

## SECTION 1 – MAJOR APPLICATIONS

ITEM NOS: 1/01 & 1/02

ADDRESS: ROYAL NATIONAL ORTHOPAEDIC HOSPITAL, NHS TRUST,  
BROCKLEY HILL, STANMORE

REFERENCE: P/3828/15 and P/3830/15

DESCRIPTION: **P/3828/15**  
RESERVED MATTERS APPLICATION (CONDITION 4) FOR ALL MATTERS (SCALE, APPEARANCE, LAYOUT, ACCESS, LANDSCAPING) PURSUANT TO HYBRID PLANNING PERMISSION REFERENCE P/3191/12 FOR THE DEVELOPMENT OF A BIOMEDICAL ENGINEERING HUB. DEVELOPMENT TO INCLUDE CONSTRUCTION OF 4,271 SQM (GIFA) OF HOSPITAL FLOORSPACE (C2 USE CLASS), INCLUDING ACCOMMODATION FOR MEDICAL RESEARCH, SCIENCE AND TEACHING, AND OTHER ANCILLARY CLINICAL AND SERVICE RELATED DEVELOPMENT WITH LANDSCAPING, ACCESS, BIN STORES, PEDESTRIAN LINKS AND ANCILLARY WORKS.

**P/3830/15**  
DISCHARGE OF CONDITIONS 7 (DESIGN AUDIT), CONDITION 8 (VISUAL ASSESSMENT), CONDITION 9 (BIODIVERSITY STATEMENT) CONDITION 13 (SURFACE WATER DRAINAGE STRATEGY), CONDITION 14 (ACCESSIBILITY STATEMENT), CONDITION 15 (LIGHTING STATEMENT) CONDITION 17 (TREE SURVEY), CONDITION 18 (PARKING AND ACCESS STATEMENT), CONDITION 19 (LEVELS PLAN) AND CONDITION 31 (BATS AND BIRDS) PURSUANT TO HYBRID PLANNING PERMISSION REFERENCE P/3191/12 FOR THE DEVELOPMENT OF A BIOMEDICAL ENGINEERING HUB (P/3828/15) TO DISCHARGE CONDITION 4.

WARD: CANONS

APPLICANT: ROYAL NATIONAL ORTHOPAEDIC HOSPITAL NHS TRUST

AGENT: DELOITTE REAL ESTATE

CASE OFFICER: NICOLA RANKIN

EXPIRY DATE: 17<sup>TH</sup> NOVEMBER 2015

### **RECOMMENDATION P/3828/15**

**APPROVAL** of reserved matters and conditions for the development described in the application and submitted plans subject to conditions set out at the end of this report;

## **RECOMMENDATION P/3830/15**

**APPROVE** the details pursuant to conditions 7 (design audit), condition 8 (visual assessment), condition 9 (biodiversity statement) condition 13 (surface water drainage strategy), condition 14 (accessibility statement), condition 15 (lighting statement) condition 17 (tree survey), condition 18 (parking and access statement), condition 19 (levels plan) and condition 31 (bats and birds) described in the application and submitted plans:

### **EXECUTIVE SUMMARY:**

The decision to grant planning permission has been taken having regard to the National Planning Policy Framework (2012), the policies of The London Plan (2015), Harrow's Core Strategy (2012), the Harrow Site Allocations DPD (2013) and the policies of the Harrow Development Management Policies Local Plan (2013) listed in the informatives below, as well as to all relevant material considerations including the responses to consultation. The principle of development has been established under outline planning application P/3191/12 which was approved by the Planning Committee in August 2013. Since this date the Council has adopted the Site Allocations Local Plan and the Harrow Development Management Policies Local Plan (2013). The further alterations to the London Plan were also adopted in March 2015. It is considered that there are no policy changes which would warrant a different conclusion to the principle of development

The Biomedical Engineering Hub (BEH) falls within the Central Development Zone (CDZ) and the BEH site has been designed in accordance with approved CDZ parameters plans (Ref: 101204-D-786 and 101204-D-789). The design of BEH is considered to be high quality and would accord with the approved RNOH Design Guidelines Rev A, dated February 2013. The submitted Visual Assessment report demonstrates that there will be no visual effects from surrounding publically accessible areas to the north of the site as a result of the BEH development. Officers consider that the proposed development will complement the approved outline plans and is appropriate to the local context of the immediate site setting and the overall hospital site and also responds appropriately to future phases of development. The proposed design is considered to be high quality and will not harm the visual amenity of the area. The proposals will introduce opportunities for greater biodiversity and will not adversely affect any of the ecological designations on the site. The proposed development will not result any adverse impacts on the capacity or safety of the transport network. The building will be highly sustainable and is targeted as BREEAM excellent in accordance with the masterplan requirements. The development will not give rise to any increased risk of flooding on the site or surrounding adjacent land and the proposed drainage strategy would accord with the site wide drainage strategy. For these reasons, it is recommended that the application is approved.

### **INFORMATION**

The application is reported to the Planning Committee because the application is a major development and therefore falls outside of category 1(d) of the Council's scheme of delegation.

Statutory Return Type: Major Development

Council Interest: None.

Gross Floorspace: 4271sqm

Net additional Floorspace: sqm

GLA Community Infrastructure Levy (CIL) Contribution (provisional): Exempt

## Site Description

### RNOH Site

- The Royal National Orthopaedic Hospital (RNOH) is a 41.45 hectare site which is located within the Green Belt at the north-east of the London Borough of Harrow.
- The RNOH is nationally and internationally renowned as a specialist orthopaedic hospital.
- The site is of strategic planning importance. It is one of four strategic developed sites in the Green Belt, as defined by the Site Allocations Development Plan Document (DPD) and the Development Management Policies Development Plan Document (2013).
- The Harrow Core Strategy (2012) recognises the national significance of the RNOH as a leading medical institution and supports proposals to secure the future of the RNOH, where there is no conflict with Green Belt policy and the special character of Harrow Weald Ridge would be preserved.
- The RNOH is located within the Harrow Weald Ridge Area of Special Character. There are significant changes in levels across the site. The site lies between 120 and 148.1m above Ordnance Datum ('AOD'). The landform 'curves' around the eastern and western site boundaries at approximately 125 – 135 AOD and falls to approximately 120 m within the central parts, forming a 'bowl' within the centre of the site.
- There are large open areas to the north of the hospital, as well as wooded areas adjacent to Wood Lane.
- There are five vehicular access points to the site; one access point is located off Brockley Hill to the east, three access points are located off Wood Lane to the south and one access point is located off Warren Lane to the south-west.
- The majority of buildings on the application site are in a deteriorating condition with many of the derelict. The majority of existing buildings are one and two storey with some three storey.
- The site is subject to a Tree Preservation Order which includes 326 individual trees and 33 groups of trees
- The RNOH site is subject to two non-statutory ecological designations and one proposed non-statutory ecological designation:
  - Areas within the north and west of the site form part of the RNOH Grounds Site of Borough Grade 1 Importance for Nature Conservation (SBINC);
  - The southern edge of the RNOH site forms part of Pear Wood and Stanmore Country Park Site of Metropolitan Importance for Nature Conservation (SMINC)
  - An area of the site directly to the north forms part of the Watling Chase Community Forest planting site and environs a proposed Site of Local Importance for Nature Conservation (pSLINC)
- An Area of Archaeological Priority lies immediately south of the site.
- There are two Scheduled Ancient Monuments on the site.
- The Locally Listed Buildings within the site are Eastgate House (original hospital building) and its associated roadside walls
- Little Common Conservation Area lies immediately to the south-west of the site and slightly extends into the site. The conservation area was created on the basis of its particularly mix of high quality, period properties, a high proportion of which is statutorily and locally listed and the trees and open spaces provided by Stanmore Common surround and interact with the attractive groups of buildings in Little Common, imparting much of the special landscape and qualities of the conservation

area.

### BEH Location

- The outline permission (P/3192/12) approved a parameters plan which set out three distinct development zones with maximum quantum's of development floorspace and maximum building heights. The three development zones were referred to as 'The Central Development Zone (CDZ)', 'The Western Development Zone (WDZ)' and the 'Eastern Development Zone (EDZ)'.
- The subject site concerns the Central Development Zone which allowed for up to 19,378sqm in footprint (including the multi storey car park), up to 56,871sqm floor space of hospital development (C2 use), including a rehabilitation unit and parent accommodation, a multi storey car park up to 21,000sqm. The maximum permitted building height within this zone is 148AOD.
- BEH will be located at the northern portion of the Central Development Zone (CDZ), where the main clinical buildings will be located. The approved parameter plan allows for a curved series of buildings running on a north-south axis down to the slope of the site with a 15m high fall off and a maximum ridge height of 148.10 AOD.
- The BEH site is currently unoccupied and is located west of the existing estates compound.
- The BEH site is 0.25 hectares, to the north of the existing car park and to the east of the existing boiler house and estates compound. It is proposed that the Private Patient Unit will be latter located to the south of BEH.
- The proposed site lies adjacent to the Royal national Hospital Grounds Site of Importance for Nature Conservation and there are wooded areas to the north and west.
- To the immediate north of the site is the gas reducing station. The Northern Amenity Zone ('NAZ') is located to the north of the site and will be used a nature reserve and recreation site.
- The proposal site is not visible from any public roads.

### **Proposal Details for P/3828/15**

- The application seeks approval of reserved matters in relation to condition 4 of hybrid planning permission P/3191/12 for the development of a Biomedical Engineering Hub ('BEH'). Condition 4 of planning permission P/3191/12 states: "*Approval of the details shown below (the Reserved Matters) for each phase of development shall be obtained from the local planning authority in writing before any development in that phase is commenced:*
  - *Layout*
  - *Scale*
  - *Appearance*
  - *Access*
  - *Landscaping*"
- The proposed building is rectilinear in shape and would have a maximum width of 32.95 metres (east to west) at ground floor level and a width of 25.6 metres on the upper floors. The building would have a maximum depth of 35.54 metres (north to south).
- It would be five storeys high and would incorporate a single storey projection on the western (rear) elevation.
- The proposed building would have a flat roof and with a height of 22 metres. The building will not exceed a datum height of 148.10 metres AOD as defined within the hybrid consent design guidance. The flat roof single storey projection would have a

height of approximately 4.3 metres. A metal guard rail to a height of 0.9 metres would be situated around the perimeter of the flat roof.

- The BEH will have an overall footprint of 1149sqm and a total floor space of 4271sqm.
- The proposed building design is based on a living exoskeleton concept. The façade of the brick and glazed envelope would be wrapped in a layer of steel mesh – the ‘exoskeleton’. The proposed mesh will incorporate climbing plants which will change the appearance of the exoskeleton over time throughout the year.
- The proposed building layout has been conceived as a series of zones within each floor and vertical layers in response to access and security issues. The ground floor will contain the majority of public and general access areas including the café, reception and break out areas and consulting rooms/waiting area. The ground floor will also contain student spaces including seminar rooms and specialist labs.
- The proposed first floor would accommodate the remainder of the student spaces including teaching labs towards the rear of the building with library, office and student write up space towards the front. The second and third floor maintains the pattern of Lab area to the rear and offices to the front, with support space and circulation space towards the centre. The fourth level would accommodate the plant necessary to service the building. A bio diverse roof is proposed and PV panels.
- It should be noted that various enabling works for the BEH building are being considered under separate planning application (P/3829/15) given that it is unlikely that the masterplan public realm or open space will be implemented until the latter stages of the masterplan. The enabling works include a pedestrian link path from the temporary car park to the south and various retaining structures to address site level changes.
- The main approach to the building will be from the south via a pedestrian link pathway (proposed under planning application (P/3829/15). The front and rear external areas of the site would be landscaped into terraces to deal with the changing levels on site. The terraces will be soft landscaped and will provide external seating.
- 48 cycle parking spaces are proposed at the front south and rear of BEH.
- Service access will be to the rear (northern) elevation of the building.
- There is an external In/Out goods yard to the rear. The service area will be enclosed by a mesh fence and climbing plants to a height of 3.4 metres.
- The roof of the single storey rear projection and the main building will be a biodiversity roof. The main roof will also contain PV panels.

### **Proposal Details for P/3830/15**

- The application seeks approval of details in respect of conditions 7 (design audit), condition 8 (visual assessment), condition 9 (biodiversity statement) condition 13 (surface water drainage strategy), condition 14 (accessibility statement), condition 15 (lighting statement) condition 17 (tree survey), condition 18 (parking and access statement), condition 19 (levels plan) and condition 31 (bats and birds) attached to hybrid planning permission reference P/3191/12 for the development of a biomedical engineering hub (P/3828/15) to discharge condition 4.
- A hybrid planning application for the comprehensive phased redevelopment of RNOH was approved by LB Harrow in August 2013 (P/3191/12). The hybrid planning permission included the comprehensive redevelopment of the RNOH site to include 56871m<sup>2</sup> of hospital development (C2 Use Class), 21, 00m<sup>2</sup> of multi storey car park (sui Generis) and 40, 260m<sup>2</sup> of residential development (C3 Use Class) including the provision of open space and wider ancillary development.
- The current proposal should be considered in parallel with associated planning

applications P/3828/15 and P/4101/15 for the reserved matters application for the development of a biomedical engineering hub and for the discharge of planning obligations for this phase of the development.

- **Condition 7** states that: “Applications for approval of Reserved Matters submitted pursuant to this permission relating to layout, scale, appearance and landscaping shall be accompanied by a Design Audit. The Design Audit submitted shall set out (as appropriate) how the development described in the reserved matter(s):
  - (a) complies with the approved "Design Guidelines" and the approved Parameter Plans;
  - (b) complies with the Mayor of London's adopted Housing guidance in force at the time of the reserved matters submission and any Supplementary Planning Document ('SPD') in force as part of the Harrow Local Plan;
  - (c) provides an appropriate type and mix of residential units;
  - (d) complies with the London Plan requirements for Lifetimes Homes and Inclusive Design in force at the time of the reserved matters submission;
  - (e) meets the required commitment to a reduction in Carbon Dioxide emissions in force at the time of the reserved matters submission through the Local (Development) Plan or associated SPD for the area.
  - (f) how energy shall be supplied to the building(s), highlighting:
    - i. how the building(s) relate(s) to the site-wide energy strategy; and
    - ii. any other measures to incorporate renewables.
  - (g) how the proposed non residential building(s) have been designed to achieve a rating of BREEAM 'Excellent' or and how the proposed residential development has been designed to achieve a minimum Code for Sustainable Homes Level 4; (or equivalent replacement standard in force at the time of the reserved matters submission)
  - (h) Contributes to the objectives of "Secured by Design" (or its replacement).

The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure good design and high quality architecture throughout the development in line with the principles set out in the approved Design Guidelines (February 2013), including protection of Green Belt openness and the character and appearance of the wider area, in accordance with the Environmental Impact Assessment, in line with the objectives of the National Planning Policy Framework, London Plan (2015) policies 7.3, 7.4, 7.5, 7.6 and 7.16, Core Strategy (2012) policy CS1, Policies DM1, DM2 and DM12 of the Development Management Policies Local Plan and Section 17 of the Crime & Disorder Act 1998 and to ensure that the development contributes to climate change mitigation by meeting the highest standards of sustainable design and construction and achieving an adequate reduction in carbon dioxide emissions from onsite renewable generation, in accordance with the Environmental Impact Assessment, in line with the principles set out in the approved Energy Statement, in accordance with the National Planning Policy Framework, London Plan (2011) policies 5.2, 5.3, 5.5, 5.6, 5.7, 5.10 and 5.11 and Harrow Core Strategy (2012) policy CS1.”

- **Condition 8** states that: “Unless otherwise agreed in writing with the Local Planning Authority, applications for approval of Reserved Matters submitted pursuant to this permission relating to layout, scale, appearance and landscaping in the Central Development Zone shall be accompanied by a visual assessment sufficient to demonstrate the impact of the development on views from the north of the site. REASON: To ensure that the large scale developments in the CDZ respond positively to the site and the character of the Green Belt and the Harrow Weald Ridge Area of Special Character; in the interests of safeguarding openness and the character and

appearance of the wider area, in accordance with the Environmental Impact Assessment and the objectives of the National Planning Policy Framework, London Plan (2015) policies 7.4, 7.6 and 7.16, Core Strategy (2012) policy CS1 and Policies DM1 and DM6 of the Development Management Policies Local Plan.”

- **Condition 9** states that: “Unless otherwise agreed in writing by the Local Planning Authority, applications for approval of Reserved Matters submitted pursuant to this permission relating to layout, scale, appearance and landscaping of the public realm shall be accompanied by a detailed Ecology and Biodiversity Statement. The Ecology and Biodiversity Statement shall explain:
  - (a) how the development accords with the submitted Framework Ecological Management Plan (prepared by Aspect Ecology, dated November 2012);
  - (b) how the development will incorporate new habitats, including bird boxes, bat roosts and other wildlife features;
  - (c) how the development will create wildlife habitats within the public realm, integrated into the detailed SUDS designs (i.e. standing and running water, grassland, log piles, green/brown roofs) and existing and replacement trees;
  - (d) the management arrangements for these features

The approved details shall be implemented prior to the occupation of the phase of the development to which the details relate.

REASON: To ensure that the development contributes to improving the ecology and biodiversity of the area, in accordance with the Environmental Impact Assessment, in accordance with the National Planning Policy Framework, London Plan (2015) policy 7.19, Core Strategy (2012) policy CS1 and Policy DM21 of the Development Management Policies Local Plan.”

- **Condition 13** states: “Unless otherwise agreed in writing with the Local Planning Authority, applications for approval of Reserved Matters submitted pursuant to this permission relating to layout and landscaping shall be accompanied by a detailed Surface Water Drainage Scheme for the area covered by that reserved matter. The Surface Water Drainage Scheme shall explain how the development proposed meets the requirements of the approved Surface Water Drainage Strategy secured by condition No. 27. This details submitted shall explain:
  - (a) the proposed use of Sustainable Urban Drainage Systems (SUDS) to manage surface water run-off, including the provision of soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands;
  - (b) surface water attenuation, storage and disposal works, including relevant calculations;
  - (c) works for the disposal of sewage associated with the development.

The development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To ensure that the development has adequate drainage facilities, to reduce and mitigate the effects of flood risk, in accordance with the Environmental Impact Assessment, in line with the recommendations of Core Strategy (2012) policy CS1 and the National Planning Policy Framework.

- **Condition 14** states that: Applications for approval of Reserved Matters submitted pursuant to this permission relating to layout, access and landscaping shall be accompanied by a detailed Accessibility Statement. This document shall explain:
  - (a) how the proposal contributes to the creation of Lifetime Neighbourhoods;
  - (b) how the proposed public realm areas would be accessible to all, including details of finished site levels, surface gradients and lighting;
  - (c) how each of the hospital buildings and the multi-storey carpark would be accessible to all, including details of level access and internal accommodation arrangements;

(d) how each of the residential dwellings would comply with Lifetime Homes standards, with 10% Wheelchair Homes compliance;

(e) how the patients family accommodation would comply with Lifetime Homes standards, with 10% Wheelchair Homes compliance.

The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the development is accessible and inclusive to all, in line with the recommendations of London Plan (2015) policies 3.8 and 7.2 and Core Strategy (2012) policy CS1.

- **Condition 15** states: “Applications for approval of Reserved Matters submitted pursuant to this permission relating to landscaping shall be accompanied by a detailed Lighting Strategy in line with the Code of Practice for the Reduction of Light Pollution issued by the Institute of Lighting Engineers. This strategy shall include details of the location, height and design of all lighting, the intensity of light to be emitted and the surface area to be illuminated. It shall explain:

(a) the rationale for the lighting proposed in public realm areas and buildings.

(b) how the proposed lighting minimises impacts on biodiversity

(c) how the proposed lighting minimises the risk and fear of crime, in accordance with 'Secured by Design' principles.

The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the development is adequately lit in order to minimise the risk and fear of crime, whilst ensuring that the proposed lighting would not unduly impact on local character, amenity or biodiversity, in line with the recommendations of London Plan (2015) policies 7.3 and 7.19 and Core Strategy (2012) policy CS1.”

- **Condition 17** states: “Development within each of the phases of the Outline element of the development hereby approved shall be carried out only in accordance with a detailed Arboricultural Report for that phase of development, which shall be submitted and approved in writing by the Local Planning Authority prior to commencement of any development within that phase. This document shall explain how the trees outlined in pink on each of the drawings No 32-1011.06 (Tree Retention + Removal Plans, date 11.02.13) are to be retained, together with measures for their protection during the course of the development. If any trees outlined in pink are to be removed, lopped or topped, a full justification must be provided. This document shall also provide details of and a rationale for the proposed replacement tree planting within that phase, in accordance with the Landscape Strategy (February 2013) and the mitigation required by the Environmental Statement.

REASON: To safeguard the Green Belt and the character and appearance of the area and to enhance the appearance of the development, in line with the requirements of London Plan (2015) policies 7.4 and 7.21, Core Strategy (2012) policy CS1 and Policies DM22 of the Development Management Policies Local Plan.”

- **Condition 18** states: “Applications for approval of Reserved Matters submitted pursuant to this permission relating to layout and access shall be accompanied by a Parking and Access Statement. This document, where appropriate, shall include:
  - (a) details of car parking provision for the Eastern and Western Development Zones, in accordance with London Plan policy 6.13;
  - (b) a detailed Parking Management Strategy for that part of the development (including car club provision);
  - (c) details of cycle parking provision for each of the proposed development zones, in accordance with London Plan policy 6.9;
  - (d) details of the location and specification of electric car charging points;
  - (e) details of pickup and drop off facilities for the hospital (in applications relating to



the hospital only);

- (f) details of motorcycle and scooter parking;
- (g) details of pedestrian and cycle routes throughout that part of the scheme and how this relates to the overall site-wide approach as set out in the Design Guidelines;
- (h) details of pedestrian and vehicle signage and wayfinding within the development;
- (i) details of enforcement procedures for parking offences on unadopted roads;

Unless otherwise agreed in writing by the Local Planning Authority, the development shall be carried out in accordance with the approved Parking and Access Statement.

REASON: To ensure that adequate levels of parking are proposed, that sustainable means of transport are encouraged and to ensure that no unacceptable increase in traffic movements result, in line with the recommendations of the Transport Assessment, the addendum to the Transport Assessment and Environmental Impact Assessment, in accordance with the National Planning Policy Framework, London Plan (2015) policies 6.3 and 6.13, Core Strategy (2012) policy CS1 and Policy DM42 of the Development Management Policies Local Plan.”

- **Condition 19** states: “Applications for approval of Reserved Matters submitted pursuant to this permission shall be accompanied by a detailed Levels Plan. This plan shall explain details of the levels of the buildings, roads and footpaths in relation to the adjoining land and highway(s), and any other changes proposed in the levels of the site.

REASON: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and land contamination, in accordance with the Environmental Impact Assessment, in accordance with the National Planning Policy Framework, London Plan (2015) policy 5.21, Core Strategy (2012) policy CS1 and Policy DM9 of the Development Management Policies Local Plan.”

- **Condition 31** states: “No demolition of buildings or removal of trees or shrubs shall take place in any phase of development hereby permitted until up to date bat and breeding bird surveys have been submitted to and approved by the Local Planning Authority for that phase of development. If evidence of bat or breeding birds are found prior to demolition, specific mitigation measures should be included in any submission for the written approval of the Local Planning Authority. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: To safeguard the ecology and biodiversity of the area, in accordance with the Environmental Impact Assessment and in line with the requirements of the National Planning Policy Framework, London Plan policy 7.19 and Core Strategy policy CS1.”

N.B. The current proposal should be considered in parallel with associated planning applications P/4101/15 which seek to discharge planning obligations for this phase of the development.

### **Environmental Impact Assessment**

The development that was considered under the Planning application reference P/3191/12 fell within the thresholds set out in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2015 (the EIA Regs), whereby an EIA is required for the purposes of assessing the likely significant environmental effects of the development.

A Scoping Opinion was issued by the Council on the 26<sup>th</sup> June, 2012. Following design

alterations and subsequent increases in proposed floorspace, a revised Scoping Opinion was issued by the Council on 28<sup>th</sup> September, 2012. The Scoping Opinion comments on the approach and methodology for assessing the impact of the following environmental topics:

- Socio-Economic Issues
- Landscape and Visual Issues
- Ecology and Nature Conservation
- Archaeology and Built Heritage
- Noise and Vibration
- Air Quality
- Traffic and Transportation
- Ground Conditions
- Water Resources and Flood Risk

An Environmental Statement (ES) was submitted as a supporting document to the Hybrid application (ref: P/3191/12), and this included environmental information under the above topics. Further information was also submitted in the form of an Environmental Statement Addendum to address the changes made to the scheme during the course of the application. Officers were satisfied that this represented the environmental information for the purposes of Regulation 3. Officers had full regard to the content of the Environmental Statement in the preparation of their report to the Planning Committee.

The subject reserved matters application and associated discharge of conditions (No's 7, 8, 9, 13, 14,15, 17,18,19 and 31) for the development of a biomedical Engineering hub has been prepared in response to Condition 4 of the Hybrid Planning permission which states: *"Approval of the details shown below (the Reserved Matters) for each phase of development shall be obtained from the local planning authority in writing before any development in that phase is commenced:*

- *Layout*
- *Scale*
- *Appearance*
- *Access*
- *Landscaping"*

Paragraph 8 of the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2015 (as amended) relates to 'Subsequent applications where environmental information is previously provided'. It states that:

*This regulation applies where it appears to the relevant planning authority that:*

*(a) an application which is before them for determination—*

- (i) is a subsequent application in relation to Schedule 1 or Schedule 2 development;*
- (ii) has not itself been the subject of a screening opinion or screening direction;*
- and*
- (iii) is not accompanied by a statement referred to by the applicant as an environmental statement for the purposes of these Regulations; and*

*(b) either—*

- (i) the original application was accompanied by a statement referred to by the applicant as an environmental statement for the purposes of these Regulations;*
- or*

*(ii) the application is for the approval of a matter where the approval is required by or under a condition to which planning permission deemed by section 10(1) of the Crossrail Act 2008(a) is subject.*

*(2) Where it appears to the relevant planning authority that the environmental information already before them is adequate to assess the environmental effects of the development, they shall take that information into consideration in their decision for subsequent consent.*

*(3) Where it appears to the relevant planning authority that the environmental information already before them is not adequate to assess the environmental effects of the development, they shall serve a notice seeking further information in accordance with regulation 22(1).*

Officers are satisfied that the environmental information already before them (i.e. the Environmental Statement which accompanied the Hybrid Planning application P/3191/12) is adequate to assess the environmental effects of the development, and that this information can be taken into consideration in this decision.

