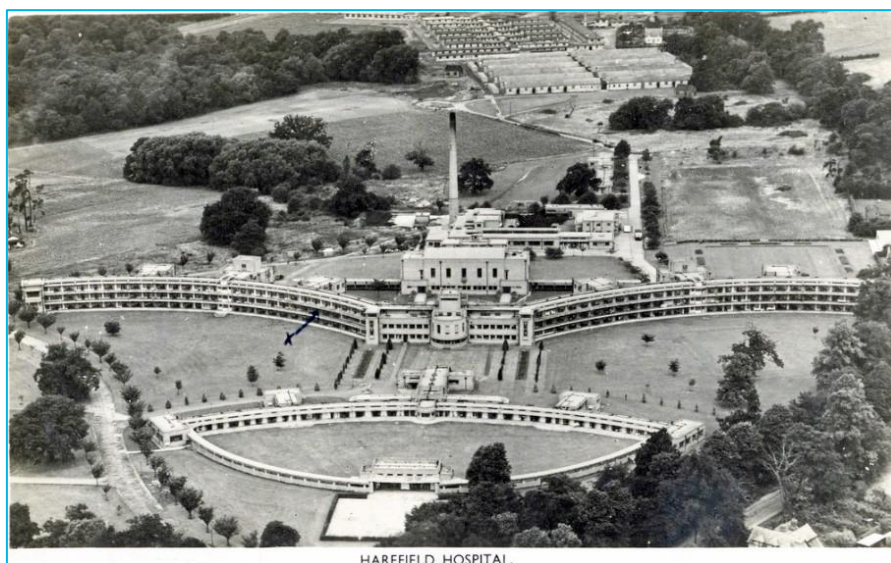


Figure 5: Postcard dating from c.1950 showing original configuration of wards and open space

- 4.30 There is further historical significance in the site on account of the layers of occupancy present here. This includes the underlying Georgian landscape associated with Harefield Park (the listed building to the west); the former presence of the No 1 Australian Auxiliary Hospital here during the First World War, which brought a hospital use to the site (and which is now evident in the ANZAC plot in St Mary's Churchyard), and thirdly in the arrival and development of this notable hospital, which has developed from a bespoke TB sanatorium into the present renowned hospital complex.
- 4.31 The overall significance of the site has been compromised by the extent of in-filling with new (and essential) hospital buildings. These have particularly affected the area in front of the eastern range of the main part of the hospital, and in front of the entire children's ward.

Assessment of Impact of Proposals

- 4.32 In heritage terms, the impact of the proposals is overall very slight. While the distinctive 1930s buildings remain, the site is already characterised by intrusive modern buildings in-filling the former open lawns and reducing the clarity of plan form.
- 4.33 The proposed location is hidden within existing modern buildings and will be very hard to see from any location. It will be invisible from the listed buildings as it is screened by the main building. The Harefield Village Conservation Area is a very large one and has not been the subject of an appraisal in recent years. It is reasonable to assert that the impact of the proposals would be negligible in terms of visual intrusion, change in character and loss of amenity. In our view, the proposals will have no effect on the locally listed heritage assets.

Conclusion

- 4.34 It is our view that the impact of these proposals in heritage terms is low. They are certainly offset by the compelling public benefits discussed elsewhere in this report. The proposals are policy compliant and should be encouraged.
- 4.35 Whilst the Site does fall within a Conservation Area; however, the location of the development is in a discrete location and alongside the 'working hospital' character of the surrounding, the proposals will cause no harm to the character nor significance of the conservation area (nor the main hospital building, which is locally listed).

ARCHAEOLOGY

- 4.36 Chapter 16 of the NPPF (Conservation and enhancement of the historic environment) states in Paragraph 202-206 how local planning authorities should manage the conservation of the historic environment.
- 4.37 LBH's Local Plan Part 2: Development Management Policies states in Policy DMHB 7 (Archaeological Priority Areas and Archaeological Priority Zones) the following:

"The Council, as advised by the Greater London Archaeological Advisory Service, will ensure that sites of archaeological interest within or, where appropriate, outside, designated areas are not disturbed. If that cannot be avoided, satisfactory measures must be taken to mitigate the impacts of the proposals through archaeological fieldwork to investigate, and record remains in advance of development works. This should include proposals for the recording, archiving and reporting of any archaeological finds."

- 4.38 The desk-based archaeological assessment, prepared by Mills Whipp, confirms that the archaeological and historical records provide no evidence of significant prehistoric, Roman, Saxon, medieval or post-medieval occupation within the area of the Proposed Development. The assessment also notes that the Site has likely been subject to prior disturbance associated with groundworks for existing hospital buildings, further reducing the potential for intact archaeological remains. Given the limited scale of the proposed extension, any ground disturbance is expected to be minimal. On this basis, the assessment concludes that no further archaeological investigations are required to support the Proposed Development.