## **Relevant History**

**P/3191/12** Hybrid planning application for the comprehensive, phased, redevelopment of the Royal National Orthopaedic Hospital ("the Development"). The application is accompanied by an Environmental Statement. The development comprises two elements:

- An Outline Element - ("the Outline Element")  
To include:  
Up to 56,871sqm (Gross Internal Floor Area) of new hospital development, including rehabilitation unit and parent accommodation (Use Class C2);  
Up to 21,000 sqm (Gross Internal Floor Area) multi storey car park providing up to 805 car parking spaces;  
Up to 88 surface car parking spaces and up to 50 undercroft car parking spaces for operational hospital use;  
Up to 40,260 sqm (Gross Internal Floor Area) of residential development (Use Class C3) (including ancillary floorspace i.e. garages and undercroft parking) providing up to 356 residential units of which up to 45 units will be for staff accommodation (36 proposed and 9 existing);  
Partial change of use of Eastgate House from office to private residential (Use Class C3);  
Up to approximately 19.2 hectares of public open space;  
Associated landscaping and ancillary works;  
Closure of existing access at north-eastern end of Wood Lane.
- A Detailed Element - ("the Detailed Element")  
Permanent: Demolition of four structures (incinerator, patients centre, Moor House Cottage and Moor House store); Realignment and alterations to the existing service road and access from the south-western end of Wood Lane; Provision of a new internal road and a new internal access point to the Aspire National Training Centre; Provision of a total of 75 car parking spaces for the Aspire National Training Centre; Associated lighting, drainage and landscape works.
- Temporary (5 years) - Construction of an area of hard standing to accommodate 121 car parking spaces, Erection of a 3m high fence to enclose the existing boiler house, Works to the existing estates compound; Associated lighting, drainage and

landscape work  
Approved 17-Dec-2012

**P/3341/13** Details pursuant to condition 7 (fencing), attached to planning permission P/1234/13 dated 04/07/2013 for 'temporary permission for a pre-fabricated extension to existing MRI building which is located towards the southern part of the site; associated plant; minor alignment to an existing footpath; associated landscaping (5 years)'  
Approved 19-Dec-2013

**P/3940/13** Details pursuant to condition 39 (soft landscaping) attached to Planning Permission P/3191/12 dated 5/08/2013 for Hybrid planning application for the comprehensive, phased, redevelopment of the Royal National Orthopaedic Hospital  
Approved 07-Feb-2014

**P/2407/13** approval of details pursuant to paragraphs 2 and 3 of part 6 of the first schedule of the planning obligation (employment and training strategy relating to the detailed element) attached to planning permission p/3191/12 dated 5th august 2013  
Approved 09-Sep-2013

**P/2384/13** Details pursuant to conditions 10 (Construction Environmental Management Plan Relating to the Detailed Element only), 36 (Drainage), 37 (Lighting), 38 (Tree/Arboricultural report), attached to Planning Permission P/3191/12 dated 5/08/2013  
Approved 09-Sep-2013

**P/2407/13** Approval of details pursuant to paragraphs 2 and 3 of part 6 of the first schedule of the planning obligation (employment and training strategy relating to the detailed element) attached to planning permission P/3191/12 dated 5th august 2013  
Approved 09-Sep-2013

**P/3534/13** Details pursuant to conditions 5 (surface water disposal) and 6 (surface water attenuation) attached to planning permission P/1234/13 dated 04/07/2013 for temporary permission for a pre-fabricated extension to existing MRI building which is located towards the southern part of the site; associated plant; minor alignment to an existing footpath; associated landscaping (5 years)  
Approved 06-Jan-2014

**P/0231/14** Details pursuant to condition 31 (bird and bat survey) attached to Planning Permission P/3191/12 dated 5/08/2013. (These details relate only to the detailed element of the development).  
Approved 20-Feb-2014

**P/0579/14** installation of a temporary surface car park; 8 no. lighting columns, vehicle ramp and associated landscaping (5 year)  
Granted 16-May-2014

**P/0850/14** Details pursuant to condition 25 (contamination), attached to planning permission P/3191/12 dated 05/08/2013  
Approved 18-Jun-2014

**P/1462/14** Details pursuant to condition 29 (buffer zone), attached to planning permission P/3191/12 dated 05/08/2013  
Approved 23-Jun-2014

**P/1705/14** Details pursuant to condition 33 (energy strategy), attached to planning permission P/3191/12 dated 05/08/2013  
Approved 05-Sep-2014

**P/1713/14** Details pursuant to condition 25 (verification report - contamination) attached to planning permission p/3191/12 dated 05/08/2013  
Approved 05-Sep-2014

**P/2121/14** Details pursuant to condition 25 (verification report - contamination) attached to planning permission P/3191/12 dated 05/08/2013  
Approved 01-Oct-2014

**P/2636/14** Approval of details reserved by condition 25 (contamination) attached to planning permission P/3191/12 dated 5.8.2013  
Approved 03-Oct-2014

**P/2541/14** Approval of details reserved by condition 30 (method statement for removing the Japanese knotweed from site) relating to planning permission P/3191/12 dated 05.08.2013 for new hospital  
Approved 19-Dec-2014

**P/1705/14** details pursuant to condition 33 (energy strategy), attached to planning permission P/3191/12 dated 05/08/2013  
Granted 05-Sep-2014

**P/1713/14** Details pursuant to condition 25 (verification report - contamination) attached to planning permission P/3191/12 dated 05/08/2013  
Approved 05-sep-2014

**P/3369/14** Non-material amendment to planning permission no. P/3191/12 dated 05/08/2014 - to remove condition no. 20 (Brockley hill improvement works).  
Approved 23-Jan-2015

**P/4206/14** Non-material amendment to increase the boundary of the central development zone (CDZ) parameter plan that was approved under planning permission p/3191/12 dated 05/08/2013  
approved 23-Jan-2015

**P/2281/15** Non- material amendment to planning permission P/3191/12 dated 5/8/15 to allow the submission of the site waste management plan prior to commencement of any development within that phase  
Approved 14-Jul-2015

**P/4326/15** Details pursuant to condition 27 (drainage strategy for the entire site, which includes details of surface water drainage and details for the disposal of foul water) attached to planning permission p/3191/12 dated 5/8/13 for hybrid planning application for the comprehensive, phased, redevelopment of the royal national orthopaedic hospital.  
Approved 23-Jul-2015

**P/3832/15** Discharge of conditions 7 (Design Audit), Condition 8 (Visual Assessment), Condition 9 (Biodiversity Statement) Condition 13 (Surface Water Drainage Strategy), Condition 14 (Accessibility Statement), Condition 15 (Lighting Statement) Condition 17 (Tree Survey), Condition 18 (Parking and Access Statement), Condition 19 (Levels Plan) pursuant to hybrid planning permission reference P/3191/12 for the development of enabling works associated with the development of the Biomedical Engineering Hub, in connection with the separate reserved matters application works (P/3829/15) to discharge condition 4.

Expiry 6-Oct-2015

**P/3829/15** Reserved matters application (Condition 4) for all matters (scale, appearance, layout, access, landscaping) pursuant to hybrid planning permission reference P/3191/12 for the construction of enabling works. Development to include site clearance and the construction of a new access road, pedestrian and disabled access, associated landscaping and boundary treatments and ancillary works.

Expiry 10-Nov-2015

**P/4101/15** Approval of details pursuant to part 7, paragraph 1 of the first schedule of the planning obligation (landscape and ecological management plan) attached to planning permission P/3191/12 dated 5th August 2013 in relation to the reserved matters application for the development of a biomedical engineering hub.

Expiry 23-Oct-2015

**P/4102/15** Approval of details pursuant to part 7, paragraph 1 of the first schedule of the planning obligation (landscape and ecological management plan) attached to planning permission p/3191/12 dated 5th august 2013 in relation to reserved matters application for the enabling works in connection with the development of a biomedical engineering hub.

Expiry 27-Nov-2015

### **Pre-Application Discussion: (REF P/1021/15/PREAPP)**

RNOH has been engaged in pre-application discussions with the Council since July 2012 in order to formalise the pre-application stage of the engagement in respect of the proposals. The existing Planning Performance Agreement agreed in 2012 has been updated to reflect the next phase of planning applications required to help facilitate the progression of the outline proposals. The applicant has engaged in two pre-application meetings with the Council to address the specific proposals for the Biomedical Engineering Hub reserved matters application.

### **Community and Stakeholder Engagement**

The Council's Statement of Community Involvement (2006) states that *'ideally the results of pre-application consultation should be included in the planning application and form part of the planning application process'*. A Statement of Community Involvement accompanies the application (within the Planning Statement) and this document explains the programme of public consultation and community engagement carried out prior to the submission of the application. As part of its programme of community engagement, the applicant has initiated public consultation exercises in June 2015. In addition, the applicant has presented to the Major Development Panel [MDP] in July 2015.

### **Applicant Submission Documents**

- Planning Statement (summary)

- BEH is a joint venture project between UCL and RNOH and will be submitted as a reserved matters application pursuant to the Hybrid Planning Permission. The principles of this phase have been approved as part of the outline element of the Hybrid Planning Permission, including the site location, building parameters and use.
- A separate reserved matters application is being submitted at the same time to secure permission for enabling works required to facilitate the development of BEH.
- The approved parameter plan set out the maximum scale, layout and access for the outline element of the scheme including BEH which is located in the Central Development Zone (CDZ).
- UCL currently occupy eight buildings in two blocks on the RNOH site which will be replaced with BEH.
- BEH will be occupied by the UCL Division of Surgery staff at Stanmore, together with the UCL faculty of Engineering teams and the RNOH Department of Histopathology and Research & Innovation Centre team. Bringing these teams together in a single building will create more opportunities for collaborative working and will help train new orthopaedic surgeons and other clinicians. The intention is to create a modern flexible, world class research, academic and clinical building.
- A comprehensive programme of stakeholder and community consultation has been undertaken during the development of the proposal for the BEH development. This has included key stakeholders and the general public. Letters explaining the proposed development were sent to 1,733 local residents on 19/06/2015. Residents were also invited to a public exhibition to review the proposals.
- The proposed development is fully in accordance with the approved outline plans and responds positively to the local context, including future phases of development. The proposed design is high quality and will not harm the visual amenity or heritage characteristics of the area. The proposals are fully in accordance with adopted and emerging national and local planning policy and this basis the application should be approved.
  - ❖ Design and Access Statement
  - ❖ Energy Strategy and Sustainability Statement
  - ❖ Arboricultural Impact Assessment
  - ❖ Air Quality Assessment
  - ❖ Landscape and Visual Impact Assessment
  - ❖ Ecology and Biodiversity Statement
  - ❖ Surface and Foul Water Drainage Strategy
  - ❖ Lighting Strategy
  - ❖ Tree Survey
  - ❖ Parking and Access Statement
  - ❖ Detailed Levels Plan
  - ❖ Bird and Bat Survey

## Consultations

### Internal Consultees:

**Housing Enabling:** This reserved matters application does not deal with the housing element of the comprehensive development proposal and we therefore have no comments.

**Biodiversity Officer:** I have several biodiversity concerns arising from the document UCL/RNOH Biomedical Engineering Hub: Reserved Matters Application, Appendix 11 –

### Landscape Proposals:

Species-rich lawn-turf should be considered for use on grass terraces and slopes – this is not quite the same as Species Rich Amenity Grass as the grasses incorporated into the mixture are less aggressive than the type of *Lolium perenne* usually associated with amenity grass - this is to avoid the wildflowers being out-competed by grasses in the mixture.

Landscape & Ecology Planting Species - Wildflower Grass with Spring Bulbs: there are no spring bulbs in the species list associated with this item – the illustrations used are somewhat misleading as species shown (with the exception of oxeye daisy) do not occur in the mix. Other than this the seed mixture is acceptable.

Biodiverse/Green Roof System: Unless there is a relatively high proportion of wildflowers in the planting mixture (as opposed to *Sedum* species), it is probably more accurate to call this a Sedum roof, whatever, it is not biodiverse. Most of the Sedum species mentioned are not native and are not in accordance with the original Harrow Biodiversity Action Plan (which is now superseded). However, the non-Sedum species are fine. There is contradiction with regards substrate depth: The diagram (page 12) shows 75mm of substrate and a 25 mm Sedum blanket whilst the associated text refers to a minimum depth of growing medium of 150 mm (which is more appropriate).

If a biodiverse roof that accords with the Harrow Biodiversity Action Plan is the aim, the plans outlined need to be revised. One suggestion is a modified brown roof is considered which could use a mixture of suitable recycled inorganic materials and compost (e.g. PAS 100) as a growing medium. This could be seeded and plug planted with a variety of suitable native/wildlife attracting species many of which can be purchased as 'of the shelf' mixtures. Alternatively, the main (brown) roof of the building could be left to natural recolonise with wildflowers and grasses which would create a brownfield (or wasteland) habitat which is both a London and Harrow Biodiversity Action Plan target habitat. The low substrate fertility is would mean plants (whether self-seeded or planted) do not grow tall and need little maintenance.

### **Condition 9:**

Ecology and Biodiversity Statement (which accompanies this reserved matters application) only depicts 3 locations for proposed bird and bat boxes (Proposed Landscaping Plan). As mentioned below I would like to see more bird and bat boxes than this and their position clearly described and marked on a plan. It should be made clear on the plan which species of birds the boxes are catering for.

I feel a biodiverse roof that accords with the Harrow Biodiversity Action Plan should be the aim here, if so, the plans outlined need to be revised. One suggestion is a modified brown roof is considered which could use a mixture of suitable recycled inorganic materials and compost (e.g. PAS 100) as a growing medium. This could be seeded and plug planted with a variety of suitable native/wildlife attracting species many of which can be purchased as 'of the shelf' mixtures. Alternatively, the main (brown) roof of the building could be left to natural recolonise with wildflowers and grasses which would create a brownfield (or wasteland) habitat which is both a London and Harrow Biodiversity Action Plan target habitat. The low substrate fertility is would mean plants (whether self-seeded or planted) do not grow tall and need little maintenance.

### **Condition 31:**

Ground Level Tree Assessment for Bats and Habitat Suitability for Breeding Birds report (which accompanies this reserved matters application):



Generally I agree with the conclusions and recommendations of this report I however, a minimum three but preferably more bat boxes should be placed on suitable buildings and trees. Entrances to bat boxes incorporated into buildings could be temporarily sealed to avoid unscheduled occupation (and disturbance of bats) until work in the vicinity has ceased.

Similarly, I agree with the installation of a minimum of three (but preferably more) bird boxes and the planting of native trees and shrubs at ground level. Bird boxes should cater for national or local biodiversity action plan species appropriate to the local area. I would suggest these include swift/house martin boxes on the BEH building as well as for other species on buildings/suitable trees.

I would need to see the positioning of all bird and bat boxes described and marked on a plan.

### **Landscape Architect:**

The proposal for green walls, a biodiverse green roof and the landscape strategy is welcomed. The hard and soft landscape proposals have been clearly explained in the Design and Access Statement and Landscape proposals appendix II.

#### **Proposed Green Wall and retaining structures**

The proposed green walls and the various retaining gabion wall habitat structures, stepped green terraces and seating edge would provide visual and a variety of useable interesting external break out spaces in the proposed development and enhance the ecological value of the site.

#### **Façade climbing plant strategy – green wall system**

The façade climbing planting strategy is clearly explained and the proposal welcomed. Rainwater would be harvested from the roof and used for irrigation of the plants, with an automated irrigation system, to be designed and installed by a specialist contractor. The planters appear to be of adequate dimensions to sustain the planting growth, using nutrient rich topsoil growing medium, gravel drainage layer and surface water drains and moisture sensors to regulate the water usage. The planters on both the roof and at ground level would help to ensure the success of the growth of the climbing plants. A steel metal exoskeleton mesh, fixed onto a secondary structure is proposed, to provide a framework to support the climbers plants, growing from the top and bottom of the mesh. The structure for the climbing plants is proposed to be designed to accommodate the weight of the plants and the extra wind loading and is to be designed by a specialist. Plants will attach themselves by tendrils and there will need to be periodic plant training, all of which need to be incorporated into the maintenance regime. The growth of the plants will require very regular maintenance during the growing season, to prevent loss of light from inside the building and tidying up during the cooler months. The mesh screen also offers additional shading control for the building, with mixed deciduous and evergreen plants helping to reduce solar gain in summer and allowing more light penetration in winter months. The species choice is suitable and appropriate, evergreen climbing hydrangea together with Boston ivy and Virginia creeper. The combination of these 3 plants should ensure successful coverage of plant growth over the mesh, together with interesting autumn colours and some greenery throughout all the seasons. Plant replacements may be required and this would need to be incorporated into the management regime. The main climbing wall and planting strategy appears to have been given full consideration however, further detail of the green wall system, planting strategy and maintenance details would be required to ensure the success and sustainability of the proposal for the lifetime of the building. Maintenance would include the establishment and post establishment cyclical maintenance.

#### **Biodiversity Roof**

It would be a sensible compromise to propose a combination of Sedum roof and

biodiverse native species which hopefully would succeed, in amongst the Sedum planting, to enhance the ecological value of the development site and provide vegetation fully covering the roof.

If you are minded to approve this application the following hard and soft landscape conditions would be required:

- Landscaping to be Approved
- Green wall and Green Roof, before any superstructure works commence on site details of the green roof and green walls shown on plan XXXXX shall be submitted to and approved in writing by the Local Planning Authority.
- Hard landscape Material Details Landscaping Scheme - Implementation including a period of 5 year period for replacements of soft landscape
- Boundary Treatment
- Levels

Landscape Management Plan and Maintenance Schedule for all the hard and soft landscape within the development.

### Green Wall Condition

#### Green Wall Landscape Management Plan and Maintenance Schedule

Establish the green wall and maintain to a high standard to ensure the plants are always visually attractive and in good health. An allowance should be made for regular plant replacement throughout the seasons.

A Landscape Management Plan, including long term design objectives, management responsibilities and maintenance schedules for the green wall, shall be submitted to, and approved in writing by, the Local Planning Authority prior to occupation of the development.

The Landscape Management Plan shall be carried out in a timely manner as approved in writing by the Local Planning Authority.

The landscape maintenance schedule shall include details of the arrangements for its implementation and shall run from implementation of final planting continuing for the lifetime of the building. Maintenance would include the establishment and post establishment cyclical maintenance of the planting and the details of the irrigation, drainage systems and maintenance of the metal exoskeleton mesh. Maintenance shall be carried out in accordance with the approved schedule in writing by the Local Planning Authority.

**Drainage Authority:** I can confirm that the drainage strategy proposed for the BEH is satisfactory however, further SUDS details with a Maintenance Plan should also be provided.

**Environmental Health:** The submitted Air Quality Assessment is acceptable. I have no further comments on other matters.

**Arboricultural Officer:** No objection - There are no significant tree issues in relation to the proposed development.

**Highways Authority:** No objection

### External Consultees:

**Transport for London:** TFL has no comments to make on this application.

**NHS Harrow:** NHS Harrow has no further comments

**Greater London Archaeological Advisory Service:** Condition 22 attached to the Hybrid application (P3191/12) requires a programme of archaeological works to be carried out in the Eastern Development Zone where there is a known potential for evidence of Roman activity. The above application lies outside the Eastern Development Zone. Condition 23 of the Hybrid application (P3191/12) requires a programme of historic building recording of the 1930s buildings within the site. The above application would impact only post-1990s buildings.

No further assessment or conditions are therefore necessary in relation to the above application.

It should however be recommended that the applicant employ a qualified archaeologist to formulate an overarching archaeological mitigation strategy in line with conditions 22 and 23 of the Hybrid application (P3191/12). This would be to ensure that the appropriate archaeological works are implemented as each phase of the development comes forward.

**Sport England:** Sport England does not wish to comment on this particular application.

**Natural England:** No comment

**Environment Agency:** No objections

**Crime Prevention Design Adviser:** Awaiting comments

#### **Advertisement**

**Site Notice :** Major Development: Expiry: 19.10.2015

**Press Advert:** Major Development Expiry: 21.09.2015

#### **Neighbour Notifications**

Sent: 1383

Replies: 0

Expiry: 25.09.2015

#### **Addresses Consulted**

Notification letters were sent to properties within a wide area surrounding the site, extending south to London Road, west to Common Road, north to the M1 and east to Brockley Hill. In addition to this, properties within the London Borough of Barnet were also notified by letter. Following advice from Hertsmere Borough Council, notification letters were not sent to properties within this Borough. Eight site notices were however posted within the Hertsmere Borough.

#### **Summary of Responses**

- None

#### **APPRAISAL**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

*'If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.'*

The Government has issued the National Planning Policy Framework [NPPF] which consolidates national planning policy and is a material consideration in the determination of this application.

In this instance, the Development Plan comprises The London Plan (consolidated with alterations since 2015) (2015) [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP], the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP].

## MAIN CONSIDERATIONS

Principle of Development

Design and Visual Impact including Impact on the Visual Amenities of the Green Belt and Area of Special Character

Traffic, Parking, Access, Servicing and Sustainable Transport

Sustainability

Accessibility and Inclusive Design

Biodiversity, Trees and Landscaping

Flood Risk and Drainage

S17 Crime & Disorder Act

Consultation Responses

Equalities and Human Rights

### Principle of Development

The principle of development has been established under outline planning application P/3191/12 which was approved by the Planning Committee in August 2013. The outline planning permission considered the building location, building parameters and use. Since the outline planning permission was approved there have been some changes to the Harrow Development Plan. The Development Management Policies DPD and the Site Allocations DPD were adopted on 4 July 2013. However, advanced draft versions of the documents were reviewed as part of the hybrid application and consequently there are no significant differences in local policy which would impact the reserved matters proposals. In addition, further alterations to the London Plan were adopted in March 2015. It is also considered that there are no changes within the London Plan which would warrant a different conclusion with regard to the principle of the development.

The approved CDZ masterplan set out the development parameters as set out in the table below.

	<b>Approved (Outline)</b>	<b>Proposed</b>
<b>Building Height</b>	148.10 AOD	147.650 AOD (22m)
<b>Footprint</b>	19, 400 sqm	1, 149 sqm
<b>Floor space</b>	77, 871 sqm	4, 271 sqm
<b>Width</b>	Maximum 75 m Minimum 8 m (hospital dev) Minimum 2m (ancillary structures)	32.95 m (east to west)
<b>Length</b>	Maximum 105 m Minimum 8m (hospital	35.54 (north to south)

	dev) Minimum 2m (ancillary structures)	
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As demonstrated, the proposed BEH building would be within the agreed parameters of the hybrid planning permission and therefore is also considered to be acceptable in this regard. In addition, the parameters plan set out the land use zones within each development area, including for clinical hospital (C2 use class development) and associated ancillary structures together with area for circulation, associated hard standing, access roads and surface car parking. The BEH building will provide clinical hospital (C2 use class) and ancillary hospital space which would also meet the requirements of the CDZ parameters.

In summary, it is considered that the principle of the Biomedical Engineering Hub application is acceptable and would accord with the National Planning Policy Framework (2012), The London plan (2015), the Harrow Core Strategy (2012), the Harrow Site Allocations DPD (2013) and the Harrow Development Management Policies Local Plan (2013).

**Design and Visual Impact Including Impact on the Visual Amenities of the Green Belt and Area of Special Character**

The NPPF (2012) emphasises the importance to the design of the built environment stating that “*Good Design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people...Planning Policies and decisions should aim to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development*” (Paragraphs 56 and 58).

The London Plan (2015) policy 7.4B states, inter alia, that all development proposals should have regard to the local context, contribute to a positive relationship between the urban landscape and natural features, be human in scale, make a positive contribution and should be informed by the historic environment. Core Strategy policy CS1.B states that ‘all development shall respond positively to the local and historic context in terms of design, siting, density and spacing, reinforce the positive attributes of local distinctiveness whilst promoting innovative design and/or enhancing areas of poor design’. Policy DM1 of Harrow’s the Development Management Policies Local Plan requires all development proposals to achieve a high standard of design and layout. It outlines that proposals should seek to optimise the potential of sites and create an inclusive environment that respects the character and setting of neighbouring development, the wider landscape and adds to the visual amenity of the place. Considerations should include scale, height, bulk massing, the use of the proposal in relation to the neighbouring uses, materials, sustainability measures, inclusive access and the functionality of the development including car and cycle parking provision”.

Core Strategy policy CS1.F states that ‘The quantity and quality of the Green Belt, Metropolitan Open Land, and existing open space shall not be eroded by inappropriate uses or insensitive development’. Section B of Policy DM1 of Harrow’s Development Management Policies Local Plan requires all proposals for the redevelopment or infilling of previously-developed sites in the Green Belt to have regard to the visual amenity and character of the Green Belt. Policy 6 of this Local Plan seeks to protect Area’s of Special Character from insensitive development.

## **Layout and Scale**

The location for the BEH building is accommodated within the 'Central Development Zone' (CDZ) of the overall masterplan phasing strategy which is anticipated to last for approximately 15-20 years. BEH will be one of the first buildings in this area and as such the immediate site context will significantly change over the coming years as further phases of development come forward. As such, consideration of the buildings impact must be considered both in the short and long term.

Within the CDZ, there is a clear curved frontage line for buildings which address landscape areas to the east. The Biomedical Engineering Hub would sit towards the northern end of the proposed group of buildings. It would be situated to the south of the proposed outpatients department (OPD), to the north of the Private patients Unit (PPU) and to the east of the proposed multi storey car park (MSCP). The precise location of the BEH site has also been influenced by existing site infrastructure required to remain in place and operational serve the RNHO hospital until replacement services are made available. These facilities include the existing estates compound and boiler house to the south and east and the existing gas reducing station immediately adjacent to the northern boundary.

It should be noted that a separate reserved matters application (Ref: P/3829/15) for enabling works to facilitate the servicing of the BEH site has also been submitted. This addresses the re-location of some underground services, removal of an existing sub station, the provision of a new service road to the north and a pedestrian link from the south from the existing car park.

In the short term, the proposed building would be situated between the existing gas reducing station and the current boiler house. The wider masterplan public realm and landscaping is not likely to be implemented until the latter stages of the masterplan. The proposed location for BEH is situated in a dip in the land before it rises to towards the south of the site. Views from the north are somewhat reduced due to the woodland area in this part of the site. As such, in the short terms views towards the new building from north and the south would be lessened.

The integration of the BEH building within the wider masterplan layout has been given careful consideration as demonstrated in the submitted Design and Access Statement. As outlined, within the masterplan the Central Development Zone was envisaged to have a curved frontage with the main building entrances facing towards public access and green space to the east. The proposed BEH building would respect the original design principal and the main façade and entrance would be on the eastern elevation. This will ensure that as the masterplan progresses the BEH building will contribute to an active frontage and high quality public realm. In addition, the building has been designed to respect the adjacent building lines of the OPD and PPU buildings.

Officers consider that sufficient space would be provided around the building and that it would sit comfortably between the future phases of development (OPD, MSCP and PPU). The northern elevation of the BEH building would be bounded by a new loop road from the west of the site. The Outpatients Department would be situated on the opposite side of this road. The rear, western elevation would be situated adjacent to a landscaped area of regarded banked land which would provide a student 'spill out' area, adjacent to this would be the Multi Storey Car Park. The closest building would be situated to the south (Private patients unit) which would be approximately 6 metres away. The applicants have outlined that that as the PPU building is not likely to come

forward for a few years, the BEHs southern elevation has been designed to address exposure to heat gains from the south.

### **Condition 19 – Site Levels**

Condition 19 of the hybrid permission requires that details of the levels of the building in relation to adjoining roads and footpaths are provided. The applicant has provided a detailed levels plan which has taken account of the wider Masterplan re-development. As outlined above, the building complies with the approved RNOH CDZ parameters plan including the maximum datum height stipulated in the masterplan (148.10 AOD). The proposed building height would respect the height of the immediate proposed future surrounding buildings and the natural topography of the land. In terms of the site levels, suitable road levels and access points will be provided which will provide a satisfactory relationship with the surrounding future phases of development. The proposed building layout also takes into account the potential need to expand the BEH building in the future and a potential space has been allocated on the western elevation of the building.

The submitted Design and Access Statement outlines the buildings aspiration to be a world class leading Biomedical Engineering Institute which will facilitate better integration between related facilities, research, students and clinical groups which currently operate disparately across the RNHO site. The D&A explains that the building is intended to be laid out in distinct zones both horizontally and vertically. The front zones of the building will be used for office and student 'write-up' space, whilst the rear areas of the building will contain primary and specialist lab space, adjacent to the servicing area which is important given that the labs are deemed to be highly services areas. A vertical layered approach is also proposed in response to access and security issues. The majority of general and public access areas will be located on the ground floor. In addition, the clinical functions of the building, where patients will regularly visit are located close to the main entrance. The upper second and third floors will contain highly specialist medical rooms where they can benefit from greater access control and will also be situated directly below the necessary plant required to operate machinery. Within the building glazed screens are proposed throughout to encourage openness and to foster interaction and collaboration. In officer's opinion, the proposed layout of the building and its relationship with future phases of development has been well thought out and will provide a highly efficient and functional environment for its intended users.

Refuse and recycling facilities will be enclosed within the rear good yard and will be screened by mesh fencing which is proposed to be softened with planting. A turning circle and delivery bay has been provided to the north of BEH to enable servicing and the application is considered to be acceptable in this regard.

### **Design and Appearance**

The external façade treatment of the building is based on a living exoskeleton concept. The applicant has outlined that the design of the building is intended to reflect the merging of the different clinical, biomedical and engineering faculties. The external elevations of the building will be finished in brick and large glazed windows. The façade will be wrapped in a layer of steel mesh – the 'exoskeleton' which will stretch over the primary brick and glass façade. The intention is for the mesh to provide a framework for climbing plants to grow creating a changing green wrap to the building throughout the seasons of the year. The majority of the mesh will be on the front eastern elevation and side elevation, providing an attractive entrance to the building towards the proposed landscaped eastern public realm. There will be less mesh on the rear western elevation due to access and maintenance constraints and to allow for potential future expansion.

Acoustic louvres will be used on the upper plant room level and will match the windows to ensure an overall coherent appearance. The ground floor goods area will be screened by a metal mesh and climbing plants in keeping with the appearance of the main building.

Given that the appearance of the building will be hugely dependent on the maintenance and success of plant growth; this is considered to be a key factor in ensuring a high quality design and appearance for the building. The applicants have considered the importance of this within the accompanying Design and Access Statement. There is sufficient hard standing area around the building to enable a cherry picker lift to be accommodated to be able to access the building facades. In addition to manual maintenance, the biodiversity roof has been designed to drain to the planters located at roof level and top up irrigation will be provided via a rainwater harvesting system. Moreover, mesh screen has been laid out to avoid planting crossing area necessary for air intake and exhaust from the plant room and windows cills will be angled to avoid the collection of leaves when plants are shedding. In order to ensure that the building maintains a high quality appearance over the short and long terms, conditions are recommended in relation to a minimum amount of maintenance work to be carried out which would also address the failure of plant growth in the event this became an issue. The landscaping proposals are discussed in more detail in the section below.

The overall material palette has been kept simple which will allow future phases of development to respond easily to materiality. A condition is recommended to ensure that the final selection of materials is reviewed by the local planning authority before the superstructure is commenced. The proposed climbing mesh plants and their maintenance can also be secured by an appropriate planning condition which will ensure that the building maintains its intended appearance. Subject to these conditions, officers consider that the building will integrate successfully with the surrounding landscape and achieve a high quality design which reflects its use.

### **Condition 8 – Landscape and Visual Impact Assessment**

A visual impact assessment of the proposed development as required by condition 8 of the hybrid planning permission has been submitted under planning application P/3830/15. Condition 8 required this specifically to demonstrate the impact of the development in views from the north. The proposed location for BEH is situated in a dip in the land before it rises to towards the south of the site. Various sections and short and long distance viewpoints have been considered to address the Visual Impact of the BEH building. These are the same as those identified within the Environmental Statement which accompanied the hybrid planning permission. In addition, photomontages have also been provided to assess the visual effects of the proposed BEH development from key views from the surrounding countryside and to help inform an appropriate choice of building materials.

Overall, the visual impact assessment finds that there will be very limited views of BEH from the various assessment points, due to either natural topography or the dense network of retained intervening trees and woodland. Having regard to the findings of the visual impacts assessment and the high quality design response proposed, officers consider that the proposed development would not result in any adverse impacts on the visual amenities of the Green Belt or from the surrounding publically accessible areas from the north of the site, the Area of Special Character or the surrounding adjacent buildings both in the short and long term.



### **Condition 7- Design Audit**

Condition 7 of the hybrid planning permission requires that every reserved matters application is accompanied by a design audit outlining how the development complies with a number of issues related to design and layout, security and energy and sustainability in order to ensure a high quality design and protection of Green Belt openness and the character of the wider area.

As discussed above the proposed development complies with the “Design Guidelines” and approved parameter plans in accordance with the requirements of condition 7(a). The Biomedical Engineering Hub building does not have any residential component and therefore condition 7 parts (b) and (c) are not relevant in this case. Condition 7, part (d) requires that the building will be inclusive to all. The building will comply with best practice Building Control requirements and the measures proposed are considered by officers to be sufficient – please refer to section 5 of the appraisal. Condition 7, parts (e) to (g) requires details on the energy reductions and sustainability of the building. The building will be highly sustainable and has been targeted to achieve BREEAM ‘Excellent’ and is anticipated to achieve a 40% energy reduction in line with London Plan 2015 requirements. This is discussed in more detail in section 4 of the appraisal below and officers consider that this element of the scheme has been satisfactorily addressed. Condition 7, part (h) requires that the building will contribute to the objectives of “secured by Design”. The security measures to be implemented in the building and application site are outlined under section 8 of the appraisal and the submitted details have been referred to the Crime Prevention Design Advisor (CPDA). At the time of writing this report, further comments are awaited which will be reported in the committee addendum. Overall, subject to the comments of the CPDA, officers consider that all the criteria required under condition 7 have been satisfactorily addressed.

### **Condition 15 - Lighting Strategy**

Condition 15 (parts a-c) requires that each reserved matters application is accompanied by a detailed lighting strategy in line with the Code of Practice for the Reduction of Light Pollution issued by the Institute of Lighting Engineers. The strategy is required to explain the rationale for lighting in public realm areas and buildings (criteria a), how it accords with ‘Secure by Design’ principles (criteria b) as well as outlining how it will minimise the impact on biodiversity (criteria c).

The strategy outlines that lighting will be required for the service yard area as well as the perimeter of the BEH building. It is proposed that all lighting will comply with the Institute of Lighting Engineers Guidance for the reduction of Obtrusive light 2005. Service yard lighting will consist of a combination of wall and post top luminaires. Luminaires will be LED lamp types with automatic photocell control, presence control and dimming to reflect operational and security requirements. Similarly, the lighting on the perimeter of the BEH building will be based on Led lamp types with automatic controls. Building will be wall mounted and/or canopy luminaires which will be chosen to enhance the building architecture and in order to provide safe passage for staff, service users and visitors. The rationale for proposed lighting is considered to be satisfactory. A detailed lighting plan has been provided which includes information on location, types of lighting and heights. Lighting will be provided to all entrances, recesses, garden area, movement routes and drop off area. The pathway will be lit with 7, 1.6 metre high bollard lighting columns and a wall mounted luminaire would serve the stairs and adjacent lift. The roadway to the north will be lit with a total of 9, 6 metre high lighting columns. The rationale for proposed lighting is considered to be satisfactory. Criteria b and criteria c of condition 15 referred to above are discussed in section 6 and 8 of the appraisal below.

Overall, the details are considered to satisfactorily address the requirements of condition 15.

Having regard to the requirements of the NPPF and the up-to-date Development Plan, it is considered that the proposed development would successfully integrate with the character of the site. It is considered that the scheme would not unduly impact on the visual amenities of the Green Belt, the special features of the Harrow Weald Ridge Area of Special Character or nearby protected trees or nearby trees of significant amenity value. As such, the proposal is considered to comply with the NPPF (2012), policies 7.4B and 7.6B of The London Plan (2015) core policy CS1 B of the Harrow Core Strategy (2012) and policies DM 1, DM16 and DM 6 of the Harrow Development Management Policies Local Plan (2013).

### **Traffic, Parking, Access, Servicing and Sustainable Transport**

Sustainable transport modes and planning decisions should ensure that developments which generate significant movements are located where the need to travel will be minimised and the use of sustainable transport modes will be maximised. All developments which would generate significant amounts of movements are required to provide a Travel Plan (NPPF, Paragraph 32).

The London Plan (2015) policies 6.3, 6.9, 6.10 and 6.13 seek to regulate parking in order to minimise additional car travel and encourage use of more sustainable means of travel. This is further emphasised by policy core policy CS 1 R of the Harrow Core strategy (2012). Policy DM 42 of the Harrow Development Management Local Plan outlines the council's parking standards and cycle parking standards.

The highways principles of the development were approved as part of the hybrid permission. The design of BEH would comply with the approved Transport Assessment and draft Travel Plan. Notably, the hybrid planning permission requires that a site wide travel plan is approved prior to the hospital start date.

As outlined above, a new access road is required to provide vehicular access to the proposed BEH which is being considered under the separate reserved matters application, P/3829/15. The new access road will be developed off the existing Estates Compound junction from the main hospital road. The enabling works include the provision of pedestrian and disabled access to the south of the application site between the existing hospital buildings and the proposed BEH development.

### **Condition 18 – Parking and Access Strategy**

Condition 18 (parts a –i) requires that reserved matters applications are accompanied by a Parking and Access Statement to address parking management, cycle parking provision and details of pick up and drop off facilities. The criteria of condition 18 are discussed below:

#### **Part (a) – Car Parking Provision for EDZ and WDZ**

The BEH site is located in the central development zone and therefore is not applicable to this reserved matters application.

#### **Part (b) – Parking Management Strategy**

No car parking is to be provided within the BEH site. It is envisaged that staff who have travelled by car would park their vehicles within the car parking areas presently located within the wider RNOH site, as is the case for existing staff members. Details

of existing and projected future parking demand have been provided for the various departments which make up the BEH and it is expected that the overall number of spaces on the RNOH site (1015 spaces) would be able to accommodate the proposed demand, particularly given that 1015 spaces represents the target formal provision for the hospital upon completion of the redevelopment.

#### Part (c) – Cycle Parking Provision

Dedicated cycle parking facilities will be provided solely for the BEH building. A total of 48 cycle parking spaces in the form of 24 Sheffield stands. Based on the projected number of full time staff within the BEH building (156), the overall number proposed would accord with the London Plan (2015 standards).

#### Part (d) – Electric Car Charging Points

This criterion is not applicable in this instance as there is no car parking proposed within the reserved matters application.

#### Part (e) – Pick Up and Drop Off Facilities

There are no pickup and drop off facilities are proposed for vehicles other than those associated with servicing and deliveries. The separate enabling works application (P/3829/15) proposes a new access road which provides vehicular access to BEH from the existing gated and secure Estates compound to the east of the BEH site.

The goods yard will enable service and delivery vehicles to turn around and park while loading and unloading to and from the goods area the rear of the building. Notably a separate delivery and service plan is required prior to the occupation of the building in accordance with condition 21 of the hybrid permission.

#### Part (f) – Motorcycle and Scooter Parking

General vehicular traffic will not be permitted to BEH, including access for motorcycles and scooters, which will park within the existing hospital parking supply in keeping with the existing arrangements.

#### Part (g) – Pedestrian and Cycle Routes and Relationship with Design Guidelines

The associated application for enabling works includes the provision of pedestrian and disabled access links between the south eastern corner of the BEH development and the footway alongside the existing main hospital access road. The link routes in a north-south alignment and will provide the key link between the BEH building and the surrounding buildings as well as the adjacent car parking to the south west. The main entrance to the BEH building is from the east side of the building in line with the primary frontage of the Masterplan design proposals. The pedestrian and disabled access will provide a direct connection to the existing hospital uses until the full Masterplan public realm strategy is realised.

#### Part (h) –Details of Pedestrian and Vehicle Signage

There will be no requirement for vehicle signage within the BEH site. The applicants have outlined that it will be necessary to regularly review and amend vehicle and pedestrian signage to account for changing circumstances. Pedestrian wayfinding signage will be located within the vicinity of the application site.

#### Part (i) – Details of Enforcement Procedures for Parking Offences on Unadopted Roads

Vehicles will access the BEH site for servicing requirements only which will be via the existing gated Estates Compound. Therefore, it is not envisaged that there would be

any parking offences on or within the vicinity of the site.

The application has been referred to the Highways Authority who have raised no objection to the proposals. It is considered that the submitted information provided satisfactorily addresses the requirements of condition 18.

For the reasons outlined above the transport impacts of the proposal are considered to be acceptable, having regard to the aims and objectives of the NPPF (2012) policies 6.1 and 6.3 of The London Plan (2015), core policy CS 1 R of the Harrow Core Strategy, and policies DM 42 and 43 of the Harrow Development Management Policies Local Plan (2013).

### **Sustainability**

Paragraphs 96-98 of the NPPF relate to decentralised energy, renewable and low carbon energy. Chapter 5 of the London Plan (2015) contains a set of policies that require developments to make the fullest contribution to the mitigation of, and adaption to, climate change and to minimise carbon dioxide emissions. Specifically, policy 5.2 sets out an energy hierarchy for assessing applications, as set out below:

- 1) *Be lean: use less energy*
- 2) *Be clean: supply energy efficiently*
- 3) *Be green: use renewable energy*

Policy 5.3 seeks to ensure that future developments meet the highest standards of sustainable design and construction, whilst policies 5.9 to 5.15 support climate change adaption measures.

Policy DM 12 of the Harrow Development Management Policies Local Plan seeks to ensure that the design and layout of development proposals are sustainable. It states that development will need to “*utilise natural systems such as passive solar design and, wherever possible incorporate high performing energy retention materials*”...“*Proposals should make provision for natural ventilation and shading to prevent internal overheating and incorporate techniques that enhance biodiversity*”. Policy DM 14 highlights that development proposals should incorporate renewable energy technology where feasible.

Harrow Council’s Supplementary Planning Document on sustainable Building Design (adopted May 2009) seeks to address climate change through minimising emissions of carbon dioxide.

The application is accompanied by an Energy and Sustainability Statement, which details the likely energy demands of the proposed development and proposed energy supply measures. It also appraises policy and reviews project specific targets in relation to matters such as energy, water, resource conservation, waste management, biodiversity and pollution control. The building is targeted to achieve BREEAM excellent in line with the masterplan requirements.

#### **1) Be Lean**

##### **Energy Efficiency Standards**

The submitted Energy Statement indicates a range of passive design features and demand reduction measures proposed to reduce the carbon emissions of the proposed development. Passive measures are prioritised for the BEH building and are intended to limit the energy demands for space heating, cooling and lighting.

The orientation of the building has been optimised so that the shortest side elevation faces south in order to reduce solar exposure and minimise cooling requirements. Non laboratory spaces will be able to benefit from natural ventilation and are therefore located along the cooler east side of the building to maximise free cooling potential. The supporting documentation outlines that the laboratory spaces require controlled environments and are therefore located along the west façade where energy efficient mechanical equipment is favoured for maintaining conditions. The Energy Statement demonstrates that the building will achieve an excellent standard of thermal insulation and air tightness, helping to reduce the amount of space heating required during the winter months. Improved solar control glazing will be utilised to limit solar gains, helping to reduce the cooling demand during the summer months. In addition, the proposed glazing is intended to optimise light transmittance to ensure sufficient levels of natural daylight are achieved. Solar analysis studies have helped to inform the specific façade treatment of the building. Smaller windows are proposed on the western elevation as this will experience higher solar stresses. The solar analysis has also taken account of the proposed living wall which will provide natural solar shading. The report demonstrates that through a combination of reduced glazing areas, solar control glazing, solar shading from the living wall and internal blinds the BEH building will successfully limit the effects of heat gains in summer.

In addition to the above measures, fixed lighting systems are proposed to be energy efficient with control systems to help minimise their use. Mechanical ventilation with heat recovery (MVHR) would be used to recover heat losses during the winter and would also help prevent spaces from overheating during warmer periods as the heat recovery system can be by-passed.

Space heating will be provided by utilising highly energy efficient boilers. The cooling strategy for the building has been developed in line with the 'Cooling Hierarchy' with passive measures prioritised in order to reduce the need for other mechanical cooling systems. However a low energy cooled chiller system could be utilised during peak summer temperatures.

## **2) Be Clean**

Decentralised energy networks and combined heat and power were assessed at a site wide level as part of the 'Masterplan Energy Strategy' (Condition 33 of the hybrid permission which was approved under reference P/1705/14). The approved 'Masterplan Energy Strategy' established the basis for the provision of a site wide CHP network. The network has been provisionally identified to serve the Central Development Zone (CDZ) and the Eastern Development Zone (EDZ). The energy statement submitted with this application confirms that the BEH building has been included within the site wide load analysis for the proposed CHP/District Heating scheme. Phasing of the CHP scheme will follow site development phases and requires a significant thermal load before it becomes operational. Should approval be granted for the scheme, this is anticipated to be some time after the completion of BEH. However BEH will include a connection for the site wide CHP heat network, to plug into once it becomes available. As such, the proposed carbon saving from the future CHP has not been included at this stage.

## **3) Be Green**

### Renewable Energy

Notwithstanding the above, as a result of building fabric efficiencies and through the installation of PV panels on the roof, the submitted energy statement demonstrates that BEH will achieve a 35 per cent energy reduction on 2013 Building Regulations

(equivalent to 40% improvement over 2010 Part L Building Regulations). Adequate area for the necessary PVs is demonstrated on the submitted roof plan and it is anticipated that they will generate approximately 23MWh of electricity, saving approximately 12 tonnes of CO2 per annum.

#### Other Sustainability Measures

To encourage building users to cycle, the BEH building will have a total of five showers for users. Water consumption will be minimised through efficient fittings together with active water monitoring and leak detection systems. In line with the waste hierarchy, the supporting sustainability statement outlines that the project will optimise reuse and recycling waste of excavated material. The building is currently targeted to achieve 3 out of 4 credits for the use of recycled aggregate. The drainage system has been designed for a 1 in 100 year event, taking account of climate change.

In order to ensure the energy policy requirement is satisfied and that the building achieves the BREEAM 'Excellent' target, a condition is recommended in respect of this, should approval be granted.

#### Urban Greening

London plan policy 5.10 promotes urban greening measures, such as green infrastructure and public realm planting to contribute to the adaptation to, and reduction of, the effects of climate change. Policy 5.11 of the London Plan (2015) seeks to ensure development proposals provide site planting and increase biodiversity, for sustainable urban drainage and improve the character and appearance of the area.

The application is accompanied by a comprehensive landscape scheme which will provide significant visual and biodiversity enhancements. Biodiversity green roofs, green climbing walls and ecological specific planting for external soft planted areas are to be used to help mitigate the ecological impact of the building. Accordingly, a condition is recommended for further details of hard and soft landscaping as well as the specific details of the green and brown roof to be submitted and approved by the local planning authority. Subject to these conditions, it is considered that the proposal will result in enhancement and diversification of the site and will make a positive contribution to the character of the area in accordance with policy 5.11.

#### Air Quality

London Plan policy 7.14 seeks to ensure that development proposals minimise increased exposure to existing poor air quality and make provision to address local problems of air quality, particularly within air quality management areas and where the development is likely to be used by large numbers of people vulnerable to poor air quality (such as children or older people), such as by design solutions buffer zones or steps to promote greater use of sustainable transport modes. It requires particular attention to be paid to proposals such as housing, homes for elderly people, schools and nurseries.

The application is accompanied by an Air Quality Assessment. The Biomedical Engineering Hub would contain a number of fume cabinets which require an exhaust to the atmosphere. The fume cabinets would be distributed around the first, second and third floors of the building. The building will also contain a number of soldering fume and dust Local Extract Ventilation (LEV) systems. Roof level flues will also be required for gas fired boilers. Access to the roof will be provided in order to maintain the photovoltaic cells and the bio diversity roof. In order to ensure that there is no hazard to staff

accessing the roof it would be necessary to ensure that the plume of fume exhaust clears the roof sufficiently by a minimum of 3 metres above the roof level. As such, it is proposed that the extraction exhaust from necessary plant will discharge at roof level via a single strobic extract fan. This will enable fumes to project to above 7 metres before disbursement begins. The Air Quality Assessment has been referred to the Councils Environmental Health Department who are satisfied that the proposed measures will not be a risk to human health.

### Sustainable Urban Drainage

London Plan policy 5.13 seeks to ensure that development utilises sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so. The submitted drainage strategy seeks to ensure that the development would be protected from flooding in a sustainable manner, including the provision of SUDS techniques to supplement on-site attenuation facilities. In line with the masterplan proposal, surface water attenuation will be managed on a site wide scale via the future attenuation pond. On site the proposed biodiverse roof, living wall and rainwater harvesting system will also provide attenuation.

In conclusion, subject to the above conditions, officers therefore consider that the proposal is in accordance with policies 5.2 to 5.18 of The London Plan (2015), core policy CS1 T, policies DM 12 and DM 14 of the Harrow Development Management Policies Local Plan and the Councils adopted SPD Sustainable Building Design.

### **Accessibility and Inclusive Design**

The London Plan (2015) requires all new development in London to achieve the highest standards of accessibility and inclusive design as outlined under policies 7.1 and 7.2. Policy DM 2 of the Harrow Development Management Policies Local Plan (2013) seeks to ensure that buildings and public spaces are readily accessible to all.

### **Condition 14 – Accessibility Statement**

Condition 14 (parts a – e) requires that reserved matters proposals are accessible and inclusive to all. However, it should be noted that as the proposal does not have any residential component parts (a), (d) and (e) of the condition are not relevant in this case.

Criteria (b) requires details on how the public realm will be made accessible including details of site levels, surface gradients and lighting. As a result of site constraints and the continued operation of the hospital over the short to medium term, level access from a pedestrian walkway is to be provided from the existing car park to the south of the site – this forms part of the separate reserved matters enabling works application (P/3829/15). The pedestrian walkway would be elevated in order to cross over the above ground steam pipe and will also meet DDA ramp incline best practice. The ramp will connect to a set of stairs and platform lift at the south east corner of the building to overcome the level difference. The ramp will also include a bicycle channel to the side of the stairs for cyclists. A detailed levels plan has been provided which indicates BEH has been designed at a level which will facilitate the future phases of development including the MSCP, PPU and OPD building, including suitable road levels and access points.

Criteria (c) requires details of how buildings will be made accessible to all. The accompanying Design and Access Statement outlines that all entrances will comply with the minimum demands of Building Regulations and all accommodation floors throughout the building would have level access. All floors of the BEH building are served by

accommodation lifts located at either end of the building. The main passenger lift is located directly of the main entrance reception area. There is also a goods lift located near the delivery areas which would service the laboratory area as well as the plant room. Acceptable provision for disabled WCs and showers is made throughout the building. All teaching and seminar spaces will be made accessible and will have sufficient circulation space.

For the reasons above, officer consider that the requirements of condition 15 have been adequately addressed and would ensure that the Biomedical Engineering Hub would be accessible and Inclusive to all and the proposed measures would meet the requirements of policies 7.1 and 7.2 of the London Plan (2015), policy CS1 of the Harrow Core Strategy (2012) and policy DM 2 of the Harrow DMPLP (2013).

### **Biodiversity, Trees and Landscaping**

Planning decisions should contribute to and enhance the natural environment by enhancing valued landscapes, minimising the impact on biodiversity and provide net gains in biodiversity where possible and minimise pollution and other adverse effects on the natural environment (NPPF, Paragraph 109).

Policies DM 20 and DM 21 seek to ensure the protection of biodiversity and access to nature. Policy DM 20 requires that *“The design and layout of new development should retain and enhance any significant features of biodiversity value within the site. Potential impacts on biodiversity should be avoided or appropriate mitigation sought”*. Policy DM 21 outlines that proposals should secure the restoration and recreation of significant components of the natural environment. Planning considerations should take account of the need to retain or enhance existing landscapes, trees, biodiversity or other natural features of merit (Policy DM 1) and proposals for the redevelopment or infilling of strategic and other previously developed sites in the Green Belt are required to have regard to the contribution of the site and its surroundings to biodiversity (Policy DM 16 and 17).

Policy 7.21B of The London Plan (2015) states that *“Existing trees of value should be retained and any loss as the result of development should be replaced following the principle of ‘right place, right tree’. Wherever appropriate, the planting of additional trees should be included in new developments, particularly large-canopied species”*.

Policy DM 22 of the Development Management Policies Local Plan states that:

*“A. The removal of trees subject to TPOs or assessed as being of significant amenity value will only be considered acceptable where it can be demonstrated that the loss of the tree(s) is outweighed by the wider public benefits of the proposal.”*

*“B. Development proposals will be required to include hard and soft landscaping that:*

- a. Is appropriate to the character of the area;*
- b. Is well laid out in terms of access, car parking and the living conditions of future occupiers and neighbours;*
- c. Achieves a suitable visual setting for the building(s);*
- d. Provides for sufficient space for new or existing trees and planting to grow; and*
- e. Supports biodiversity.”*

*“Proposals for works to trees in conservation areas and those the subject of tree preservation orders will be permitted where the works do not risk compromising the amenity value or survival of the tree.”*



## **Landscaping**

A detailed indicative landscaping proposal also accompanies the application which contains details of proposed plan species. With regard to the living wall, a mix of plants is proposed to provide seasonal variety and ensure resistance to drought. The proposals include a detailed plant establishment and post establishment maintenance scheme. The implementation of this can be secured by condition to ensure that the appearance of the building will be achieved both in the short and long term.

The Council's Landscape architect has advised that the proposed landscape strategy is acceptable subject to more details being provided on the specific planting strategy and landscape management and maintenance schedule for the scheme as well as a landscape management condition on the green wall which would be required to be maintained for the lifetime of the building.

## **Condition 17 – Tree Survey**

Condition 17 requires that a detailed arboricultural report is provided for each phase of development in accordance with the tree retention and removal plans approved under the hybrid planning permission.

The BEH site has limited trees on it and any growth which has spread on to the site and has already been earmarked to be removed to facilitate the development as part of the approved Arboricultural plan on the hybrid application. Details of tree protective fencing has been indicated to the north and west of the BEH application site which will ensure that the trees identified for retention under the hybrid planning application are not harmed during construction. The application has been referred to the Council's Arboricultural Officer who has not raised any objection to the proposal. As such, officers recommend that the details submitted under condition 17 are approved.