NOISE

- 4.39 Paragraph 198 of the NPPF requires new development to appropriate for its location and consider the likely effects and seek to mitigate and reduce to a minimum potential adverse impacts resulting from noise.
- 4.40 London Plan Policy D14 (Noise) sets out the policy considerations that seek to reduce, manage and mitigate noise.
- 4.41 Local Plan Policy EM8 (Land, Water, Air and Noise) states the Council will:
- *"investigate Hillingdon's target areas identified in the Defra Noise Action Plans, promote the maximum possible reduction in noise levels and will minimise the number of people potentially affected;*
 - *seek to identify and protect Quiet Areas in accordance with Government Policy on sustainable development and other Local Plan policies; and*
 - *seek to ensure that noise sensitive development and noise generating development are only permitted if noise impacts can be adequately controlled and mitigated."*
- 4.42 Furthermore, Policy EM8 sets out the Council's commitment to identifying and protecting designated Quiet Areas, and requires that both noise-sensitive and noise-generating developments are only permitted where any associated noise impacts can be suitably controlled and mitigated.
- 4.43 In this regard, the proposed development has been carefully considered against the requirements of Policy EM8 to ensure that potential noise effects are appropriately managed and do not result in unacceptable harm to amenity. To support this a Noise Impact Assessment has been prepared by Hoare Lea. This confirms that the predicted noise levels arising from the simultaneous operation of the proposed plant at the nearest noise-sensitive receptors would be between 1 dB and 4 dB below existing background sound levels. On this

basis, the report concludes that the Proposed Development would result in a low noise impact and would be fully compliant with relevant local and national planning policy.

FLOOD RISK

- 4.44 Paragraph 181 of the NPPF requires applications to be supported by a site-specific flood risk assessment.
- 4.45 London Plan Policy SI12 (Flood Risk Management) requires proposals to ensure that flood risk is minimised and mitigated and that residual risk is addressed.
- 4.46 Local Plan Policy EM6 (Flood Risk Management) requires development to be directed away from Flood Zones 2 and 3 in accordance with the NPPF. With Policy EM7 (Biodiversity and Geological Conservation) supports the use of sustainable drainage systems that promote ecological connectivity and natural habitats.
- 4.47 The application is supported by a Drainage Strategy and Flood Risk Statement prepared by Wareham & Associates. This confirms that the Proposed Development is located entirely within Flood Zone 1. The drainage strategy incorporates an appropriate allowance for climate change and has been designed to accommodate rainfall events up to and including the 1 in 100-year return period, plus a 40% climate change allowance. As such, any potential increase in surface water runoff arising from the Proposed Development would be suitably mitigated. The Statement concludes that the development would be robust and fully compliant with national and local policy requirements.

5.0 PLANNING BALANCE

- 5.1 As required under Section 38(6) of the Planning and Compulsory Purchase Act (2004) applications are to be determined in accordance with policies of the statutory Development Plan, unless material considerations indicate otherwise.
- 5.2 As such, it is necessary to consider whether the proposals give rise to any harm when assessed against the development plan as a whole. Whilst the Site is located within a Conservation Area and designated Green Belt, it comprises previously developed land. As set out within the policy assessment section, the proposed development is not considered to give rise to any significant harm when read against the development plan in its entirety. On this basis, and in the absence of any material considerations that indicate otherwise, the application is considered to accord with the development plan and should therefore be approved.
- 5.3 Without prejudice on this position should it be considered some harm does arise we consider any such harm is demonstrably outweighed by public benefits identified below when assessed in the planning balance.
- 5.4 Having regard to the assessment undertaken within this Statement, the planning benefits arising from the Proposed Development can be summarised as follows:
- Utilises an area of previously developed land;
 - The Proposed Development will ultimately, and importantly, provide the Hospital with an upgraded, fit for purpose Cath Lab facility that improves operational efficiency and supports future service needs;
 - Facilitates the upgrade for essential services to support improved patient care; and
 - Delivers a proposal that is in keeping with its surroundings in terms of design, massing and materiality.

6.0 SUMMARY AND CONCLUSION

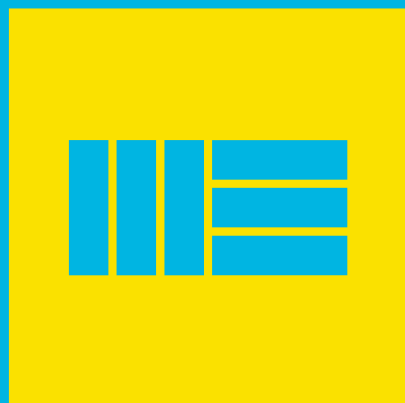
- 6.1 This Planning Statement has been prepared by Montagu Evans LLP on behalf of our client, Royal Brompton & Harefield Hospitals (part of Guys and St Thomas' NHS Foundation Trust) ("the Applicant"), which supports the enclosed application for the extension and enhancement of the Cath Lab, including an extension, roof top plant and associated ancillary works ("the Proposed Development") at Harefield Hospital, Hill End Road, Harefield, UB9 6JH ("the Site").
- 6.2 This Planning Statement has assessed the proposals against the adopted Development Plan, as required by Section 38(6) of the Planning and Compulsory Purchase Act. The Proposed Development has been formulated in accordance with the NPPF, the London Plan and the Hillingdon Local Plan policies.
- 6.3 In conclusion, the proposals will enable the hospital to deliver the much-needed patient care with an improved and economically sustainable facility. This proposal will provide an enhanced and improved Cath Lab with a small extension to accommodate essential technical and operational functions. Failure to provide this proposal will greatly hinder the ability of the Hospital to deliver essential medical / patient related services.
- 6.4 Paragraph 101 of the NPPF (2024) states that significant weight should be placed on the importance of new, expanded or upgraded public service infrastructure when considering proposals and therefore when assessed against the Development Plan and read as a whole it is clear that the Proposed Development is acceptable and as such planning permission should be granted. The proposals represent wholly sustainable development in accordance with the NPPF and will crucially support the hospital to continue to provide emergency services.
- 6.5 On the above basis, on balance it is considered that the Council should support the development proposals without delay.

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WE CONSIDER OUR CREDENTIALS, HOW WE HAVE STRUCTURED OUR BID AND OUR PROPOSED CHARGING RATES TO BE COMMERCIALY SENSITIVE INFORMATION.
WE REQUEST THAT THESE BE TREATED AS CONFIDENTIAL.