## **Condition 9 – Ecology and Biodiversity Statement**

An Ecology and Biodiversity report has been provided in support of the reserved matters application submitted under the separate associated planning application Ref: P/3830/15. The initial work undertaken on the hybrid planning permission found that there was limited ecological value on the BEH site which is not subject to any ecological designations.

## **Framework Ecological Management Plan and New Habitats – criteria (a) and (b)**

The supporting Ecology and Biodiversity report demonstrates that the landscape and ecological aspects of the BEH scheme have been designed in accordance with framework ecological management plan in accordance with the requirements of condition 9 part (a). The key objective of the Framework Ecological management Plan was to focus any enhancement and management on key habitat areas including woodland, acid grassland and mature trees and to give secondary consideration to other habitats considered to be of some elevated value within a local context including orchards, scrub and ponds. The Framework also outlined the need to reflect other interests and uses at the site such as recreation, landscape and drainage and to provide an attractive and high quality setting for the hospital and other buildings. The proposals include the planting of native scrub and trees, creation of different areas of grassland, a green roof, green wall and screen, provision of bird and bat boxes and creation of habitat for invertebrates. Species have been selected in accordance with the Framework. In addition, the proposed landscape design will also include a green terrace with seating edge and benches that will increase the recreational suitability of the surrounding areas.

of the building. In this regard, officers consider will result in a high quality environment that would accord with the objectives of the original Framework and would satisfy both criteria (a) and (b) of condition 9.

#### Wildlife habitats in the public realm/integration with SUDS and trees – criteria (c)

As part of the BEH development, the design includes retaining walls that will form terraces at different levels and recreational areas on the west side of the building. In order to increase opportunities for wildlife, it is proposed that the retaining walls will be partially formed by gabion basket walls containing slate, logs, bricks and crushed stone infill to provide habitat for invertebrates. New habitats will also be created in the public realm through the proposed rich species green roof and walls which will also make a contribution to sustainable urban drainage. The application is accompanied by an indicative landscape plan which shows the location of existing and proposed new trees. The Ecology and Biodiversity statement outlines that where possible species of wildlife value will be used as well as species identified as flagship species within the Harrow Biodiversity Action Plan.

#### Management –Criteria (d)

It is proposed that new tree planting will be protected using tree guards or shelters as required. Newly planted scrub and trees will be subject to an initial management regime to promote growth and ensure their repaid establishment. This will include measures such as weed control, watering and replacement of tree guards. It is proposed that dead or diseased specimens will be replaced with new stock using the same or similar native species of local provenance and this matter can be ensured through a planning condition, should approval be granted. Bird and bat boxes will also be managed and maintained, including regular monitoring for any damage and replacement where necessary.

The application has been referred to the Councils biodiversity officer who has advised that some amendments would be required to the proposals in order to maximise the Biodiversity potential of the site and so that that the scheme would accord with Harrow Biodiversity Action Plan. The biodiversity officer has advised that species-rich lawn-turf should be considered for use on grass terraces and slopes and in addition the planting species should include wildflower grass and spring bulbs.

In terms of the proposed biodiverse/green roof system, the Council biodiversity officer considers that the planting mixture is revised in order to comply with the aims of the Harrow Biodiversity Action Plan. The final plant specification for the proposed green/brown roof and for the wider site area can be secured by a planning condition as set out below, should approval be granted. Subject to appropriate planning conditions set out below, in officer opinion, these concerns can be satisfactorily mitigated and will ensure compliance of the BEH building with condition 9 of the hybrid permission.

#### **Condition 31 – Bird and Bat Survey**

The application is accompanied by a bird and bat survey which found no evidence of bats and that the surrounding environment on this site has negligible potential to support roosting bats. In order to habitat suitability for bats, the installation of a minimum of three schwegler bat boxes on suitable sized trees is proposed. The survey also found little habitat for birds with limited opportunity for nesting birds. Therefore in order to enhance the site for birds, the installation of a minimum of three bird boxes on suitably sized trees is proposed. In addition, additional planting of native trees and shrub species is proposed in accordance with the species outlined in the Framework

Ecological management Plan. The details of the survey have been referred to the Councils biodiversity officer who has advised that further details are required in relation to bird and bat box types and locations. Any additional comments on this matter, will be reported in the committee addendum.

### **Condition 15 - Lighting**

As discussed above, the proposed lighting to the building and application site has been reviewed in terms of impacts on biodiversity. Although the site is considered to support limited interest in terms of biodiversity, there are some sites of elevated value surrounding the application site, in particular an area of woodland to the west and north of the site which is designated as a Grade 1 site of importance for nature conservation. In this regard the lighting strategy has sought to avoid an increase in light levels along the woodland edge. Low level lighting bollards will be utilised along the access road to the south in order to minimise light spill. In addition, the native screen planting (woodland mix) on the west side of BEH and the mesh screen with native climbing vegetation along the concrete bench on the entrance will contribute to minimising the diffusion of light along the woodland edge. The details of the proposed lighting strategy have been referred to the Biodiversity officer who has not raised any objection to the proposed details.

Subject to conditions in respect of the above matters, officers consider that the ecological and aesthetic value of the area would be significantly enhanced and the development would thereby comply with policies 7.21 and 7.19 of The London Plan (2015) and policies DM 20, 21 and 22 of the Harrow Development Management Policies Local Plan (2013).

### **Flood Risk and Drainage**

The NPPF (2012) outlines the need to manage flood risk from all sources (paragraph 100). Policies 5.13, 5.12 and 5.14 of The London Plan seek to address surface water management and a reduction in flood risk. Policy 5.13 of the London Plan requires that proposals should achieve greenfield run off rates and ensure that surface water is managed as close to its source as possible in accordance with the sustainable urban drainage (SUDS) hierarchy. Policy DM 9 states that *“proposals requiring a Flood Risk Assessment must demonstrate that the development will be resistant and resilient to flooding and the design and layout of proposals must contribute to flood risk management and reduction”*. Further to this, policy DM 10 of the Harrow Development Management Policies Local Plan (2013) requires that *“proposals for new development will be required to make provision for the installation and management of measures for the efficient use of mains water and for the control and reduction of surface water run off. Substantial weight will be afforded to the achievement of greenfield run off rates”*.

### **Condition 13 – Surface Water Drainage Strategy**

Condition 13 (parts a-c) requires that all reserved matters applications are accompanied by a surface water drainage scheme which meets the requirements of the approved surface water drainage strategy under condition 27. The scheme is required to demonstrate how the site will incorporate sustainable urban drainage (SUDS) techniques, surface water attenuation works and works for the disposal of sewage.

The BEH application site is 0.25 hectares and lies in flood zone 1 and therefore has a low risk of fluvial flooding. A drainage strategy has been submitted with the application which has been prepared in accordance with the site wide drainage strategy.

In terms of foul water drainage, this will be discharged from the building at 4.5 litres/second into a submersible pumping station. The applicants have outlined that the new building will be occupied by staff generally decanting old building stock elsewhere on site so the discharge rate is not considered as an increase. As part of the hybrid planning application and the discharge of condition 27 for the site wide drainage strategy (Ref: P/4326/14), RNOH will contribute to an upgrade in Thames Water Infrastructure to reduce the risk of potential flooding caused by the increase in FW run off to the development. However, this will apply after the development of the western and eastern development zones as there will be no significant increase in discharge until this point which would necessitate any increase in infrastructure requirements.

As noted above, the BEH building is part of the CDZ hybrid planning permission and the surface water run off from this will be attenuated within the attenuation pond. Other sustainable urban drainage techniques will be utilised including the use of green/brown roofs and a living wall which will also provide a degree of attenuation on site. The application has been referred to the Councils Drainage Engineers who have requested additional information on the use of SUDS techniques within the development. Any additional comments on this matter will be reported in the committee addendum. The Environment Agency have confirmed that they have no objections to the proposed drainage strategy for BEH.

In summary, the development is considered to fulfil the objectives of the NPPF concerning managed impacts upon flood risk and would satisfy London Plan (2015) policies 5.12, 5.13 and 5.14, policy CS1 U of the Harrow Core Strategy and policy DM 10 of The Harrow Development Management Policies Local Plan (2013).

### **S17 Crime & Disorder Act**

Policy 7.3 of The London Plan (2015) and core policy CS1 E of the Harrow Core Strategy 2012 seek to ensure that developments should address security issues and provide safe and secure environments.

The Design Guidelines under the RNOH hybrid permission outlined the need for the scheme to follow 'secure by design' principles. The accompanying Design and Access Statement highlights that the selection of materials, simple building form and location of access ladders have been considered to avoid features that allow climbing and areas where people could 'hide'. The size and shape of the external mesh will enable climbing plants to grow but will ensure that it is not possible to climb. The access ladder to rear pavilion roof would be located within the secure goods yard area. The main entrance to BEH will be publically accessible during operational hours and will have a security manned reception desk. All other ground floor entrances will have access control for building users. The layout of BEH has been designed to have the more public accessible areas on the ground floor with the specialist laboratory areas on the upper floors which will be restricted by access control. 48 cycle parking spaces are proposed around the BEH site which will be situated in clearly visible public areas around the building. The building will benefit from a CCTV and Alarm System. A detailed lighting statement has been submitted in support of the reserved matters application in order to discharge condition 15 of the hybrid planning permission (Please note that the discharge of details application in support of the BEH reserved matters application is being considered separately under planning reference P/3830/15). It is noted that the lighting strategy for the building has been designed in accordance with "Secured by Design" standards. The lighting will be vandal resistant and will support other security measures such as CCTV coverage. In addition, all windows and doors will be specified in line with

Secure by Design recommendations. The application has been referred to the Metropolitan Police Crime Prevention Design Advisor. At the time of writing this report, additional comments are awaited from the CPDA which will be reported via the committee addendum.

### **Consultation Responses**

No letters of objection have been received on the application. The comments raised in support of the proposal have been considered within the above appraisal.

### **Equalities and Human Rights**

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

In determining this planning application the Council has regard to its equalities obligations under section 149 of the Equalities Act 2010. For the purposes of this report there are no adverse equalities issues arising from this proposal. However, it is noted that equality impact assessments play an important role in the formulation of planning policies; however their use in respect of this specific application is very much the exception rather than the norm. Taking proper account of the guidance contained in the London Plan Supplementary Guidance on Planning for Equality and Diversity in London (and in particular paragraph 2.6) the Council considers that there is no requirement for a Race Equalities Impact Assessment.

The proposed care home and independent living accommodation will provide a range of care and support requirements and the scheme will be designed and built to Jewish Care's high standard specifications. As such, the Equality Act duty is engaged.

### **CONCLUSION**

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above this application is recommended for grant.

### **CONDITIONS**

1 The reserved matters hereby permitted shall be begun before the expiration of two years from the date of this permission (as stated under condition 3 of hybrid planning permission P/3191/12).

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

2 Notwithstanding the details shown on the approved plans and documents, details and samples of the materials to be used in the construction of the external surfaces noted below shall be submitted to, and approved in writing by, the Local Planning Authority before the commencement of any work above DPC level of the buildings hereby permitted is carried out.

a: the building

b: the ground surfacing

c: the boundary treatment

The development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the character and appearance of the locality, in accordance with policy DM 1 of the Harrow Development Management Policies Local Plan (2013). To

ensure that that the details area agreed and built into the development, this condition is a PRE-COMMENCEMENT condition.

3 Before any superstructure works commence on site, details of the green wall shown on the approved plans shall be submitted to and approved in writing by the Local Planning Authority.

The details shall include:

- a) plant selection comprising predominantly native species appropriate to and applicable for aspect and use to encourage biodiversity
- b) an agreed mix of species to be planted within the first planting season as agreed in writing by the Local Planning Authority, following the practical completion of the building works.

The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior written approval of the Local Planning Authority.

Evidence that the green wall has been installed in accordance with sub-points a) to b) above shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved.

REASON: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity and to ensure an acceptable impact on the character and appearance of the area in accordance with London Plan policies 7.4, 7.6, 5.10, and 7.19 and policies DM1, DM 21 and DM22 of the Harrow Development Management Policies Local Plan (2015). To ensure that that the details are agreed and built into the development, this condition is a PRE-COMMENCEMENT condition.

4 Before any superstructure works commence on site details of the brown roof shown on approved plans shall be submitted to and approved in writing by the Local Planning Authority.

The details shall include:

- a) biodiversity based with extensive substrate base
- b) plant selection comprising predominantly native species appropriate to and applicable for aspect and use to encourage biodiversity
- c) an agreed mix of species to be planted within the first planting season as agreed in writing by the Local Planning Authority, following the practical completion of the building works.

The brown roofs shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair.

The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.

Evidence that the roof has been installed in accordance with sub-points a) to c) above shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved.

REASON: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity and to ensure an acceptable impact on the character and appearance of the area in accordance with London Plan policies 7.4, 7.6, 5.10, and 7.19 and policies DM1, DM 21 and DM22 of the Harrow Development Management Policies Local Plan (2015). To ensure that that the details are agreed and built into the development, this condition is a PRE-COMMENCEMENT condition.

5 Prior to the construction of any of the buildings hereby permitted, a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority. The boundary treatment shall be completed before the development is occupied and shall thereafter be retained. The boundary treatment for each phase shall be completed before the development within that phase is occupied and shall thereafter be retained.

REASON: To safeguard the character of the locality in accordance with policy DM 1 of the Harrow Development Management Policies Local Plan (2013). To ensure that the details are agreed and built into the development, this condition is a PRE-COMMENCEMENT condition.

6 Save where varied by the other planning conditions comprising this planning permission, the development hereby permitted shall be carried out in accordance with the approved plans and documents: 001\_P\_LCN Rev C; Air Quality Statement (June 2015) by Parsons Brinckerhoff; Planning Statement (July 2015); 2988 PL(10) 01; 2988 PL(10)02; 2988 PL(10)03; 2988 PL (10)04; 2988 PL(10)05; 2988 PL(10)06; 2988 PL(10)07; 2988 PL(10)08; 2988 PL(10)09; 2988 PL(10)10; 2988 PL(10)11; 2988 PL(10)12; 2988 PL(10)13; 2988 PL(10)14; 2988 PL(10)15; 2988 PL(10)16; 2988 PL(10)17; 2988 PL(10)18; UCL/RNOH Biomedical Engineering Hub – Reserved Matters Application, Appendix II – Landscape Proposals; UCL/RNOH Biomedical Engineering Hub – Reserved Matters Application, Appendix III – Sustainability Statement & Energy Strategy (July 2015); Design and Access Statement (July 2015)

REASON: For the avoidance of doubt and in the interests of proper planning.

7 The development hereby permitted shall not be occupied until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works. Soft landscape works shall include: planting plans, and schedule of plants, noting species, plant sizes and proposed numbers/densities.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development, in compliance with policies DM 1, DM 22 and DM 23 of the Harrow Development Management Policies Local Plan (2013).

8 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development, in compliance with policies DM 1 and DM 22 of the Harrow Development Management Policies Local Plan (2013).

9 Prior to the occupation of the development, a Green Wall Landscape Management Plan and Maintenance Schedule shall be submitted to and approved in writing by the Local Planning Authority. The Green Wall Landscape Management Plan and Maintenance schedule shall address the following:

- a) Explain how the green wall will be established and maintained to a high standard to ensure the plants are always visually attractive and in good health. An allowance should be made for regular plant replacement throughout the seasons.
- b) Long term design objectives, management responsibilities and maintenance schedules

The Landscape Management Plan and Maintenance Schedule shall be carried out in a timely manner in accordance with the approved details for the lifetime of the building.

REASON: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity and to ensure an acceptable impact on the character and appearance of the area in accordance with London Plan policies 7.4, 7.6, 5.10, and 7.19 and policies DM1, DM 21 and DM22 of the Harrow Development Management Policies Local Plan (2015).

10 A landscape management plan and maintenance schedule for all hard and soft landscape within the development, including long term design objectives, management responsibilities and maintenance schedules shall be submitted to, and approved in writing by, the local planning authority prior to the first occupation of the development, for its permitted use. The landscape management plan shall be carried out as approved.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development in accordance with policies DM 1 and DM 22 of the Harrow Development Management Policies Local Plan (2013).

11 The development hereby permitted shall be undertaken in accordance with the details outlined in the submitted Biomedical Engineering Hub – Reserved Matters Application, Appendix III – Sustainability Statement & Energy Strategy ( dated, July 2015); unless otherwise agreed in writing with the local planning authority. Within 3 months (or other such period agreed in writing by the Local Planning Authority) of the first occupation of the development, a post construction assessment shall be undertaken demonstrating compliance with the approved Preliminary BREEAM Report and Energy Strategy which thereafter shall be submitted to the Local Planning Authority for written approval. The approved scheme shall remain operational for the lifetime of the development.

REASON: To ensure the delivery of a sustainable development in accordance with policy 5.2 of The London Plan (2015) and policy DM 12 of the Harrow Development Management Policies Local Plan 2013.

## **INFORMATIVES**

1 The following policies are relevant to this decision:

### **National Planning Policy:**

National Planning Policy Framework (2012)

### **The London Plan (2015):**

- 3.1 Ensuring equal life chances for all
- 3.2 Improving health and addressing health inequalities
- 3.5 Quality and Design of Housing Developments
- 3.8 Housing Choice
- 3.16 Protection and Enhancement of Social Infrastructure
- 3.17 Health and Social Care facilities
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.10 Urban Greening
- 5.11 Green roofs and development site environs
- 5.12 Flood Risk Management
- 5.13 Sustainable Drainage
- 6.3 Assessing effects of development on transport capacity



- 6.9 Cycling
- 6.10 Walking
- 6.11 Smoothing traffic flow and tackling congestion
- 6.13 Parking
- 7.1 Building London's neighbourhoods and communities
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.8 Heritage Assets and Archaeology
- 7.16 Green Belt
- 7.19 Biodiversity and access to nature
- 7.21 Trees and Woodlands

### **Harrow Core Strategy (2012)**

CS1: Overarching Principles

### **Harrow Development Management Policies Local Plan (2013):**

- Policy DM 1 Achieving a High Standard of Development
- Policy DM 2 Achieving Lifetime Neighbourhoods
- Policy DM 6 Areas of Special Character
- Policy DM 7 Heritage Assets
- Policy DM 9 Managing Flood Risk
- Policy DM 10 On Site Water Management and Surface Water Attenuation
- Policy DM 12 Sustainable Design and Layout
- Policy DM 13 Decentralised Energy Systems
- Policy DM 14 Renewable Energy
- Policy DM 16 Maintaining the Openness of the Green Belt and Metropolitan Open Land
- Policy DM 17 Beneficial Use of Green Belt and Metropolitan Open Land
- Policy DM 20 Protection of Biodiversity and Access to Nature
- Policy DM 21 Enhancement of Biodiversity and Access to Nature
- Policy DM 22 Trees and Landscaping
- Policy DM 29 Sheltered Housing, Care Homes and Extra Care Housing
- Policy DM 42 Parking Standards
- Policy DM 43 Transport Assessments and Travel Plans
- Policy DM44 Servicing
- Policy DM 45 Waste Management
- Policy DM 46 New Community Sport and Educational Facilities
- Policy 50 Planning Obligations

### **Other Relevant Guidance:**

- Supplementary Planning Document Sustainable Building Design (2009)
- Supplementary Planning Document – Access for All (2006)
- Supplementary Planning Document - Accessible Homes (2010)
- Supplementary Planning Document – Planning Obligations (2013)
- Mayor Of London, Housing Supplementary Planning Guidance (November 2012)
- Code of Practice for Storage and Collection of Refuse and Materials for Recycling in Domestic Properties (2008)

## **2 CONSIDERATE CONTRACTOR CODE OF PRACTICE**

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising

from building operations, and in particular the limitations on hours of working.

### 3 PARTY WALL ACT:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves

1. work on an existing wall shared with another property;
2. building on the boundary with a neighbouring property;
3. excavating near a neighbouring building,

and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

“The Party Wall etc. Act 1996: Explanatory booklet” is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB Please quote **Product code:** 02 BR 00862 when ordering

Also available for download from the CLG website:

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: [communities@twoten.com](mailto:communities@twoten.com)

### 4 COMPLIANCE WITH PLANNING CONDITIONS

**IMPORTANT:** Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.

- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.

- Beginning development in breach of a planning condition will invalidate your planning permission.

-If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

### 5 DUTY TO BE POSITIVE AND PROACTIVE

Statement under Article 31 (1)(cc) of The Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended).

This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.

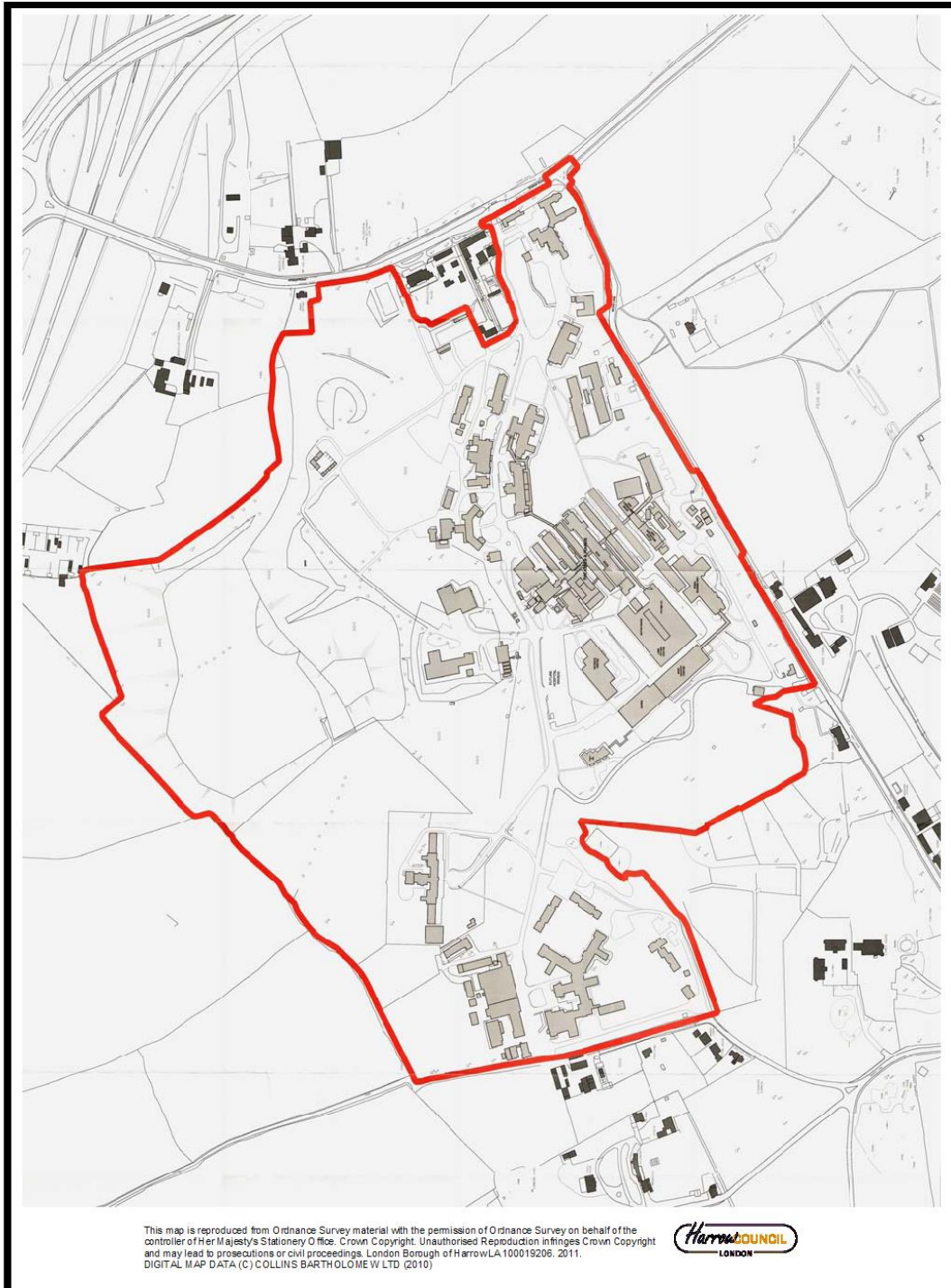
#### **P/3828/15:**

Plan Nos: 001\_P\_LCN Rev C; Air Quality Statement (June 2015) by Parsons Brinckerhoff; Planning Statement (July 2015); 2988 PL(10) 01; 2988 PL(10)02; 2988 PL(10)03; 2988 PL (10)04; 2988 PL(10)05; 2988 PL(10)06; 2988 PL(10)07; 2988 PL(10)08; 2988 PL(10)09; 2988 PL(10)10; 2988 PL(10)11; 2988 PL(10)12; 2988 PL(10)13; 2988 PL(10)14; 2988 PL(10)15; 2988 PL(10)16; 2988 PL(10)17; 2988 PL(10)18; UCL/RNOH Biomedical Engineering Hub – Reserved Matters Application, Appendix II – Landscape Proposals; UCL/RNOH Biomedical Engineering Hub – Reserved Matters Application, Appendix III – Sustainability Statement & Energy Strategy (July 2015); Design and Access Statement (July 2015)

**P/3830/15:**

Plan Nos: Document tiled Enabling Works and Main Contract Re Planning Condition 13  
Ref: BEH/ EW002; C-001; 1361-101-000; External lighting Statement, dated June 2015  
by Parsons Brinckerhoff; Parking and Access Statement, dated June 2015 by Crosby  
Transport Planning; Arboricultural Report Ref CC 32-1011, dated June 2015 by Forbes  
Laird Arboricultural Consultancy; Design and Access Statement, dated July 2015 by Bmj  
Architects; Visual Assessment Ref: 416.05531.00001 (July 2015); Version No. 2;  
Ecology and Biodiversity Statement Ref: RECH141/001 Report No. 002 (dated  
09/07/2015) by Thomson Ecology; Ground Level Tree Assessment for Bats and Habitat  
Assessment for Breeding Birds Ref: RECH141/002 (dated 09.07.2015) by Thomson  
Ecology;

# ROYAL NATIONAL ORTHOPAEDIC HOSPITAL NHS TRUST, BROCKLEY HILL, STANMORE



ITEM NO. 1/03

ADDRESS: PRIESTMEAD PRIMARY SCHOOL AND NURSERY, HARTFORD AVENUE, HARROW

REFERENCE: P/3562/15

DESCRIPTION: REDEVELOPMENT TO PROVIDE A SINGLE, TWO AND THREE STOREY BUILDING FOR NEW FOUR FORM OF ENTRY PRIMARY SCHOOL AND NURSERY; ASSOCIATED LANDSCAPING TO INCLUDE HARD AND SOFT PLAY AREAS, MULTI-USE GAMES AREA (MUGA), GROWING GARDEN, FARM AREA; BOUNDARY TREATMENT; PARKING AND CYCLE STORAGE; REPLACEMENT SCOUT HUT; DEMOLITION OF EXISTING PRIMARY SCHOOL, NURSERY BUILDINGS AND SCOUT HUT;

WARD: KENTON WEST

APPLICANT: MR ED FURSE

AGENT: HKS ARCHITECTS

CASE OFFICER: CONOR GUILFOYLE

EXPIRY DATE: 05/11/2015

## **RECOMMENDATION**

Under Regulation 3 of the Town and Country Planning General Regulations 1992, **GRANT** planning permission for the development described in the application and submitted plans subject to conditions:

Regulation 3 applications are applications for planning permission by an interested planning authority to develop any land of that authority. In this instance, the applicant is the London Borough of Harrow and the land at Priestmead Primary School And Nursery, Hartford Avenue, Harrow, HA3 8SZ.

## **INFORMATION**

The application is reported to the Planning Committee because the Council is the Landowner and the proposal is a major development and therefore falls outside of category 1(d) of the Council's scheme of delegation.

## **Legal Comments**

Regulation 3 of the Town and Country Planning General Regulations 1992 [Statutory Instrument 1992/1492] provides that applications for planning permission by an interested planning authority to develop any land of that authority shall be determined by the authority concerned, unless the application is called in by the Secretary of State under Section 77 of the Town and Country Planning Act 1990 for determination by him.

The application is made by LB Harrow who intends to carry out the development on the land at Marlborough Primary School, Marlborough Hill, Harrow, HA1 1UJ.

The grant of planning permission for this development falling within Regulation 3 shall ensure only for the benefit of LB Harrow.

Statutory Return Type: Major Development

Council Interest: None

Gross Floorspace: 4212 sqm

Net reduction in Floorspace: 458 sqm

**GLA Community Infrastructure Levy (CIL) Contribution:** The Mayor of London Charging Schedule (February 2012) outlines that CIL will not be payable where *“Development is used wholly or mainly for the provision of education as a school or college under the Education Acts or as an institution of higher education”*.

### **The Harrow School Expansion Programme**

Harrow Council has a statutory responsibility to provide sufficient school places for its area. Like most London Boroughs, Harrow is experiencing a significant increase in demand for school places. The increasing demand is primarily birth rate driven but is complicated by other factors such as migration, household occupancy, size of families, etc. The main pressure on school places is currently in the primary sector, though pressure is also being experienced in the special educational needs sector and will be experienced in the secondary sector when the additional pupil numbers progress through to the high schools.

Harrow Cabinet agreed its school place planning strategy in February 2010 to meet the increasing demand for school places. Harrow is a congested urban borough and there is very limited effective scope to build new schools. In July 2015, Cabinet agreed on a Primary School Expansion Programme as part of the School Place Planning Strategy. The strategy aims to secure sufficient primary school places through the creation of additional permanent places, supplemented by the opening of temporary additional classes as required to meet the peak and variations in demand.

Harrow has been opening additional temporary reception classes since 2009, with an increasing trend in the number of places opened. Phase 1 of the primary school expansion programme was implemented in September 2013 with 8 schools in the borough permanently increasing their reception intakes and 9 temporary additional reception classes were also opened. Statutory proposals for phase 2 of the Primary School Expansion has been completed with 19 school obtaining planning permission to expand.

The re-development of the site is now being considered as part of the Government's Priority Schools Building Programme (PSBP). The PSBP was launched in July 2011 and is procured by the Education Funding Agency on behalf of the Department for Education. The PSBP aims to raise standards in education, through a combination of investment in buildings and ICT, so that young people can fulfil their potential and so that staff can use their skills to best effect.

Priestmead Primary School is an existing three form of entry (FE) primary school. The proposal is to provide a new 4 FE school building on the existing site with a new nursery for those aged 3-11, including an integrated unit for (12) pupils with Autism Spectrum

Disorders (ASD). The re-development is designed to accommodate a total of 878 pupils, comprising 840 mainstream-places, 26 nursery pupils and a 12 pupil ASD unit.

### **Site Description**

- The application site lies between Ivanhoe Drive to the north, Kenton Lane to the east and Hartford Avenue to the south. There are playing fields enclosed within the site and recreational areas to the west of the site are identified within the Local Plan as areas of Open Space.
- The site is accessed via Hartford Avenue.
- The side of the site primarily bounds the rear gardens of properties on Hartford Avenue to the south, Ivanhoe Drive to the north, and Kenton Lane to the east (behind a service road). A park bounds the entire western side of the site.
- The site also includes a scout hut current sited between two houses on Ivanhoe Drive.
- The site is primarily occupied by a primary school, but also features a nursery in connection with the school.
- The buildings are primarily sited on the southern half the site, occupying the central area, but also extending in a linear element towards the west of the site.
- The main building block dates from the 1950's and 1960's, with subsequent ad-hoc in-fill extensions and temporary buildings constructed since then. It is two to three storeys in height and comprises of a long linear building which serves as the main façade and entrance to the school with blocks of buildings behind.
- The primary materials are red brick and white aluminium framed windows.
- The boundaries of the site are enclosed by mature conifers and parking is provided adjacent to the front entrance of the school.
- The primary school currently has 682 pupils and the nursery features 26 places.

### **Proposal Details**

- The application proposes to demolish the existing primary school and nursery buildings, as well as the scout hut on the northern boundary of the application site, and build a new four form of entry (FE) replacement primary school and nursery to cater for an increased number (878) of pupils.
- The replacement building would occupy a more coherent singular main footprint (in contrast to the ad-hoc footprint and layout of the existing buildings), in an 'L'-shaped footprint and orientation running east-west sited on the western 'half' of the southern part of the site, directly in front of the existing entrance. The building would be single, two, and three storeys in scale, and feature a flat roof.
- The building would feature a contemporary external appearance, with two contrasting brown/beige/cream 'clay' brick finishes, and elements of red render to add colour and represent the school's logo and colours.
- Car parking would be provided along part of the southern side of the site, as per existing. Cycle parking provision, which could be partly replaced with scooter parking given the pupil ages, would feature in front of the school, with further details to be secured by planning condition.
- The proposal also includes a comprehensive landscaping scheme, including hard and soft landscaping, a Multi-Use Games Area (MUGA), a growing garden, farm area, revised boundary treatments.
- The existing scout hut would be demolished to allow for its site area, which projects up to Ivanhoe Drive, to facilitate construction access to and from the north of the site which would allow for optimal phasing/decanting from the existing to new buildings throughout the course of the build.

## Revisions to Previous Application

- N/A

## Relevant History

P/2120/15 - Installation of temporary unit for use as kitchen preparation room  
Granted 29/07/15

P/0741/10 - Canopy to front entrance; external alterations to front and rear elevations (application made under regulation 3 of the town and country planning general regulations 1992)  
Granted 14/06/10

P/2976/09 - Single storey extension to south east wing of main building provision of adjacent external play area (revised description)  
Granted 26/04/10

P/3531/08 - Installation of temporary building containing two classrooms (two years) with additional hard surfacing to provide access  
Granted 26/02/09

P/3027/05/CFU – 2 first floor extensions  
Granted 09/06/06

EAST/350/02/LA3 - Replacement single storey temporary building to provide classroom with toilet and ancillary facilities  
Granted 05/08/02

EAST/1162/00/LA3 - First floor single storey & two storey extensions to replace temporary classrooms; widening of the fire access  
Granted 08/02/2001

EAST/92/98/LA3 - Single storey container building  
Granted 24/03/98

EAST/586/95/LA3 - Alterations to elevation and single storey extension  
Granted 19/10/95

EAST/112/95/LA3 - Replacement single mobile classroom  
Granted 11/05/95

EAST/217/94/LA3 - Single storey classroom extension  
Granted 20/06/94

EAST/44743/92/FUL - Application under Reg 4 of the T&CP Gen Regs 1976: continued use of mobile classroom  
Granted 17/07/92

## Pre-Application Discussion (Ref.)

- The revised scheme for the site was considered in consultation with the Education Funding Agency as part of the Priority Schools Building Programme ITT (Invitation To Tender) Process and further pre application meetings to discuss the developing



design and application requirements. A public consultation meeting also took place at the school on 7<sup>th</sup> July 2015, with a broadly positive response received to the proposal.

### **Applicant Submission Documents**

- Design and Access Statement
- Planning Statement
- Statement of Community Involvement
- Statement of Community Use
- Transport Assessment
- School Travel Plan
- Construction Method, Phasing Plan, and Logistics Statement
- Arboricultural Impact Assessment
- Preliminary Ecological Assessment
- Nocturnal Emergence and Dawn Re-Entry Bat Surveys
- Site contamination investigation reports
- Geo-environmental report
- Flood Risk Assessment

### **Consultations**

**Highways – No objection** subject to satisfactory construction method statement, cycle parking provision, and adherence to updated travel plan.

**Landscape Architect – No objection** subject to hard and soft landscaping conditions to cover;

- Landscaping to be Approved.
- Hard landscape Material Details
- Landscaping Scheme - Implementation including a period of 5 year period for replacements of soft landscape
- Boundary Treatment
- Levels

**Tree Officer – No objection** - The impact assessment and suggested tree protection measures are acceptable and should be implemented as recommended in the arboricultural report

**Waste Management** - No comment

**Drainage – No objection** subject to conditions to approve details of surface water attenuation and storage works, and the disposal of sewage and surface water, prior to the commencement of the development.

**Sport England – No comment**

**Environment Agency – No comment**

**Thames Water – No comment**

### **Advertisement**

Press advert: 13/08/15: Major Development - Expiry: 03/09/15

Site Notices (x8): 18/08/15: Major Development - Expiry: 08/09/15

## **Notifications**

Sent: 318

Replies: 0

Expiry: 31-08-15

## **Addresses Consulted**

318 properties on;

Kenton Lane

Ivanhoe Drive

Hartford Avenue

Kingshill Drive

Larkfield Avenue

Oakfield Avenue

## **Summary of Responses**

- None

## **APPRAISAL**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

*'If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.'*

The Government has issued the National Planning Policy Framework [NPPF] which consolidates national planning policy and is a material consideration in the determination of this application.

In this instance, the Development Plan comprises The London Plan (consolidated with alterations since 2011)(2015) [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP], the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP].

## **MAIN CONSIDERATIONS**

Principle of the Development

Character and Appearance of the Area

Residential Amenity

Traffic and Parking

Development and Flood Risk

Accessibility

Sustainability

Trees and Development and Biodiversity

S17 Crime & Disorder Act

## **Principle of the Development**

The National Planning Policy Framework outlines that the purpose of the planning system is to contribute to the achievement of sustainable development. It emphasises that paragraphs 18 to 219 of the NPPF should be taken as a whole in defining what amounts to sustainable development. Economic, social and environmental considerations form the three dimensions of sustainable development. With regard to the social role of the planning system, this is in supporting strong, vibrant and healthy

communities by creating a high quality build environment that reflect the community needs and support its health, social and cultural wellbeing. In order to achieve sustainable development, economic, social and environmental gains should be sought jointly.

The National Planning Policy Framework (2012) outlines at paragraph 72 that: “The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. Local Planning authorities should give great weight to the need to create, expand or alter schools”.

Furthermore, on the 15/08/11 the DCLG published a policy statement on planning for schools development which is designed to facilitate the delivery and expansion of state funded schools. It states:

*“The Government is firmly committed to ensuring there is sufficient provision to meet growing demand for state funded school places, increasing choice and opportunity in state funded education and raising educational standards.....The Government wants to enable goods schools to opens and new schools to expand and all schools to adapt and improve their facilities. This will allow for more provision and greater diversity in the state funded school sector to meet both demographic needs and the drive for increased choice and higher standards”.*

*“It is the Government’s view that the creation and development of state funded schools is strongly in the national interest and that planning decision makers can and should support that objective, in a manner consistent with their statutory obligations”*

Core policy CS1 of the Harrow Core Strategy (2012) states that: “*The development or expansion of physical or social infrastructure will be permitted where it is needed to serve existing and proposed development, or required to meet projected future requirements.*” Policies 3.16 and 3.18 of The London Plan (2015) seek to ensure inter alia that development proposals which enhance social infrastructure, education and skills provision are supported.

Policy DM 46 of the Harrow Development Management Policies Local Plan supports proposals for the provision of new education facilities provided that they are (a) located in the community which they are intended to serve; (b) subject to them being located in an area of good public transport accessibility and would not result in any adverse impacts on residential amenity or highway safety.

Priestmead Primary School is part of the Government’s Priority Schools Building Programme (PSBP). The PSBP was launched in July 2011 and is procured by the Education Funding Agency on behalf of the Department for Education aiming to raise the standards of teaching spaces within education. The educational use of this site is long established. The existing buildings on the site are time served 1950’-1960’s buildings, and subsequent ad-hoc extensions past their intended life cycles which are in a poor state of repair. The existing buildings are poorly configured and form an incoherent sprawl on the site, and the fact that the buildings are located centrally across most of the southern half of the site, with elements projecting further to the west and north-west, results in a poor layout of the external spaces and limited capacity to maximise the potential of this generously sized site. The proposed school would feature a good

quality, sustainable design, and would result in a significant improvement in education facilities for local people. It would feature a building which is fit for its purpose and rational in its layout, use and form, with the resulting benefits to managing the accommodation in terms of efficiencies of scale/energy use, and classroom layouts. Furthermore, as outlined above, Harrow needs to create more primary school places to meet a growing demand. Having regard to the very limited availability of land for new schools within the borough against the backdrop of existing and projected demand for places, it is considered that there is a clear need for additional educational space and, as such, the proposals have strong policy support at local, regional and national level. Furthermore, the site is located within a reasonably accessible, established location, with an established pupil catchment, to help meet the demand for places within the surrounding community.

In summary, having regard to the above policy considerations, the principle of development is considered to be acceptable by officers. It is considered that the proposals would make a significant contribution to social and educational infrastructure within the London Borough of Harrow. The proposed development will result in a significant improvement in terms of the quality of the physical facilities on the site and the removal of poor quality accommodation which is past its life-cycle.

### **Character and Appearance of the Area**

The National Planning Policy Framework emphasises that in the pursuit of sustainable development, proposals which would replace poor design with better design and would provide positive improvements in the quality of the built environment should be encouraged (Paragraph 9). The NPPF makes it very clear that good design is a key aspect of sustainable development and is indivisible from good planning and should contribute positively to making better places for people.

The London Plan (2015) policies 7.4B and 7.6B set out the design principles that all boroughs should seek to ensure for all development proposals. The London Plan (2015) policy 7.4B states, inter alia, that all development proposals should have regard to the local context, contribute to a positive relationship between the urban landscape and natural features, be human in scale, make a positive contribution and should be informed by the historic environment. The London Plan (2015) policy 7.6B states, inter alia, that all development proposals should; be of the highest architectural quality, which complement the local architectural character and be of an appropriate proportion composition, scale and orientation. Policy 7.8D of The London Plan (2015) states that *'Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail'*.

Core Policy CS(B) states that *'All development shall respond positively to the local and historic context in terms of design, siting, density and spacing, reinforce the positive attributes of local distinctiveness whilst promoting innovative design and/or enhancing areas of poor design.'*

Policy DM 1 of the Harrow Development Management Policies Local Plan (2013) reinforces the principles set out under The London Plan (2015) policies 7.4B and 7.6B and seeks a high standard of design and layout in all development proposals. It goes on to state, amongst other things, that developments should contribute to the creation of a positive identity through the quality of building layout and design, should be designed to complement their surroundings, and should have a satisfactory relationship with adjoining buildings and spaces.

### Layout, Scale and Massing

The design and layout of the replacement school seeks to consolidate the school, nursery and ASD (with Autism Spectrum Disorders) unit into a coherent simple built footprint, which maximises the opportunities to utilise the remainder of the site, in contrast to the incoherent sprawl of buildings which have been extended in an ad-hoc fashion over time, which currently spread across the site.

The design and layout of the school in an 'L'-shaped building footprint, combined with its orientation running east-west, and siting directly in front of the existing entrance, would result in a clearly defined focal point at the end of the main front corner entrance into the school site. The three storey element of the building would be primarily limited to the 'end' of the 'L' shape where its resultant mass and scale would run in a linear fashion in a north-south direction, so that when approaching the site from the entrance off Hartford Avenue, it would be sited almost directly in front (to the slight left) of that main entrance approach. Directly in the front of that entrance there would be an entrance pathway, carrying on the same way-finding orientation the same as the site entrance, leading directly up to and alongside the three storey element of the building, from where the main school entrance would be accessed off its front corner. This combination of the siting of the most prominent element of the school building, its main entrance, and the entrance path would allow for a high degree of legibility with clear way-finding for both regular users and unaccustomed visitors to the site alike. This would apply to pedestrian visitors and those arriving by car alike, as the siting of the parking area along the southern boundary, with the pathway leading off it, would ensure its users would also benefit from the same entrance approach.

With the remaining elements of lower scale extending easterly off the main three storey block towards its rear, almost centrally within the application site, the layout of the building would minimise the prominence of the school in relation to its neighbours on all sides. Its lower scale and set-back at this element would enable it to sit comfortably within the surrounding site so as to avoid appearing prominent or excessive in scale/bulk to a degree which would be detrimental to the surrounding established residential character and pattern of development (where two storey residential properties predominate) on the three sides of the application site to the north, east and south, with distances of 87m, 74m and 71m respectively to their nearest rear gardens. Whilst the three storey element would project closer than the above distances to some properties on the south-west of the site, it would still be sited a distance of 46m away at its closest point to their rear (gardens), which, combined with its flat roof and limited width of 20m from that perspective, is not considered sufficient to appear overly dominant or detrimental in terms of its built presence when viewed from those properties.

To the west, the site is bounded by a park. The linear north-south orientation of the main three storey building and its distance of 15m from that boundary would mean that, compared to the existing school, its scale and depth would render it more prominent from that perspective. However, that boundary features vegetation/trees, and given its open land designation as a park, this is likely to remain a long-term land use to the west. Combined with the fact that the proposal includes a landscaping scheme which can secure further planting, approximately two thirds or greater of the western side of the site would remain 'open' and free from development along the boundary with the park, and the matching depth and overall generous site area of the park, the scale and layout of the three storey element is not considered detrimental to the character and appearance or pattern of development of the surrounding area to the west to a detrimental degree.

The above layout, in contrast to the existing school, would enable a 'softer' building frontage with landscaping and attractive 'soft social' areas of greenery to the front of the school buildings. The layout of the buildings would allow for passive surveillance of these areas by users of the school, and allow for such areas (including a habit area, and MUGA) to surround the majority of the school, rather than car parking. This would result in an improved aesthetic outlook for its users and more useable/functional places in close proximity to the building, such as the hard and informal areas which would surround the ground floor rooms.

In choosing the above massing, siting and layout of the building, the applicant considered the feasibility of a variety of options as outlined in the Design & Access Statement. A linear north-south block positioned to the eastern side was discounted due to the distance between the school and the main entrance, and proximity to neighbouring houses. An 'L'-shaped building sited to the east of (and overlapping) the existing school buildings was also discounted for the same reason, and would have resulted in more disruption to running the 'live' school in the meantime. Further arrangements with a linear east-west block to the north of the school buildings would have taken more recreation/playing field land, and an 'E'-shaped block to the north-east of the existing school buildings would have taken more land and would need to be sited closer to neighbouring houses. Therefore the proposed design approach was put forward.

Given the above considerations, the proposal is considered acceptable in this regard.

#### Design and Appearance

The main materials for the building would consist of two contrasting brown/beige/cream 'clay' brick finishes, and elements of contrasting red render to add colour and represent the school's logo and colours. This would provide a contemporary finish and appearance to the school building, and would be emphasised further by the use of contrasting panels of the two brick varieties. Doing so would also 'break up' the repetitive sequence of the windows, avoiding an 'institutional' appearance which emphasises bulk and mass. Certain brickwork panels would be recessed or expressed by 15mm to further break-up the mass of the elevations and add visual interest. Given its siting 'tucked' away in a parcel of land behind the rear gardens of neighbouring properties, away from direct prominence from any surrounding street scene, and adjacent to a landscaped park, officers consider that the proposed materials would be appropriate in this setting, and would allow for a modern, 'fresh' and uplifting finish and appearance fitting of its intended land-use.

The accompanying Design and Access Statement outlines that the window design has been driven by sustainable design principles, incorporating louvres and clear elements of glazing to allow for plenty of natural light, and the need to deliver an efficient internal environment.

The roof plant above the kitchen/ground floor element to the east will be obscured by a screen.

The proposed scout hut replacement would replicate the existing in terms of size, footprint, materials and overall character and appearance. As such, no objection is raised to its replacement, which would form part of the approved plans should permission be granted.

Subject to a condition, requiring specific material samples to be submitted to the Local Planning Authority for further consideration, prior to the commencement of the development, the material approach is considered to be acceptable.

As such proposal is considered to have an acceptable impact on the character and appearance of the area.

### Landscaping

A comprehensive landscape strategy has been submitted with the proposal. The proposed materials have been chosen to match the existing landscape, including tarmac surfacing to the hard and social area around the building. The soft social spaces would feature lawn to maximise play surface. Ornamental planting would line the main arrival area and pathway to the building, with a year round planting palette chosen. The memorial tree would be retained and relocated to form part of a new line of trees leading along a creeper covered fence from the car park to the main entrance. That publically accessible area would feature outside of the school's 'secure line' and ensure that any visitors will need to go through the front office to gain further access, thus enhancing security through high quality landscape design. Within the secure area in front of the school, external dining areas, a grassed amphitheatre for school performances/plays, and the grassed lawn would provide a high quality enjoyable space for students. This space would also act as a softening 'buffer' between the hard landscaping of the parking and driveway area, and the school buildings beyond.

Hard landscape areas around the building would allow for indoor and outdoor learning environments, as would the habitat area which would have landscape, biodiversity and educational benefits for the site and students alike. In similar regard, by placing all Phase 1 classrooms on the ground floor with direct access to outdoor spaces, within a secure line, a high quality, secure learning environment for young children would be created, resulting in a positive learning environment.

The nursery and ASD would feature picket fencing to demarcate them, and the latter would feature a taller closed board fence in keeping with the wooded landscaping around the site, to ensure no unwanted stimulus affects its pupils.

Overall, on balance, the proposed landscaping strategy would result in a high quality, much improved 'useable' scheme for the benefit of both the character and appearance of the site, and the quality and enjoyment of space afforded to its users. This consideration is reiterated by the comments from the Council's landscape officer, who raises no objection to the proposal, subject to further details which could be secured by condition. Subject to such details being secured by condition(s), the proposal is considered to comply with The National Planning Policy Framework (2012), policies 7.4B, 7.6B and 7.8 C and D of The London Plan (2015), Core Policy CS1 B and D of the Harrow Core Strategy (2012) and policy DM 1 of the Harrow Development Management Polices Local Plan (2013).

### **Residential Amenity**

Policy 7.6 of The London Plan (2015) states that "Buildings and structures should not cause unacceptable harm to the amenity of the surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate".

Policy DM 1 of the Harrow Development Management Policies Local Plan (2013) requires that: “*All development and change of use proposals must achieve a high standard of privacy and amenity of neighbouring occupiers*”. “The assessment of the design and layout of proposals will have regard to: “the massing, bulk, scale and height of proposed buildings in relation to the location, the surroundings and any impact on neighbouring occupiers”.

#### Amenity impacts in relation to scale, massing and siting

The proposed school would have a greater scale than the existing school along its three storey element. However that would be confined to the western side of the site on a north-south orientation parallel to the boundary with the adjacent park. Combined with its 20m width and 46 distance from its nearest property (the rear gardens of houses on Hartford Avenue), it is not considered sufficient to cause detrimental impacts arising from its scale, mass and siting. The same view is made with regard to the other elements of the scheme, where greater distances of at least 87m, 74m and 71 from the building to the rear gardens of the nearest properties to the north, east and south result in the same consideration. The replacement of the scout hut in the same location and of the same size and scale mean that it is not considered to result in discernible changes to the amenity afforded to either adjacent neighbour to the west or east.

#### Increase in Intensity of Use

Paragraph 123 of the NPPF (2012) states that planning decisions should aim to: “*avoid noise from giving rise to significant adverse impacts on health and quality of life arising from noise from new development*”. The proposal would result in a material increase in the number of pupils from 672 to 878 (including nursery and ASD). As such some additional noise and disturbance is likely to arise as a result of the intensified use.

It is inevitable that the noise impacts will become more acute as pupil numbers rise over the next few years. The National Planning Policy Framework places particular emphasis on meeting the need for school places. Within urban areas, the growth of school places will result in some additional impacts upon nearby residential properties. The NPPF nevertheless requires that particular weight be applied to the need to expand and provide new schools. Accordingly, it is considered that whilst some increase in daytime noise will arise as a result of the development, the additional noise and disturbance is not considered to significantly undermine residential amenity to a detrimental degree, and would not outweigh the strong emphasis given to expanding schools within the communities which they are intended to serve as set out in National Planning Policy and the support within the Local Plan.

Plant will be installed at roof level on the kitchen on the single storey element towards the east side of the building. However, the building already features associated plant, and combined with the fact that this replacement plant is likely to be more modern/efficient over existing, and would be sited at least 75m from the nearest residential boundary, (which itself would comprise the far end of a rear garden), even with increased pupil numbers, the combined effect is not considered to result in a level of noise increase over existing which would be detrimental to neighbouring occupiers.

#### Vehicle Access and Traffic

The proposed car parking area would be located in the same area as existing, to the rear of the rear gardens of properties on Hartford Avenue. Whilst the proposal would result in increased pupil numbers, the level of car parking would remain at 45 spaces. As such, significant increases in vehicular traffic to and from the site which would take place



to a detrimental degree to neighbours is not considered to arise. The multiple pedestrian access points to the site would continue to feature, thereby dispersing/diluting noise and disturbance from those users.

### Community Use of Facilities

The proposed school building is intended primarily for primary education; however, as per the existing school, it is proposed to use it for community activities during term time and holiday periods as well as some evening and weekend use. Use of the building and external sports pitches by the local community outside of school hours would be supported by Local Plan policy

The application is accompanied by a statement of community use which outlines the schools intentions to carry on as existing in terms of activities and use. The school wishes to continue to offer community access for groups and individuals during and outside of normal school hours, usually from 07:30am to 6pm. Both the car parking and cycle parking spaces would be made available for community users. The additional facilities for the use of the local community outside of school hours will result in additional vehicular trips and some noise and disturbance to neighbouring occupiers. As such, to reduce this impact, a condition is recommended to be added to the permission restricting the hours of use of the building and the MUGA for community use and to request further details of such activities.

### Construction Phasing

It is inevitable that noise and disturbance would increase during the construction process. However, the impacts would be temporary and can be mitigated to some extent. Whilst a detailed construction management strategy has been submitted with the application, it appears to contain an error in referring to a previous school proposal elsewhere in some elements. However, highway officers are confident that subject to certain amendments, its overall aims and objectives are sufficient and achievable. These could be secured by a suitable planning condition. Such a document would detail working practices including managing and maintaining site access routes, the site compound location, delivery times and security procedures in order to help safeguard the residential amenity of neighbouring occupiers as much as possible. Officers consider that the management and mitigation measures, secured by a planning condition, would be sufficient to reduce the impacts on the amenities for neighbouring occupiers during the construction phase to acceptable levels.

In summary, officers consider that the proposal would accord with policy 7.6B of The London plan (2015) and policy DM 1 of the Harrow Development Management Polices Local Plan (2015).

### **Traffic and Parking**

The NPPF recognises that transport policies have an important role to play in facilitating sustainable development but also contribute to wider sustainability and health objectives. It further recognises that different polices and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas. The London Plan (2015) policies 6.3, 6.9, 6.10 and 6.13 seek to regulate parking in order to minimise additional car travel and encourage use of more sustainable means of travel and ensure that development proposals will not adversely impact on the transport capacity and the transport network, at both corridor and local level. This is further emphasised by core policy CS 1 R of the Harrow Core strategy (2012). Policy DM 42 of the Harrow Development Management Local Plan outlines the

council's parking standards and cycle parking standards.

The proposed car parking area would be located in the same area as existing, to the rear of the rear gardens of properties on Hartford Avenue. Two out of the 45 parking spaces would feature disabled bays, and three spaces would be allocated to visitors. The remaining spaces would be for staff use. The proposal would feature one minibus parking bay and an ASD drop-off area close to the building and arrival plaza so as to ensure that disabled users and ASD users arrive as close to the building as possible, which is considered good quality design in this regard.

Having considered the transport and highways implications of the proposal, no objection was raised by the Council's highway officers, subject to a satisfactory construction method statement, sufficient cycle parking provision, and adherence to an updated travel plan (current plan dated 2015) as the school expands. The construction method statement could be secured by a suitable planning condition as outlined in the previous section. In terms of cycle parking, it must be provided in accordance with London Plan standards (2015). This requires 1 long stay space per 8 staff (approximately 6 spaces), 1 long stay space per 8 students (110 spaces) and 1 short stay space per 100 students (9 spaces). The spaces need to be located close to the school entrance, and in doing so, they would benefit from passive surveillance and appear more attractive for their use. In turn, this would encourage their use in accordance with the aims of the School Travel Plan, and discourage additional vehicular traffic trips to and from the school. Given the age of children using the school, cycle parking may be substituted in favour of scooter parking, and for very young children and ideally should be located close to the Early Years access points. These details could be secured by condition. Whilst the total number of 115 spaces may appear high, the acceptable form cycle provision could be considered in further detail as part of the above condition if this present issues for the school. Subject to such a condition, the proposal is considered acceptable in this regard.

Further to the above, a condition could ensure that approved details in the School Travel Plan are implemented upon first occupation of the school, and revised in line with annual reviews to take account of and mitigate against the increased pupil numbers.

For the reasons outlined above the transport impacts of the proposal are considered to be acceptable, having regard to the aims and objectives of policy 6.3 of The London Plan, core policy CS 1 R of the Harrow Core Strategy, and policies DM 42 and 43 of the Harrow Development Management Policies Local Plan (2013).

### **Development and Flood Risk**

The NPPF (2012) outlines the need to manage flood risk from all sources (paragraph 100). Policies 5.13, 5.12 and 5.14 of The London Plan seek to address surface water management and a reduction in flood risk. Policy 5.13 of the London Plan requires that proposals should achieve greenfield run off rates and ensure that surface water is managed as close to its source as possible in accordance with the sustainable urban drainage (SUDS) hierarchy. Similarly, policy DM 10 of the Harrow Development Management Policies Local Plan (2013) requires that "*proposals for new development will be required to make provision for the installation and management of measures for the efficient use of mains water and for the control and reduction of surface water run off. Substantial weight will be afforded to the achievement of greenfield run off rates*".

The site lies in flood zone 1 and therefore has a low risk of fluvial flooding. However, the site does lie within a critical drainage area and as such is at risk from flooding due to

surface water. As such, there are no restrictions in planning policy for constructing of a building on the site, subject to surface water management controls. The proposed details, including the submitted Flood Risk Assessment, have been referred to the Council's Drainage Engineers who are satisfied with the proposals, subject to further details concerning surface water attenuation and storage works, and the disposal of sewage and surface water, which they are confident are capable of being secured. Subject to the above details being secured by condition before the development is commenced, the development is considered to fulfil the objectives of the NPPF concerning managed impacts upon flood risk and would satisfy London Plan (2015) policies 5.12, 5.13 and 5.14, policy CS1 U of the Harrow Core Strategy and policy DM 10 of The Harrow Development Management Policies Local Plan (2013).

### **Accessibility**

The London Plan (2015) requires all new development in London to achieve the highest standards of accessibility and inclusive design as outlined under policy 7.2. Policy DM 2 of the Harrow Development Management Policies Local Plan (2013) seeks to ensure that buildings and public spaces are readily accessible to all.

Level access and entrance doors meeting the requirements of Section 6 of the relevant British Standard BS8300 would be provided to the building both internally and externally around the building. The proposals include 2 accessible parking bays located in close proximity to the main front entrance. All areas and circulation spaces within the building have been designed to be accessible in respect of door opening widths and internal circulation routes. Corridor widths would all have a minimum width of 1800mm and all doors would have a minimum clearance of 800mm. One lift would be provided to the upper floors, and another stair core features room for a second lift to be installed should demand necessitate so. Accessible bathrooms would feature throughout. Unisex wheelchair accessible WCs would be provided at each level. Overall, these measures are considered acceptable to enable inclusive access for all throughout the school as per the requirements of policy 7.2 of the London Plan (2015) and policy DM 2 of the Harrow DMP LP (2013).

### **Sustainability**

London Plan policy 5.2 'Minimising Carbon Dioxide Emissions' defines the established hierarchy for assessing the sustainability aspects of new development. This policy sets out the 'lean, clean, green' approach, which is expanded in London Plan policies 5.3 to 5.11. Policy 5.2 B outlines the targets for carbon dioxide emissions reduction in buildings. These targets are expressed as minimum improvements over the Target Emission Rate (TER) outlined in the national Building Regulations. Currently the target is a 40% reduction for all major development proposals. Policy 5.2 C outlines that "*major development proposals should include a detailed energy assessment to demonstrate how the targets for carbon dioxide emissions are to be met within the framework of the energy hierarchy*".

Policy DM 12 of the Harrow Development Management Policies Local Plan seeks to ensure that the design and layout of development proposals are sustainable. It states that development will need to "*utilise natural systems such as passive solar design and, wherever possible incorporate high performing energy retention materials*"..."*Proposals should make provision for natural ventilation and shading to prevent internal overheating and incorporate techniques that enhance biodiversity*". Policy DM 14 highlights that development proposals should incorporate renewable energy technology where feasible.

Harrow Council's Supplementary Planning Document on sustainable Building Design (adopted May 2009) seeks to address climate change through minimising emissions of carbon dioxide.

The building has been designed to benefit from solar heating opportunities through exposed thermal mass by exposing the concrete ceiling soffits which act as 'thermal sponges' to absorb daytime heat gains and limit the rise in room temperature. Night cooling is then used to flush the heat from the concrete slab to create the potential for radiative and convective cooling the following day. Natural daylight has also been designed-for with glazing areas optimized to balance the competing demands of delighting and thermal energy balance. Assisted natural ventilation would be provided, and the building fabric has been designed to exceed minimum standards for energy use in educational buildings. Gas source heat pumps have been considered, via calculations carried out, as the most appropriate low zero carbon solution to meet the project's energy/carbon targets. They would therefore form the primary heating mechanism for the school, via a single gas absorption heat pump configured to act as a lead heat source and sized to meet the base heat demand for hot water generation. The system proposed would generate a building that achieves a BREEAM 'very good' rating.

Given the above, it is considered that, overall, the proposal is in accordance with policies 5.2 and 5.3 of The London Plan, core policy CS1 T, policies DM 12 and DM 14 of the Harrow Development Management Policies Local Plan and the Councils adopted SPD Sustainable Building Design.

Policy 5.11 of the London Plan (2015) seeks to ensure development proposals provide site planting and increase biodiversity, for sustainable urban drainage and improve the character and appearance of the area. There will be a net increase overall of planting across the site. A comprehensive landscaping scheme has been submitted with the application which shows extensive landscaping across the site which would be secured via landscaping condition(s). Subject to these condition(s) it is considered that the proposal will result in enhancement and diversification of the site and will make a positive contribution to the character of the area in accordance with policy 5.11.

### **Trees and Development and Biodiversity**

Policy 7.21B of The London Plan (2015) states that "Existing trees of value should be retained and any loss as the result of development should be replaced following the principle of 'right place, right tree'. Wherever appropriate, the planting of additional trees should be included in new developments, particularly large-canopied species".

Policy DM 22 of the Development Management Policies Local Plan states that:

*"A. The removal of trees subject to TPOs or assessed as being of significant amenity value will only be considered acceptable where it can be demonstrated that the loss of the tree(s) is outweighed by the wider public benefits of the proposal."*

*"B. Development proposals will be required to include hard and soft landscaping that:*

- a. Is appropriate to the character of the area;*
- b. Is well laid out in terms of access, car parking and the living conditions of future occupiers and neighbours;*
- c. Achieves a suitable visual setting for the building(s);*
- d. Provides for sufficient space for new or existing trees and planting to grow; and*
- e. Supports biodiversity."*

*“Proposals for works to trees in conservation areas and those the subject of tree preservation orders will be permitted where the works do not risk compromising the amenity value or survival of the tree.”*

The applicant has provided an Arboricultural Assessment with the application. None of the trees are protected by a tree preservation order but nevertheless they make a positive contribution to the amenity value of the area. The memorial tree will be retained and relocated to form part of a new line of trees leading along a creeper covered fence from the car park to the main entrance. Other trees would be removed, but replacement planting would form part of a comprehensive landscaping strategy, with more planting than existing. The Council’s Tree officer has reviewed the proposals, and notes that the tree impact assessment and suggested tree protection measures are acceptable and should be implemented as recommended in the arboricultural report. Subject to such measures being secured by condition, the proposal is considered to satisfy the above policy context.

Policies DM 20 and DM 21 seek to ensure the protection of biodiversity and access to nature. Policy DM 20 requires that *“The design and layout of new development should retain and enhance any significant features of biodiversity value within the site. Potential impacts on biodiversity should be avoided or appropriate mitigation sought”*. Policy DM 21 outlines that proposals should secure the restoration and recreation of significant components of the natural environment.

The biodiversity of the site will be enhanced through the creation of habitat zones and new trees and shrubs. Therefore officers consider that the ecological and aesthetic value of the area would be significantly enhanced and the development would thereby comply with policies 7.21 and 7.19 of The London plan (2015) and policies DM 20, 21 and 22 of the Harrow Development Management Policies Local Plan (2013) in this regard.

To ensure that no offences occur under the wildlife and Countryside Act 1981, a condition is recommended to ensure that any vegetation clearance work is undertaken outside of the bird nesting season between March and August or if this is not possible for a suitably qualified ecologist to determine if nesting birds are present before any vegetation clearance takes place. In addition, a condition is recommended for bird boxes or bird bricks to be erected in suitable locations on the new school buildings which would cater for Regional (London) or UK Biodiversity Action Plan (BAP) species.

Subject to conditions in respect of the above matters, officers consider that the ecological and aesthetic value of the area would be significantly enhanced and the development would thereby comply with policies 7.21 and 7.19 of The London plan (2015) and policies DM 20, 21 and 22 of the Harrow Development Management Policies Local Plan (2013).

### **S17 Crime & Disorder Act**

Policy 7.3 of The London Plan (2015) and core policy CS1 E of the Harrow Core Strategy 2012 seek to ensure that developments should address security issues and provide safe and secure environments. The proposed site is within a residential area and as such, the school receives very good levels of natural surveillance at its entrance points and from rear gardens of properties. The site will be protected by a secure line which will prevent people gaining access to the rear/secured/vulnerable user areas of the site unless through the designated entrance. The cycle parking spaces should be sited (and secured by condition) in areas in front of the building which would benefit from

natural/passive surveillance.

The Design and Access Statement (which would form an approved document of the planning permission to which the development should adhere, should permission be granted) outlines how the proposal would incorporate further crime prevention measures in accordance with 'Secured by Design' principles. All external windows and doors would be fabricated by Secured by Design certified fabricators, and made secure to independently certified standards set out in BS7950. Consideration would be given to the design of rainwater goods to ensure they cannot be climbed. All main entrance doors would be specified to be made secure by independently certified standards set out in PAS 24. Overall, the proposal would be designed (including its fixtures/fittings) with reference to the 'New Schools 2014' criteria of the Secured by Design standards wherever possible.

Given the above, the proposal is considered satisfactory in this regard.

## **CONCLUSION**

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above this application is recommended for grant.

## **CONDITIONS**

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

2 Save where varied by the other planning conditions comprising this planning permission, the development hereby permitted shall be carried out in accordance with the approved plans: PS-A-L-90-001 REV.01, PPS-A-L-90-002 REV.01, PPS-A-L-90-X01 REV.01, PPS-A-L-90-X02 REV.01, PPS-A-L-90-X03 REV.02, PPS-A-L-92-001 REV.01, PPS-A-L-20-001 REV.04, PPS-A-L-20-101 REV.04, PPS-A-L-20-201 REV.05, PPS-A-L-20-301 REV.03, PPS-A-L-20-X01 REV.05, PPS-A-L-20-X02 REV.05, PPS-A-L-20-X03 REV.04, PPS-A-L-20-X06 REV.04, PPS-A-L-20-X07 REV.01, PPS-A-L-20-X08 REV.01, PPS-A-L-20-X09 REV.01, PPS-A-L-20-X10 REV.2, PPS-A-J-00-X03 REV.01, PPS-A-L-00-X01 REV. 02, PPS-A-L-00-X03, PPS-A-L-00-X04 REV.02, PS-A-L-00-X05 REV.02, PPS-A-L-00-X06 REV.02, PPS-A-L-00-X07 REV.02, PPS-A-L-00-X08 REV.02, PPS-A-L-00-X09 REV.02, PPS-A-S-41-X01 REV.02, 20150519-902B REV.2, Phase I Geo-Environmental - Priestmead dated 10/07/2014, Phase II Ground Investigation Report-Priestmead dated 10/09/2014, 15-63604-Chem - 15-02674-01 WAC dated 05/06/2015, 15-63604-Chem - 15-02674-01-Tar Suite dated 05/06/2015, 15-63604-Chem - ACSE Header, 15-63604- Logs conducted under 15-63190 dated 11/05/2015, PEP 441015-100, PEP 441015-101, RT-MME-117449-03-01, D2325\_L.200, D2325\_L.201, D2325\_L.202, D2325\_L.400, D2325\_L.600, D2325\_L.008 REV.A, D2325\_L.009, D2325\_SP.001, RT-MME-120300 dated 20/07/2015, RT-MME-117449-03-01 dated 18/08/2014, RT-MME-119254-01 dated 10/06/2015, REP-2601113-11A-RG-20150615 REV.01, PPS-A-J-00-X04 REV.01, PPS-A-J-00-X07 REV.02, PPS-A-J-00-X08 REV.01, 5273/004/R01 dated 08/08/2014, 2015 Priestmead Primary School School Travel Plan dated 15/07/2015.

REASON: For the avoidance of doubt and in the interests of proper planning.

3 Notwithstanding the details shown on the approved plans and documents, details and samples of the materials to be used in the construction of the external surfaces noted below shall be submitted to, and approved in writing by, the Local Planning Authority before the commencement of any works above damp proof course level of the building(s) hereby permitted is carried out.

a: the external surfaces of the buildings

The development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the character and appearance of the locality, in accordance with policy DM 1 of the Harrow Development Management Policies Local Plan (2013). To ensure that measures are agreed and in place to safeguard the character and appearance of the locality during the construction phase of the development so that the development is completed in accordance with approved details, this condition is a PRE-COMMENCEMENT condition.

4 No site works or development shall commence until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s), and any other changes proposed in the levels of the site, have been submitted to, and approved by, the local planning authority. The development shall be carried out in accordance with the approved details.

REASON: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and future highway improvement in accordance with policy DM 1 and DM 10 of the Harrow Development Management Policies Local Plan (2013). To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and future highway improvement, this condition is a PRE-COMMENCEMENT condition.

5 The construction of the building(s) hereby approved shall not be commenced until works for the disposal of sewage have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained in accordance with the approved details.

REASON: To ensure that adequate drainage facilities are provided in accordance with sewers for adoption in accordance with the NPPF, London Plan (2015) policies 5.12, 5.13 and 5.14, policy CS1 U of the Harrow Core Strategy and policies DM 9 and 10 of the Harrow Development Management Policies Local Plan (2013).

6 The construction of the building(s) hereby approved shall not be commenced until works for the disposal of surface water have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained in accordance with the approved details.

REASON: To ensure that adequate drainage facilities are provided, reduce and mitigate the effects of flood risk in accordance with the NPPF, London Plan (2015) policies 5.12, 5.13 and 5.14, policy CS1 U of the Harrow Core Strategy and policies DM 9 and 10 of the Harrow Development Management Policies Local Plan (2013).

7 The construction of the building(s) hereby approved shall not be commenced until surface water attenuation and storage works have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority.

The works shall thereafter be retained in accordance with the approved details.

REASON: To ensure that adequate drainage facilities are provided in accordance with sewers for adoption in accordance with the NPPF, London Plan (2015) policies 5.12, 5.13 and 5.14, policy CS1 U of the Harrow Core Strategy and policies DM 9 and 10 of the Harrow Development Management Policies Local Plan (2013).

8 The development hereby permitted shall not be occupied until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works for the site. Soft landscape works shall include: planting plans, and schedule of plants/trees/shrubs, noting species, plant/tree/shrub sizes and proposed numbers/densities. Hard landscape works shall include: details of materials used, hard standing treatment

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development, in compliance with policies DM 1, DM 22 and DM 23 of the Harrow Development Management Policies Local Plan (2013).

9 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development, in compliance with policies DM 1 and DM 22 of the Harrow Development Management Policies Local Plan (2013).

10 The development hereby permitted, shall be undertaken in accordance with the recommendations of the Arboricultural Impact Assessment at Priestmead School by Middlemarch Environmental (dated July 2015). This will include that arboricultural supervision is undertaken throughout the project and the development shall be carried out in accordance with the Method Statement and Tree Protection Plan. The tree protection measures shall be erected before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

REASON: The existing trees represent an important amenity feature which the local planning authority considers should be protected, and as required by policy DM 22 of the Harrow Development Management Policies Local Plan (2013).

11 Notwithstanding the details on the approved plans, prior to the construction of the boundary treatment hereby permitted, a plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to, and approved in writing by, the local planning authority.

The boundary treatment for each phase shall be completed before the development within that phase is occupied and shall thereafter be retained.

REASON: To safeguard the amenity of neighbouring residents and the character of the locality in accordance with policy DM 1 of the Harrow Development Management Policies Local Plan (2013).



12 Prior to the occupation of the buildings hereby approved, details of cycle storage (116 long term space, 9 short term spaces) on the site, some of which can be partly substituted by scooter parking for children, shall be submitted to and approved in writing by The Local Planning Authority. The cycle storage thus approved shall be carried out and implemented in full on site for the sole use of the school and nursery in accordance with the approved details and shall be retained for the duration of this educational use on the site.

REASON: To ensure the satisfactory provision of safe cycle storage facilities, to provide facilities for all the users of the site and in the interests of highway safety and sustainable transport, in accordance with policy 6.9B of The London Plan 2015 and policy DM 42 of the Harrow Development Management Policies Local Plan (2013).

13 If the development hereby permitted commences during the bird breeding season (March to August) inclusive, trees and buildings in the vicinity of the site shall be examined for nests or signs of breeding birds. Should an active bird's nest be located, time must be allowed for birds to fledge and the nest should not be disturbed during building works.

REASON: To safeguard the ecology and biodiversity of the area in accordance with policies DM 20 and DM 21 of the Harrow Development Management Policies Local Plan (2013).

14 The development hereby permitted shall not commence above damp proof course level, until details of bat tubes and bird bricks to be built into the fabric of the building(s) and details of bird and bat boxes to cater for National/Regional (London) or UK Biodiversity Action Plan (BAP) species, to be erected on the development or within the site, have been submitted to and approved in writing by the Local Planning Authority. The details approved shall be implemented on site and thereafter retained.

REASON: To enhance the ecology and biodiversity of the area in accordance with policies DM 20 and DM 21 of the Harrow Development Management Policies Local Plan (2013).

15 The use of the development shall not commence until a community use agreement and management strategy has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include access by non educational establishments, details of activities/events and the numbers of persons attending including a mechanism to record usage, details of pricing policy, hours of use, management responsibilities, and a mechanism for review. The development shall not be used at any time other than in strict compliance with the approved community use agreement and management strategy and it shall be kept updated to reflect changing usage of the building/external spaces and shall be made available at anytime for inspection upon request for the local planning authority.

REASON: To secure well managed and safe community access to the facilities provided in accordance with policy DM 46 of the Harrow Development Management Policies Local Plan (2013) and to ensure that the community use would not give rise to adverse detrimental impacts on the residential amenities of the surrounding neighbouring occupiers in accordance with policy 7.6B of the London Plan (2015) and policy DM 1 of the Harrow Development Management Polices Local Plan (2013).

16 No music or any other amplified sound caused as a result of this permission shall be audible at the boundary of any residential premises either attached to, or in the vicinity of, the premises to which this permission refers.

REASON: To ensure that the proposed development does not give rise to undue noise

nuisance to neighbouring residents, in accordance with policy 7.6B of the London Plan (2015) and policy DM 1 of the Harrow Development Management Policies Local Plan (2013).

17 The Priestmead School Travel Plan shall be implemented in accordance with the approved details upon the first occupation of the development hereby approved. Thereafter a Travel Plan review shall be undertaken and a revised Travel Plan shall be submitted to and approved in writing by the Local Planning Authority annually and not later than 31<sup>st</sup> August for each year of the expansion of the school. The mitigation measures identified in the Travel Plan shall be implemented for the duration of the development.

REASON: To promote sustainable transport and reduce the impact of the development on the surrounding road network in accordance with London Plan policies 6.1 and 6.3 and policy DM 42 of the Harrow Development Management Policies Local Plan (2013).

## **INFORMATIVES**

1 The following policies are relevant to this decision:

### **National Planning Policy:**

National Planning Policy Framework (2012)

### **The London Plan (2015):**

3.16 – Protection and Enhancement of Social Infrastructure

3.18 – Education Facilities

5.2 – Minimising carbon dioxide emissions

5.3 – Sustainable design and construction

5.6 - Decentralised Energy in development proposals

5.7 – Renewable Energy

5.8 – Innovative Energy technologies

5.9 – Overheating and Cooling

5.10 – Urban Greening

5.11 – Green roofs and development site environs

5.12 – Flood risk management

5.13 – Sustainable Drainage

5.18 – Construction, excavation and demolition waste

6.3 – Assessing effects of development on transport capacity

6.9 – Cycling

6.10 – Walking

6.13 – Parking

6.11 – Smoothing traffic flow and tackling congestion

7.1 – Building London's neighbourhoods and communities

7.2 – An inclusive environment

7.3 – Designing out crime

7.4 – Local character

7.5 - Public Realm

7.6 – Architecture

7.8 – Heritage Assets

7.13 – Safety, security and resilience to emergency

7.15 – Reducing noise and enhancing soundscapes

7.18 – Protecting Local Open space and Addressing Local Deficiency

7.19 – Biodiversity and Access to Nature

7.21 – Trees and Woodlands

## **Harrow Core Strategy (2012)**

CS1: Overarching Principles

CS1 B – Local Character

CS 1 Q/R – Transport

CS 1 T – Sustainability

CS 1 U – Sustainable Flood Risk Management

## **Harrow Development Management Policies Local Plan (2013):**

Policy DM 1 – Achieving a High Standard of Development

Policy DM 2 – Achieving Lifetime Neighbourhoods

Policy DM 7 – Heritage Assets

Policy DM 9 – Managing Flood Risk

Policy DM 10 – On Site Water Management and Surface Water Attenuation

Policy DM 12 – Sustainable Design and Layout

Policy DM 14 – Renewable Energy Technology

Policy DM 18 – Protection of Open Space

Policy DM 19 – Provision of New Open Space

Policy DM 20 – Protection of Biodiversity and Access to Nature

Policy DM 21 – Enhancement of Biodiversity and Access to Nature

Policy DM 22 – Trees and Landscaping

Policy DM 23 – Streetside Greenness and Forecourt Greenery

Policy DM 42 – Parking Standards

Policy DM 43 – Transport Assessments and Travel Plans

Policy DM 44 - Servicing

Policy DM 45 – Waste Management

Policy DM 46 – New Community Sport and Educational Facilities

## **Other Relevant Guidance:**

Supplementary Planning Document Sustainable Building Design (2009)

Supplementary Planning Document: Access for All (2006)

Harrow Surface Water Management Plan (2012)

## **2 CONSIDERATE CONTRACTOR CODE OF PRACTICE**

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

## **3 COMPLIANCE WITH PLANNING CONDITIONS**

**IMPORTANT:** Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.

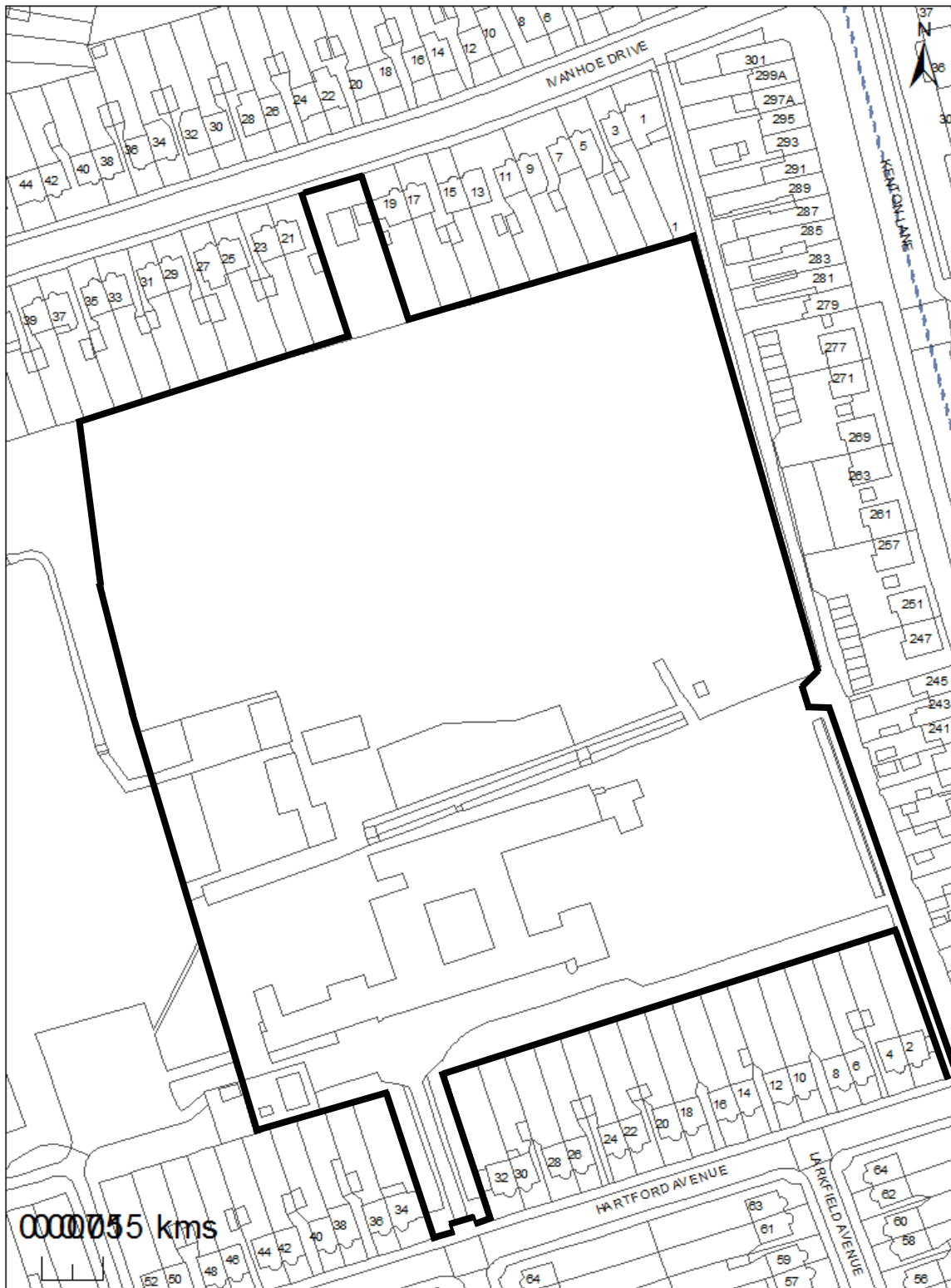
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.

- Beginning development in breach of a planning condition will invalidate your planning permission.

- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

Plan Nos: PS-A-L-90-001 REV.01, PPS-A-L-90-002 REV.01, PPS-A-L-90-X01 REV.01, PPS-A-L-90-X02 REV.01, PPS-A-L-90-X03 REV.02, PPS-A-L-92-001 REV.01, PPS-A-L-20-001 REV.04, PPS-A-L-20-101 REV.04, PPS-A-L-20-201 REV.05, PPS-A-L-20-301 REV.03, PPS-A-L-20-X01 REV.05, PPS-A-L-20-X02 REV.05, PPS-A-L-20-X03 REV.04, PPS-A-L-20-X06 REV.04, PPS-A-L-20-X07 REV.01, PPS-A-L-20-X08 REV.01, PPS-A-L-20-X09 REV.01, PPS-A-L-20-X10 REV.2, PPS-A-J-00-X03 REV.01, PPS-A-L-00-X01 REV. 02, PPS-A-L-00-X03, PPS-A-L-00-X04 REV.02, PS-A-L-00-X05 REV.02, PPS-A-L-00-X06 REV.02, PPS-A-L-00-X07 REV.02, PPS-A-L-00-X08 REV.02, PPS-A-L-00-X09 REV.02, PPS-A-S-41-X01 REV.02, 20150519-902B REV.2, Phase I Geo-Environmental - Priestmead dated 10/07/2014, Phase II Ground Investigation Report - Priestmead dated 10/09/2014, 15-63604-Chem - 15-02674-01 WAC dated 05/06/2015, 15-63604-Chem - 15-02674-01-Tar Suite dated 05/06/2015, 15-63604-Chem - ACSE Header, 15-63604- Logs conducted under 15-63190 dated 11/05/2015, PEP 441015-100, PEP 441015-101, RT-MME-117449-03-01, D2325\_L.200, D2325\_L.201, D2325\_L.202, D2325\_L.400, D2325\_L.600, D2325\_L.008 REV.A, D2325\_L.009, D2325\_SP.001, RT-MME-120300 dated 20/07/2015, RT-MME-117449-03-01 dated 18/08/2014, RT-MME-119254-01 dated 10/06/2015, REP-2601113-11A-RG-20150615 REV.01, PPS-A-J-00-X04 REV.01, PPS-A-J-00-X07 REV.02, PPS-A-J-00-X08 REV.01, 5273/004/R01 dated 08/08/2014, 2015 Priestmead Primary School School Travel Plan dated 15/07/2015.

# PRIESTMEAD PRIMARY & NURSERY SCHOOL, HARTFORD AVENUE, HARROW



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## SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

ITEM NOS: 2/02 & 2/03  
ADDRESS: ROYAL NATIONAL ORTHOPAEDIC HOSPITAL, NHS TRUST,  
BROCKLEY HILL, STANMORE

REFERENCE: P/3829/15

DESCRIPTION: **P/3829/15**  
RESERVED MATTERS APPLICATION (CONDITION 4) FOR ALL MATTERS (SCALE, APPEARANCE, LAYOUT, ACCESS, LANDSCAPING) PURSUANT TO HYBRID PLANNING PERMISSION REFERENCE P/3191/12 FOR THE CONSTRUCTION OF ENABLING WORKS. DEVELOPMENT TO INCLUDE SITE CLEARANCE AND THE CONSTRUCTION OF A NEW ACCESS ROAD, PEDESTRIAN AND DISABLED ACCESS, ASSOCIATED LANDSCAPING AND BOUNDARY TREATMENTS AND ANCILLARY WORKS.

**P/3832/15**  
DISCHARGE OF CONDITIONS 7 (DESIGN AUDIT), CONDITION 8 (VISUAL ASSESSMENT), CONDITION 9 (BIODIVERSITY STATEMENT) CONDITION 13 (SURFACE WATER DRAINAGE STRATEGY), CONDITION 14 (ACCESSIBILITY STATEMENT), CONDITION 15 (LIGHTING STATEMENT) CONDITION 17 (TREE SURVEY), CONDITION 18 (PARKING AND ACCESS STATEMENT), CONDITION 19 (LEVELS PLAN) PURSUANT TO HYBRID PLANNING PERMISSION REFERENCE P/3191/12 FOR THE DEVELOPMENT OF ENABLING WORKS ASSOCIATED WITH THE DEVELOPMENT OF THE BIOMEDICAL ENGINEERING HUB, IN CONNECTION WITH THE SEPARATE RESERVED MATTERS APPLICATION WORKS (P/3829/15) TO DISCHARGE CONDITION 4.

WARD: CANONS

APPLICANT: ROYAL NATIONAL ORTHOPAEDIC HOSPITAL NHS TRUST

AGENT: DELOITTE REAL ESTATE

CASE OFFICER: NICOLA RANKIN

EXPIRY DATE: 10<sup>TH</sup> NOVEMBER 2015

### **RECOMMENDATION P/3829/15**

**APPROVAL** of reserved matters and conditions for the development described in the application and submitted plans subject to conditions set out at the end of this report;

### **RECOMMENDATION P/3832/15**

**APPROVE** the details pursuant to conditions 7 (design audit), condition 8 (visual assessment), condition 9 (biodiversity statement) condition 13 (surface water drainage strategy), condition 14 (accessibility statement), condition 15 (lighting statement) condition 17 (tree survey), condition 18 (parking and access statement), condition 19 (levels plan) described in the application and submitted plans:

### **EXECUTIVE SUMMARY:**

The decision to grant planning permission has been taken having regard to the National Planning Policy Framework (2012), the policies of The London Plan (2015), Harrow's Core Strategy (2012), the Harrow Site Allocations DPD (2013) and the policies of the Harrow Development Management Policies Local Plan (2013) listed in the informatives below, as well as to all relevant material considerations including the responses to consultation. The principle of development has been established under outline planning application P/3191/12 which was approved by the Planning Committee in August 2013. Since this date the Council has adopted the Site Allocations Local Plan and the Harrow Development Management Policies Local Plan (2013). The further alterations to the London Plan were also adopted in March 2015. It is considered that there are no policy changes which would warrant a different conclusion to the principle of development.

The proposed enabling works would facilitate the development of the Biomedical Engineering Hub (BEH) (refer to P/3828/15) and will enable access between the existing hospital buildings and the proposed BEH. The enabling works include the construction of an interim access road and the provision of pedestrian and disabled access between the existing hospital buildings and proposed BEH. The hybrid planning permission identifies the Central development Zone (CDZ) for development of hospital related uses and the BEH building and enabling works would accord with the principles established at the outline stage. A short section of the interim access road would fall outside of the area designated for access and circulation. However, this is considered to be an acceptable compromise solution at the current time and will ensure the continued successful operation of the hospital in the short term but will still allow for the future phases of development. The proposed development would respond positively to the local context, including the future phases of development and will not harm the visual amenities or openness of the area. The proposals will also enable a development which is safe, accessible and inclusive to all. For these reasons, it is recommended that the application is approved.

### **INFORMATION**

The application is reported to the Planning Committee because the application needs to be considered in parallel with application P/3828/15 which is a major development and in the opinion of the Divisional Director would be likely to be of significant public interest and therefore falls outside of category 1(d) and proviso E of the Council's scheme of delegation.

Statutory Return Type: Minor Development

Council Interest: None.

Gross Floorspace: n/a

Net additional Floorspace: n/a

GLA Community Infrastructure Levy (CIL) Contribution (provisional): None

Harrow Community Infrastructure Levy (CIL) Contribution (provisional): None

### **Site Description**

RNOH Site

- The Royal National Orthopaedic Hospital (RNOH) is a 41.45 hectare site which is located within the Green Belt at the north-east of the London Borough of Harrow.
- The RNOH is nationally and internationally renowned as a specialist orthopaedic hospital.
- The site is of strategic planning importance. It is one of four strategic developed sites in the Green Belt, as defined by the Site Allocations Development Plan Document (DPD) and the Development Management Policies Development Plan Document (2013).
- The Harrow Core Strategy (2012) recognises the national significance of the RNOH as a leading medical institution and supports proposals to secure the future of the
- RNOH, where there is no conflict with Green Belt policy and the special character of Harrow Weald Ridge would be preserved.
- The RNOH is located within the Harrow Weald Ridge Area of Special Character. There are significant changes in levels across the site. The site lies between 120 and 148.1m above Ordnance Datum ('AOD'). The landform 'curves' around the eastern and western site boundaries at approximately 125 – 135 AOD and falls to approximately 120 m within the central parts, forming a 'bowl' within the centre of the site.
- There are large open areas to the north of the hospital, as well as wooded areas adjacent to Wood Lane.
- There are five vehicular access points to the site; one access point is located off Brockley Hill to the east, three access points are located off Wood Lane to the south and one access point is located off Warren Lane to the south-west.
- The majority of buildings on the application site are in a deteriorating condition with many of the derelict. The majority of existing buildings are one and two storey with some three storey.
- The site is subject to a Tree Preservation Order which includes 326 individual trees and 33 groups of trees
- The RNOH site is subject to two non-statutory ecological designations and one proposed non-statutory ecological designation:
  - Areas within the north and west of the site form part of the RNOH Grounds Site of Borough Grade 1 Importance for Nature Conservation (SBINC);
  - The southern edge of the RNOH site forms part of Pear Wood and Stanmore Country Park Site of Metropolitan Importance for Nature Conservation (SMINC)
  - An area of the site directly to the north forms part of the Watling Chase Community Forest planting site and environs a proposed Site of Local Importance for Nature Conservation (pSLINC)
- An Area of Archaeological Priority lies immediately south of the site.
- There are two Scheduled Ancient Monuments on the site.
- The Locally Listed Buildings within the site are Eastgate House (original hospital building) and its associated roadside walls
- Little Common Conservation Area lies immediately to the south-west of the site and slightly extends into the site. The conservation area was created on the basis of its particularly mix of high quality, period properties, a high proportion of which is statutorily and locally listed and the trees and open spaces provided by Stanmore Common surround and interact with the attractive groups of buildings in Little
- Common, imparting much of the special landscape and qualities of the conservation area.

#### BEH Location

- The outline permission (P/3192/12) approved a parameters plan which set out three



distinct development zones with maximum quantum's of development floorspace and maximum building heights. The three development zones were referred to as 'The Central Development Zone (CDZ)', 'The Western Development Zone (WDZ)' and the 'Eastern Development Zone (EDZ)'.

- The subject site concerns the Central Development Zone which allowed for up to 19,378sqm in footprint (including the multi storey car park), up to 56,871sqm of hospital development (C2 use), including a rehabilitation unit and parent accommodation, a multi storey car park up to 21,000sqm. The maximum permitted building height within this zone is 148AOD.
- BEH will be located at the northern portion of the Central Development Zone (CDZ), where the main clinical buildings will be located. The approved parameter plan allows for a curved series of buildings running on a north-south axis down to the slope of the site with a 15m high fall off and a maximum ridge height of 148.10 AOD.
- The BEH site is currently unoccupied and is located west of the existing estates compound.
- The BEH site is 0.25 hectares, to the north of the existing car park and to the east of the existing boiler house and estates compound. It is proposed that the Private Patient Unit will be latter located to the south of BEH.
- The proposed site lies adjacent to the Royal national Hospital Grounds Site of Importance for Nature Conservation and there are wooded areas to the north and west.
- To the immediate north of the site is the gas reducing station. The Northern Amenity Zone ('NAZ') is located to the north of the site and will be used a nature reserve and recreation site.
- The site slopes from east to west and north to south.
- The proposal site is not visible from any public roads.

### **Proposal Details for P/3829/15**

- The application seeks approval of reserved matters in relation to condition 4 of hybrid planning permission P/3191/12 for the development of enabling works in association with the separate reserved matters application P/3828/15 for the development of a Biomedical Engineering Hub ('BEH'). Condition 4 of planning permission P/3191/12 states: "*Approval of the details shown below (the Reserved Matters) for each phase of development shall be obtained from the local planning authority in writing before any development in that phase is commenced:*
  - *Layout*
  - *Scale*
  - *Appearance*
  - *Access*
  - *Landscaping*"
- The proposed enabling works will cover an area of 0.35 hectares and will include an access road to extend the existing road within the estates compound to provide a new access road for deliveries adjacent to the BEH building, as well as provide a new ramp and pedestrian cycle route to the BEH building, a new external disabled lift will be provided with steps incorporating a bicycle ramp and connection to services required by BEH.
- The proposed BEH building and enabling works will provide phase 1 of the new hospital development within the Central Development Zone area of the Royal National Orthopaedic hospital (RNOH).
- The proposed new access road will be developed off the existing estates compound junction, from the main hospital road.

- A new 3 metre wide (1:25) ramp and pedestrian/cycle route will be provided to the south of the BEH building.
- A new external disabled lift (1550 x 1320mm wide) is proposed together with steps and a cycle ramp.
- New hard and soft landscape works is proposed in the following locations:
  - The proposed new access road will incorporate soft landscaping within the roadside banking.
  - Soft landscaping to the proposed new pedestrian/bicycle ramp.
  - The existing site will be cleared removing existing vegetation so that the land surrounding the BEH building will be regarded.
- The proposed enabling works will provide the following areas:
  - Public realm (Incorporating BEH building landscape design) 365m<sup>2</sup>
  - New access Road/ Service Area 885m<sup>2</sup>
  - New pedestrian Ramp /bicycle path & external disabled lift 155m<sup>2</sup>
- It is proposed to raise ground levels to the west of the BEH building to provide a level platform as well as retaining walls to accommodate the proposed infrastructure. In relation to the proposed pedestrian footpath, the ground level will be raised by approximately 0.8 metres.
- The proposals also include the provision of new street lighting to the BEH road as well as the provision of new external lighting to the walkway from the main site road to the BEH site pedestrian entrance.

### Proposal Details for P/3832/15

- The application seeks approval of details in respect of conditions 7 (design audit), condition 8 (visual assessment), condition 9 (biodiversity statement) condition 13 (surface water drainage strategy), condition 14 (accessibility statement), condition 15 (lighting statement) condition 17 (tree survey), condition 18 (parking and access statement), condition 19 (levels plan) attached to hybrid planning permission reference P/3191/12 for the development of enabling works associated with the development of a biomedical engineering hub (P/3828/15) to discharge condition 4.
- A hybrid planning application for the comprehensive phased redevelopment of RNOH was approved by LB Harrow in August 2013 (P/3191/12). The hybrid planning permission included the comprehensive redevelopment of the RNOH site to include 56871m<sup>2</sup> of hospital development (C2 Use Class), 21,000m<sup>2</sup> of multi storey car park (sui Generis) and 40, 260m<sup>2</sup> of residential development (C3 Use Class) including the provision of open space and wider ancillary development.
- The current proposal should be considered in parallel with associated planning applications P/3829/15 and P/4102/15 for the reserved matters application for the development of enabling works for a biomedical engineering hub and for the discharge of planning obligations for this phase of the development.
- **Condition 7** states that: "Applications for approval of Reserved Matters submitted pursuant to this permission relating to layout, scale, appearance and landscaping shall be accompanied by a Design Audit. The Design Audit submitted shall set out (as appropriate) how the development described in the reserved matter(s):
  - (a) complies with the approved "Design Guidelines" and the approved Parameter Plans;
  - (b) complies with the Mayor of London's adopted Housing guidance in force at the time of the reserved matters submission and any Supplementary Planning Document ('SPD') in force as part of the Harrow Local Plan;
  - (c) provides an appropriate type and mix of residential units;
  - (d) complies with the London Plan requirements for Lifetimes Homes and Inclusive

Design in force at the time of the reserved matters submission;

- (e) meets the required commitment to a reduction in Carbon Dioxide emissions in force at the time of the reserved matters submission through the Local (Development) Plan or associated SPD for the area.
- (f) how energy shall be supplied to the building(s), highlighting;
  - i. how the building(s) relate(s) to the site-wide energy strategy; and
  - ii. any other measures to incorporate renewables.
- (g) how the proposed non residential building(s) have been designed to achieve a rating of BREEAM 'Excellent' or and how the proposed residential development has been designed to achieve a minimum Code for Sustainable Homes Level 4; (or equivalent replacement standard in force at the time of the reserved matters submission)
- (h) Contributes to the objectives of "Secured by Design" (or its replacement).

The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure good design and high quality architecture throughout the development in line with the principles set out in the approved Design Guidelines (February 2013), including protection of Green Belt openness and the character and appearance of the wider area, in accordance with the Environmental Impact Assessment, in line with the objectives of the National Planning Policy Framework, London Plan (2015) policies 7.3, 7.4, 7.5, 7.6 and 7.16, Core Strategy (2012) policy CS1, Policies DM1, DM2 and DM12 of the Development Management Policies Local Plan and Section 17 of the Crime & Disorder Act 1998 and to ensure that the development contributes to climate change mitigation by meeting the highest standards of sustainable design and construction and achieving an adequate reduction in carbon dioxide emissions from onsite renewable generation, in accordance with the Environmental Impact Assessment, in line with the principles set out in the approved Energy Statement, in accordance with the National Planning Policy Framework, London Plan (2015) policies 5.2, 5.3, 5.5, 5.6, 5.7, 5.10 and 5.11 and Harrow Core Strategy (2012) policy CS1."

- **Condition 8** states that: "Unless otherwise agreed in writing with the Local Planning Authority, applications for approval of Reserved Matters submitted pursuant to this permission relating to layout, scale, appearance and landscaping in the Central Development Zone shall be accompanied by a visual assessment sufficient to demonstrate the impact of the development on views from the north of the site. REASON: To ensure that the large scale developments in the CDZ respond positively to the site and the character of the Green Belt and the Harrow Weald Ridge Area of Special Character; in the interests of safeguarding openness and the character and appearance of the wider area, in accordance with the Environmental Impact Assessment and the objectives of the National Planning Policy Framework, London Plan (2015) policies 7.4, 7.6 and 7.16, Core Strategy (2012) policy CS1 and Policies DM1 and DM6 of the Development Management Policies Local Plan."
- **Condition 9** states that: "Unless otherwise agreed in writing by the Local Planning Authority, applications for approval of Reserved Matters submitted pursuant to this permission relating to layout, scale, appearance and landscaping of the public realm shall be accompanied by a detailed Ecology and Biodiversity Statement. The Ecology and Biodiversity Statement shall explain:
  - (a) how the development accords with the submitted Framework Ecological Management Plan (prepared by Aspect Ecology, dated November 2012);
  - (b) how the development will incorporate new habitats, including bird boxes, bat roosts and other wildlife features;
  - (c) how the development will create wildlife habitats within the public realm,

integrated into the detailed SUDS designs (i.e. standing and running water, grassland, log piles, green/brown roofs) and existing and replacement trees;

(d) the management arrangements for these features

The approved details shall be implemented prior to the occupation of the phase of the development to which the details relate.

REASON: To ensure that the development contributes to improving the ecology and biodiversity of the area, in accordance with the Environmental Impact Assessment, in accordance with the National Planning Policy Framework, London Plan (2015) policy 7.19, Core Strategy (2012) policy CS1 and Policy DM21 of the Development Management Policies Local Plan.”

- **Condition 13** states: “Unless otherwise agreed in writing with the Local Planning Authority, applications for approval of Reserved Matters submitted pursuant to this permission relating to layout and landscaping shall be accompanied by a detailed Surface Water Drainage Scheme for the area covered by that reserved matter. The Surface Water Drainage Scheme shall explain how the development proposed meets the requirements of the approved Surface Water Drainage Strategy secured by condition No. 27. This details submitted shall explain:

(a) the proposed use of Sustainable Urban Drainage Systems (SUDS) to manage surface water run-off, including the provision of soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands;

(b) surface water attenuation, storage and disposal works, including relevant calculations;

(c) works for the disposal of sewage associated with the development.

The development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To ensure that the development has adequate drainage facilities, to reduce and mitigate the effects of flood risk, in accordance with the Environmental Impact Assessment, in line with the recommendations of Core Strategy (2012) policy CS1 and the National Planning Policy Framework.

- **Condition 14** states that: Applications for approval of Reserved Matters submitted pursuant to this permission relating to layout, access and landscaping shall be accompanied by a detailed Accessibility Statement. This document shall explain:

(a) how the proposal contributes to the creation of Lifetime Neighbourhoods;

(b) how the proposed public realm areas would be accessible to all, including details of finished site levels, surface gradients and lighting;

(c) how each of the hospital buildings and the multi-storey carpark would be accessible to all, including details of level access and internal accommodation arrangements;

(d) how each of the residential dwellings would comply with Lifetime Homes standards, with 10% Wheelchair Homes compliance;

(e) how the patients family accommodation would comply with Lifetime Homes standards, with 10% Wheelchair Homes compliance.

The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the development is accessible and inclusive to all, in line with the recommendations of London Plan (2015) policies 3.8 and 7.2 and Core Strategy (2012) policy CS1.

- **Condition 15** states: “Applications for approval of Reserved Matters submitted pursuant to this permission relating to landscaping shall be accompanied by a detailed Lighting Strategy in line with the Code of Practice for the Reduction of Light Pollution issued by the Institute of Lighting Engineers. This strategy shall include details of the location, height and design of all lighting, the intensity of light to be

emitted and the surface area to be illuminated. It shall explain:

- (a) the rationale for the lighting proposed in public realm areas and buildings.
- (b) how the proposed lighting minimises impacts on biodiversity
- (c) how the proposed lighting minimises the risk and fear of crime, in accordance with 'Secured by Design' principles.

The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the development is adequately lit in order to minimise the risk and fear of crime, whilst ensuring that the proposed lighting would not unduly impact on local character, amenity or biodiversity, in line with the recommendations of London Plan (2015) policies 7.3 and 7.19 and Core Strategy (2012) policy CS1.”

- **Condition 17** states: “Development within each of the phases of the Outline element of the development hereby approved shall be carried out only in accordance with a detailed Arboricultural Report for that phase of development, which shall be submitted and approved in writing by the Local Planning Authority prior to commencement of any development within that phase. This document shall explain how the trees outlined in pink on each of the drawings No 32-1011.06 (Tree Retention + Removal Plans, date 11.02.13) are to be retained, together with measures for their protection during the course of the development. If any trees outlined in pink are to be removed, lopped or topped, a full justification must be provided. This document shall also provide details of and a rationale for the proposed replacement tree planting within that phase, in accordance with the Landscape Strategy (February 2013) and the mitigation required by the Environmental Statement.

REASON: To safeguard the Green Belt and the character and appearance of the area and to enhance the appearance of the development, in line with the requirements of London Plan (2015) policies 7.4 and 7.21, Core Strategy (2012) policy CS1 and Policies DM22 of the Development Management Policies Local Plan.”

- **Condition 18** states: “Applications for approval of Reserved Matters submitted pursuant to this permission relating to layout and access shall be accompanied by a Parking and Access Statement. This document, where appropriate, shall include:
  - (a) details of car parking provision for the Eastern and Western Development Zones, in accordance with London Plan policy 6.13;
  - (b) a detailed Parking Management Strategy for that part of the development (including car club provision);
  - (c) details of cycle parking provision for each of the proposed development zones, in accordance with London Plan policy 6.9;
  - (d) details of the location and specification of electric car charging points;
  - (e) details of pickup and drop off facilities for the hospital (in applications relating to the hospital only);
  - (f) details of motorcycle and scooter parking;
  - (g) details of pedestrian and cycle routes throughout that part of the scheme and how this relates to the overall site-wide approach as set out in the Design Guidelines;
  - (h) details of pedestrian and vehicle signage and wayfinding within the development;
  - (i) details of enforcement procedures for parking offences on unadopted roads;

Unless otherwise agreed in writing by the Local Planning Authority, the development shall be carried out in accordance with the approved Parking and Access Statement.

REASON: To ensure that adequate levels of parking are proposed, that sustainable means of transport are encouraged and to ensure that no unacceptable increase in traffic movements result, in line with the recommendations of the Transport Assessment, the addendum to the Transport Assessment and Environmental Impact Assessment, in accordance with the National Planning Policy Framework, London Plan (2015) policies 6.3 and 6.13, Core Strategy (2012) policy CS1 and Policy DM42

of the Development Management Policies Local Plan.”

- **Condition 19** states: “Applications for approval of Reserved Matters submitted pursuant to this permission shall be accompanied by a detailed Levels Plan. This plan shall explain details of the levels of the buildings, roads and footpaths in relation to the adjoining land and highway(s), and any other changes proposed in the levels of the site.

REASON: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and land contamination, in accordance with the Environmental Impact Assessment, in accordance with the National Planning Policy Framework, London Plan (2015) policy 5.21, Core Strategy (2012) policy CS1 and Policy DM9 of the Development Management Policies Local Plan.”

## **Environmental Impact Assessment**

The development that was considered under the Planning application reference P/3191/12 fell within the thresholds set out in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2015 (the EIA Regs), whereby an EIA is required for the purposes of assessing the likely significant environmental effects of the development.

A Scoping Opinion was issued by the Council on the 26<sup>th</sup> June, 2012. Following design alterations and subsequent increases in proposed floorspace, a revised Scoping Opinion was issued by the Council on 28<sup>th</sup> September, 2012. The Scoping Opinion comments on the approach and methodology for assessing the impact of the following environmental topics:

- Socio-Economic Issues
- Landscape and Visual Issues
- Ecology and Nature Conservation
- Archaeology and Built Heritage
- Noise and Vibration
- Air Quality
- Traffic and Transportation
- Ground Conditions
- Water Resources and Flood Risk

An Environmental Statement (ES) was submitted as a supporting document to the Hybrid application (ref: P/3191/12), and this included environmental information under the above topics. Further information was also submitted in the form of an Environmental Statement Addendum to address the changes made to the scheme during the course of the application. Officers were satisfied that this represented the environmental information for the purposes of Regulation 3. Officers had full regard to the content of the Environmental Statement in the preparation of their report to the Planning Committee.

The subject reserved matters application and associated discharge of conditions (No's 7, 8, 9, 13, 14,15, 17,18,19 and 31) for the development of enabling works associated with the separate reserved matters application for the development of a biomedical Engineering hub (P/3828/15) has been prepared in response to Condition 4 of the Hybrid Planning permission which states: “*Approval of the details shown below (the Reserved Matters) for each phase of development shall be obtained from the local planning authority in writing before any development in that phase is commenced:*

- Layout
- Scale
- Appearance
- Access
- Landscaping”

Paragraph 8 of the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2015 (as amended) relates to ‘Subsequent applications where environmental information is previously provided’. It states that:

*This regulation applies where it appears to the relevant planning authority that:*

*(a) an application which is before them for determination—*

- (i) is a subsequent application in relation to Schedule 1 or Schedule 2 development;*
- (ii) has not itself been the subject of a screening opinion or screening direction; and*
- (iii) is not accompanied by a statement referred to by the applicant as an environmental statement for the purposes of these Regulations; and*

*(b) either—*

- (i) the original application was accompanied by a statement referred to by the applicant as an environmental statement for the purposes of these Regulations; or*
- (ii) the application is for the approval of a matter where the approval is required by or under a condition to which planning permission deemed by section 10(1) of the Crossrail Act 2008(a) is subject.*

*(2) Where it appears to the relevant planning authority that the environmental information already before them is adequate to assess the environmental effects of the development, they shall take that information into consideration in their decision for subsequent consent.*

*(3) Where it appears to the relevant planning authority that the environmental information already before them is not adequate to assess the environmental effects of the development, they shall serve a notice seeking further information in accordance with regulation 22(1).*

Officers are satisfied that the environmental information already before them (i.e. the Environmental Statement which accompanied the Hybrid Planning application P/3191/12) is adequate to assess the environmental effects of the development, and that this information can be taken into consideration in this decision.

## **Relevant History**

**P/3191/12** Hybrid planning application for the comprehensive, phased, redevelopment of the Royal National Orthopaedic Hospital ("the Development"). The application is accompanied by an Environmental Statement. The development comprises two elements:

- An Outline Element - ("the Outline Element")

To include:

Up to 56,871sqm (Gross Internal Floor Area) of new hospital development, including rehabilitation unit and parent accommodation (Use Class C2);

Up to 21,000 sqm (Gross Internal Floor Area) multi storey car park providing up to 805 car parking spaces;

Up to 88 surface car parking spaces and up to 50 undercroft car parking spaces for operational hospital use;

Up to 40,260 sqm (Gross Internal Floor Area) of residential development (Use Class C3) (including ancillary floorspace i.e. garages and undercroft parking) providing up to 356 residential units of which up to 45 units will be for staff accommodation (36 proposed and 9 existing);

Partial change of use of Eastgate House from office to private residential (Use Class C3);

Up to approximately 19.2 hectares of public open space;

Associated landscaping and ancillary works;

Closure of existing access at north-eastern end of Wood Lane.

- A Detailed Element - ("the Detailed Element")  
Permanent: Demolition of four structures (incinerator, patients centre, Moor House Cottage and Moor House store); Realignment and alterations to the existing service road and access from the south-western end of Wood Lane; Provision of a new internal road and a new internal access point to the Aspire National Training Centre; Provision of a total of 75 car parking spaces for the Aspire National Training Centre; Associated lighting, drainage and landscape works.
- Temporary (5 years) - Construction of an area of hard standing to accommodate 121 car parking spaces, Erection of a 3m high fence to enclose the existing boiler house, Works to the existing estates compound; Associated lighting, drainage and landscape work  
Approved 17-Dec-2012

**P/3341/13** Details pursuant to condition 7 (fencing), attached to planning permission P/1234/13 dated 04/07/2013 for 'temporary permission for a pre-fabricated extension to existing MRI building which is located towards the southern part of the site; associated plant; minor alignment to an existing footpath; associated landscaping (5 years)'  
Approved 19-Dec-2013

**P/3940/13** Details pursuant to condition 39 (soft landscaping) attached to Planning Permission P/3191/12 dated 5/08/2013 for Hybrid planning application for the comprehensive, phased, redevelopment of the Royal National Orthopaedic Hospital  
Approved 07-Feb-2014

**P/2407/13** approval of details pursuant to paragraphs 2 and 3 of part 6 of the first schedule of the planning obligation (employment and training strategy relating to the detailed element) attached to planning permission p/3191/12 dated 5th august 2013  
Approved 09-Sep-2013

**P/2384/13** Details pursuant to conditions 10 (Construction Environmental Management Plan Relating to the Detailed Element only), 36 (Drainage), 37 (Lighting), 38 (Tree/Arboricultural report), attached to Planning Permission P/3191/12 dated 5/08/2013  
Approved 09-Sep-2013

**P/2407/13** Approval of details pursuant to paragraphs 2 and 3 of part 6 of the first schedule of the planning obligation (employment and training strategy relating to the detailed element) attached to planning permission P/3191/12 dated 5th August 2013  
Approved 09-Sep-2013



**P/3534/13** Details pursuant to conditions 5 (surface water disposal) and 6 (surface water attenuation) attached to planning permission P/1234/13 dated 04/07/2013 for temporary permission for a pre-fabricated extension to existing MRI building which is located towards the southern part of the site; associated plant; minor alignment to an existing footpath; associated landscaping (5 years)  
Approved 06-Jan-2014

**P/0231/14** Details pursuant to condition 31 (bird and bat survey) attached to Planning Permission P/3191/12 dated 5/08/2013. (These details relate only to the detailed element of the development).  
Approved 20-Feb-2014

**P/0579/14** installation of a temporary surface car park; 8 no. lighting columns, vehicle ramp and associated landscaping (5 year)  
Granted 16-May-2014

**P/0850/14** Details pursuant to condition 25 (contamination), attached to planning permission P/3191/12 dated 05/08/2013  
Approved 18-Jun-2014

**P/1462/14** Details pursuant to condition 29 (buffer zone), attached to planning permission P/3191/12 dated 05/08/2013  
Approved 23-Jun-2014

**P/1705/14** Details pursuant to condition 33 (energy strategy), attached to planning permission P/3191/12 dated 05/08/2013  
Approved 05-Sep-2014

**P/1713/14** Details pursuant to condition 25 (verification report - contamination) attached to planning permission p/3191/12 dated 05/08/2013  
Approved 05-Sep-2014

**P/2121/14** Details pursuant to condition 25 (verification report - contamination) attached to planning permission P/3191/12 dated 05/08/2013  
Approved 01-Oct-2014

**P/2636/14** Approval of details reserved by condition 25 (contamination) attached to planning permission P/3191/12 dated 5.8.2013  
Approved 03-Oct-2014

**P/2541/14** Approval of details reserved by condition 30 (method statement for removing the Japanese knotweed from site) relating to planning permission P/3191/12 dated 05.08.2013 for new hospital  
Approved 19-Dec-2014

**P/1705/14** details pursuant to condition 33 (energy strategy), attached to planning permission P/3191/12 dated 05/08/2013  
Granted 05-Sep-2014

**P/1713/14** Details pursuant to condition 25 (verification report - contamination) attached to planning permission P/3191/12 dated 05/08/2013  
Approved 05-sep-2014

**P/3369/14** Non-material amendment to planning permission no. P/3191/12 dated 05/08/2014 - to remove condition no. 20 (Brockley hill improvement works).  
Approved 23-Jan-2015

**P/4206/14** Non-material amendment to increase the boundary of the central development zone (CDZ) parameter plan that was approved under planning permission p/3191/12 dated 05/08/2013  
approved 23-Jan-2015

**P/2281/15** Non- material amendment to planning permission P/3191/12 dated 5/8/15 to allow the submission of the site waste management plan prior to commencement of any development within that phase  
Approved 14-Jul-2015

**P/4326/15** Details pursuant to condition 27 (drainage strategy for the entire site, which includes details of surface water drainage and details for the disposal of foul water) attached to planning permission p/3191/12 dated 5/8/13 for hybrid planning application for the comprehensive, phased, redevelopment of the royal national orthopaedic hospital.  
Approved 23-Jul-2015

**P/3828/15** Reserved matters application (Condition 4) for all matters (scale, appearance, layout, access, landscaping) pursuant to hybrid planning permission reference P/3191/12 for the development of a Biomedical Engineering Hub. Development to include construction of 4,271 sqm (GIFA) of hospital floorspace (C2 Use Class), including accommodation for medical research, science and teaching, and other ancillary clinical and service related development. Development to also include associated landscaping, access, bin stores, pedestrian links and ancillary works.  
Expiry 17-Nov-2015

**P/3830/15** Discharge of conditions 7 (design audit), condition 8 (visual assessment), condition 9 (biodiversity statement) condition 13 (surface water drainage strategy), condition 14 (accessibility statement), condition 15 (lighting statement) condition 17 (tree survey), condition 18 (parking and access statement), condition 19 (levels plan) and condition 31 (bats and birds) pursuant to hybrid planning permission reference p/3191/12 for the development of a biomedical engineering hub (p/3828/15) to discharge condition 4.  
Expiry 17-Nov-2015

**P/4101/15** Approval of details pursuant to part 7, paragraph 1 of the first schedule of the planning obligation (landscape and ecological management plan) attached to planning permission P/3191/12 dated 5th August 2013 in relation to the reserved matters application for the development of a biomedical engineering hub.  
Expiry 23-Oct-2015

**P/4102/15** Approval of details pursuant to part 7, paragraph 1 of the first schedule of the planning obligation (landscape and ecological management plan) attached to planning permission p/3191/12 dated 5th august 2013 in relation to reserved matters application for the enabling works in connection with the development of a biomedical engineering hub.  
Expiry 27-Nov-2015

### **Pre-Application Discussion: (REF P/1021/15/PREAPP)**

RNOH has been engaged in pre-application discussions with the Council since July 2012 in order to formalise the pre-application stage of the engagement in respect of the proposals. The existing Planning Performance Agreement agreed in 2012 has been updated to reflect the next phase of planning applications required to help facilitate the progression of the outline proposals. The applicant has engaged in two pre-application meetings with the Council to address the specific proposals for the Biomedical Engineering Hub reserved matters application and associated works.

### **Community and Stakeholder Engagement**

The Council's Statement of Community Involvement (2006) states that *'ideally the results of pre-application consultation should be included in the planning application and form part of the planning application process'*. A Statement of Community Involvement accompanies the application (within the Planning Statement) and this document explains the programme of public consultation and community engagement carried out prior to the submission of the application. As part of its programme of community engagement, the applicant has initiated public consultation exercises in June 2015. In addition, the applicant has presented to the Major Development Panel [MDP] in July 2015.

### **Applicant Submission Documents**

- Planning Statement (summary)
- The reserved matters application is for the construction of enabling works, to facilitate the development of the BEH. The enabling works include the construction of an interim access road, and the provision of pedestrian and disabled access between the existing hospital buildings and the proposed BEH. The interim access road will be developed off the existing Estates compound junction, from the main hospital road.
- Proposals for BEH are submitted via a separate reserved matters application. BEH will consolidate and build on existing activities undertaken across the RNOH site, to create a modern flexible, world class research, academic and clinical building.
- The hybrid planning permission identifies the Central Development Zone (CDZ) for development of hospital related uses. The enabling works and BEH are wholly located within the CDZ. A short section of the interim access road to the north east leading to the estate compound falls outside of the area designated within the CDZ for access and circulation. The hybrid planning permission envisaged a number of interim building and access arrangements throughout the duration of the re-development of RNOH, to allow for the phased redevelopment of the site.
- The proposed development responds positively to the local context, including future phases of development. The proposed design is high quality and will not harm the visual amenity or openness of the area.
  - ❖ Design and Access Statement
  - ❖ Energy Strategy and Sustainability Statement
  - ❖ Arboricultural Impact Assessment
  - ❖ Air Quality Assessment
  - ❖ Landscape and Visual Impact Assessment
  - ❖ Ecology and Biodiversity Statement
  - ❖ Surface and Foul Water Drainage Strategy
  - ❖ Lighting Strategy
  - ❖ Tree Survey
  - ❖ Parking and Access Statement

## Consultations

### Internal Consultees:

**Housing Enabling:** This reserved matters application does not deal with the housing element of the comprehensive development proposal and we therefore have no comments.

**Biodiversity Officer:** Awaiting comments.

**Landscape Architect:** The hard and soft landscape proposals and details for enabling works are acceptable.

**Drainage Authority:** The proposed drainage system for the service area is satisfactory however further details are required for the drainage proposals for the ramp. The applicant should review the surface water run-off from the ramp and provide further details.

**Environmental Health:** No objections.

**Arboricultural Officer:** No objection - There are no significant tree issues in relation to the proposed development.

**Highways Authority:** No objections.

### External Consultees:

**Transport for London:** TFL has no comments to make on this application.

**NHS Harrow:** NHS Harrow has no further comments

**Greater London Archaeological Advisory Service:** Condition 22 attached to the Hybrid application (P3191/12) requires a programme of archaeological works to be carried out in the Eastern Development Zone where there is a known potential for evidence of Roman activity. The above application lies outside the Eastern Development Zone. Condition 23 of the Hybrid application (P3191/12) requires a programme of historic building recording of the 1930s buildings within the site. The above application would impact only post-1990s buildings.

No further assessment or conditions are therefore necessary in relation to the above application.

It should however be recommended that the applicant employ a qualified archaeologist to formulate an overarching archaeological mitigation strategy in line with conditions 22 and 23 of the Hybrid application (P3191/12). This would be to ensure that the appropriate archaeological works are implemented as each phase of the development comes forward.

**Sport England:** Sport England does not wish to comment on this particular application.

**Natural England:** No comment

**Thames Water:** No comment

**Crime Prevention Design Adviser:** Awaiting comments

**Environment Agency:** No objection

### **Advertisement**

**Site Notice x 5:** Major Development: Expiry: 19.10.2015

**Press Advert:** Major Development Expiry: 21.09.2015

### **Neighbour Notifications**

Sent: 1383

Replies: 0

Expiry: 25.09.2015

### **Addresses Consulted**

Notification letters were sent to properties within a wide area surrounding the site, extending south to London Road, west to Common Road, north to the M1 and east to Brockley Hill. In addition to this, properties within the London Borough of Barnet were also notified by letter. Following advice from Hertsmere Borough Council, notification letters were not sent to properties within this Borough. Eight site notices were however posted within the Hertsmere Borough.

### **Summary of Responses**

- None

### **APPRAISAL**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

*'If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.'*

The Government has issued the National Planning Policy Framework [NPPF] which consolidates national planning policy and is a material consideration in the determination of this application.

In this instance, the Development Plan comprises The London Plan (consolidated with alterations since 2015) (2015) [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP], the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP].

### **MAIN CONSIDERATIONS**

Principle of Development

Design and Visual Impact including Impact on the Visual Amenities of the Green Belt and Area of Special Character

Traffic, Parking, Access, Servicing and Sustainable Transport

Sustainability

Accessibility and Inclusive Design

Biodiversity, Trees and Landscaping

Flood Risk and Drainage

**Principle of Development**

The principle of development has been established under outline planning application P/3191/12 which was approved by the Planning Committee in August 2013. The outline planning permission considered the building location, building parameters and use. Since the outline planning permission was approved there have been some changes to the Harrow Development Plan. The Development Management Policies DPD and the Site Allocations DPD were adopted on 4 July 2013. However, advanced draft versions of the documents were reviewed as part of the hybrid application and consequently there are no significant differences in local policy which would impact the reserved matters proposals. In addition, further alterations to the London Plan were adopted in March 2015. It is also considered that there are no changes within the London Plan which would warrant a different conclusion with regard to the principle of the development.

The approved CDZ masterplan set out the development parameters as set out in the table below.

	<b>Approved (Outline)</b>	<b>Proposed</b>
<b>Building Height</b>	148.10 AOD	n/a
<b>Footprint</b>	19, 400 sqm	n/a
<b>Floor space</b>	77, 871 sqm	n/a
<b>Width</b>	Maximum 75 m Minimum 8 m (hospital dev) Minimum 2m (ancillary structures)	n/a
<b>Length</b>	Maximum 105 m Minimum 8m (hospital dev) Minimum 2m (ancillary structures)	n/a

No buildings are proposed as part of the BEH enabling works application. The land use for the BEH enabling works site will provide Clinical Hospital (C2 Use Class) and ancillary hospital space which will accord with the requirements of the CDZ parameters plan. The BEH enabling works will help facilitate the BEH building which will have a footprint of 1140m<sup>2</sup> and a total floor space of 4271m<sup>2</sup>.

The approved parameters plan (101204 d-786 Rev S) of the hybrid planning permission defined an area for buildings, circulation and associated hard standing. A short section of the interim access road to the north east leading to the estate compound would fall marginally outside of the area designated for access and circulation. However, the applicants have provided a robust justification for the proposed temporary access road. Various options were considered for road access to the BEH site, including access from the west and east of BEH. The supporting documentation outlines that access from the west of BEH would require the need to create a new road 150m long, requiring major earthworks, banking, retaining walls and diverting major services. As such, the applicants considered that it would not be possible to achieve this option as a result of

budget and time constraints as the cost of the west road would be 4-5 times the cost of the east road, the lead in time and construction programme was not feasible within the allocated timescale and furthermore as the gas reduction unit (GRU) (to the north of the site) could not be relocated during the allotted programme time. The proposed temporary road to the east is outlined to be the better compromise solution at the current time as it will involve a shorter (40m) length of road, with no retaining walls or major earthworks, the GRU can remain in place and be re-located at a latter phase when the Multi Storey Car Park is constructed (MSCP) and it can link into the existing access road and access junction within the estates compound. The supporting Design and Access statement demonstrates that during a later phase when the road from the west is constructed, the GRU will be removed and a new access/delivery bay will be created for the BEH site. At this time, the temporary road outside of the CDZ will be removed. For these reasons, officer consider, that the current proposed access solution to be reasonable and appropriate, particularly as the hybrid planning permission acknowledged that a number of interim and building access arrangements would be required throughout the duration of the redevelopment of RNOH, to allow for the phased development of the site.

In summary, it is considered that the principle of the enabling works for the Biomedical Engineering Hub application is acceptable and would accord with the National Planning Policy Framework (2012), The London plan (2015), the Harrow Core Strategy (2012), the Harrow Site Allocations DPD (2013) and the Harrow Development Management Policies Local Plan (2013).

### **Design and Visual Impact Including Impact on the Visual Amenities of the Green Belt and Area of Special Character**

The NPPF (2012) emphasises the importance to the design of the built environment stating that *“Good Design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people...Planning Policies and decisions should aim to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development”* (Paragraphs 56 and 58).

The London Plan (2015) policy 7.4B states, inter alia, that all development proposals should have regard to the local context, contribute to a positive relationship between the urban landscape and natural features, be human in scale, make a positive contribution and should be informed by the historic environment. Core Strategy policy CS1.B states that ‘all development shall respond positively to the local and historic context in terms of design, siting, density and spacing, reinforce the positive attributes of local distinctiveness whilst promoting innovative design and/or enhancing areas of poor design’. Policy DM1 of Harrow’s the Development Management Policies Local Plan requires all development proposals to achieve a high standard of design and layout. It outlines that proposals should seek to optimise the potential of sites and create an inclusive environment that respects the character and setting of neighbouring development, the wider landscape and adds to the visual amenity of the place. Considerations should include scale, height, bulk massing, the use of the proposal in relation to the neighbouring uses, materials, sustainability measures, inclusive access and the functionality of the development including car and cycle parking provision”.

Core Strategy policy CS1.F states that ‘The quantity and quality of the Green Belt, Metropolitan Open Land, and existing open space shall not be eroded by inappropriate uses or insensitive development’. Section B of Policy DM1 of Harrow’s Development

Management Policies Local Plan requires all proposals for the redevelopment or infilling of previously-developed sites in the Green Belt to have regard to the visual amenity and character of the Green Belt. Policy 6 of this Local Plan seeks to protect Areas of Special Character from insensitive development.

### **Layout and Scale**

The enabling works have three central elements involving a new road north of the BEH building, a new public realm entrance east of the BEH building and a new pedestrian/bike route to the south of BEH. There are a number of existing buildings, infrastructure and natural constraints around the application site which have determined the layout of the proposed enabling works. It will be necessary to ensure that all departments and clinical functions of the hospital can continue to operate in a clinically acceptable and safe manner at every stage of the development. In terms of building constraints, this includes the existing sub-station (to be demolished and relocated within the BEH building), the gas reduction unit to the north to be relocated at a later date and also the boiler house and associated above ground steam pipe to the east to be relocated at a later date. It is outlined that it will be necessary to retain the Boiler unit and GRU in order to ensure the successful continued operation of the hospital. Recently additional infrastructure enabling works have also been completed on the site including improvements to configuration of the western service road and the provision of a new temporary car park area in close proximity to the south of the BEH site. In addition, to the man-made structures on the surrounding land, the application site is constrained by the natural topography – there are very significant changes in levels across the site and although there are many local variations, the general topography has a pronounced fall from south to north, amounting to as much as 20 metres from Wood Lane boundary to the northern edge abutting the adjacent farmland. Having regard, to the surrounding site constraints and future phases of development, officers are satisfied that the location of the enabling works are logical and will ensure the continued operation of the hospital and successful development of future development phases. The proposed enabling works will integrate successfully into the existing site context and will be appropriate in terms of landscape scale. The works will ensure that the building is fully accessible to all patients and visitors but will not be harmful to the visual amenities of the surrounding landscape and Green Belt.

### **Condition 19 – Site Levels**

Condition 19 of the hybrid permission requires that details of the levels of the building in relation to adjoining roads and footpaths are provided. The applicant has provided a detailed levels plan which has taken account of the wider Masterplan re-development. The BEH building complies with the approved RNOH CDZ parameters plan including the maximum datum height stipulated in the masterplan (148.10 AOD). The proposed building height would respect the height of the immediate proposed future surrounding buildings and the natural topography of the land. As demonstrated on the submitted levels plan, suitable road levels and access points will be provided which will provide a satisfactory relationship with the BEH building and surrounding future phases of development. Officers consider that the levels details for the enabling works are acceptable.

### **Design and Appearance**

The proposed new access road to the north will be for deliveries and fire access. It will be a black tarmac road with PCC kerbs and channels. The new road will connect to an existing concrete road within the estates area to the east. There would be gradual rise in the gradient of approximately 1:20 from the connection to the plateau at the side of the



future BEH building. The roadway will be lit and will be enclosed by a 1.8 metre high mesh panel fence. A total of 9, 6 metre high lighting columns would be provided around the new roadway. In addition 1.1metre high retaining walls will be provided adjacent to the road to address level changes and keep people safe from falls.

The proposed pedestrian pathway will be 3 metres wide and will be constructed from the pavement alongside the hospital spine road and the side of the temporary car park. The path would fall at a gradient of 1:25 from the spine road to a staircase and DDA compliant external platform lift to cater for a difference of 1.7 metres in levels. The lift would put people at a level of 125.80 which is just higher than the finished floor level of the new BEH which is at 125.65.

The proposed staircase, located at the south eastern corner of the building will have over sized stringers and grooved to allow bicycles to be wheeled down the stairs safely. The footpath will be built over the existing masonry bund which will be left in place and the ground levels raised to provide the proposed 1:25 gradient. A concrete retaining wall with 1.1 metres high handrail would be provided along the eastern edge of the footpath to address the change in levels and ensure people could move safely across the ramp. The retaining wall and hand rail would project to a height of 1.4 metres above the surface of the footpath. The footpath would consist of concrete paving slabs and precast concrete edgings. The footpath would be cambered to allow any surface water to drain into the embankments at the side. The footpath would be lit with bollard lighting columns to a height of 1.6 metres.

Both the interim road and pedestrian footpath would incorporate soft landscaping which would help provide an attractive setting to the BEH building and enhance the overall northern landscape setting of the central development zone. Soft landscaping will include tree, shrub and meadow grass planting.

### **Condition 8 – Landscape and Visual Impact Assessment**

A visual impact assessment of the proposed development as required by condition 8 of the hybrid planning permission has been submitted under planning application P/3830/15. Condition 8 required this specifically to demonstrate the impact of the development in views from the north. The proposed location for BEH is situated in a dip in the land before it rises to towards the south of the site. Various sections and short and long distance viewpoints have been considered to address the Visual Impact of the BEH building. These are the same as those identified within the Environmental Statement which accompanied the hybrid planning permission. In addition, photomontages have also been provided to assess the visual effects of the proposed BEH development from key views from the surrounding countryside and to help inform an appropriate choice of building materials.

Overall, the visual impact assessment finds that there will be very limited views of BEH from the various assessment points, due to either natural topography or the dense network of retained intervening trees and woodland. Having regard to the findings of the visual impacts assessment and the high quality design response proposed, officers consider that the proposed development would not result in any adverse impacts on the visual amenities of the Green Belt or from the surrounding publically accessible areas from the north of the site, the Area of Special Character or the surrounding adjacent buildings both in the short and long term. In terms of the enabling works, due to the limited height, extent and scale of the proposals officers are satisfied that there will be no detrimental visual impacts, particularly when considered in relation to the proposed BEH

building.

### **Condition 7- Design Audit**

Condition 7 of the hybrid planning permission requires that every reserved matters application is accompanied by a design audit outlining how the development complies with a number of issues related to design and layout, security and energy and sustainability in order to ensure a high quality design and protection of Green Belt openness and the character of the wider area.

As discussed above the proposed development is considered to comply with the “Design Guidelines” and approved parameter plans in accordance with the requirements of condition 7(a). The Biomedical Engineering Hub and associated enabling works building does not have any residential component and therefore condition 7 parts (b) and (c) are not relevant in this case. Condition 7, part (d) requires that the building will be inclusive to all. The building will comply with best practice Building Control requirements and the measures proposed are considered by officers to be sufficient – please refer to section 5 of the appraisal. Condition 7, parts (e) to (g) requires details on the energy reductions and sustainability of the building which is not relevant to the enabling works application. Condition 7, part (h) requires that the building will contribute to the objectives of “secured by Design”. The security measures to be implemented in the building and application site are outlined under section 8 of the appraisal and the submitted details have been referred to the Crime Prevention Design Advisor (CPDA). At the time of writing this report, further comments are awaited which will be reported in the committee addendum. Overall, subject to the comments of the CPDA, officers consider that all the criteria required under condition 7 have been satisfactorily addressed.

### **Condition 15- Lighting Strategy**

Condition 15 (parts a-c) requires that each reserved matters application is accompanied by a detailed lighting strategy in line with the Code of Practice for the Reduction of Light Pollution issued by the Institute of Lighting Engineers. The strategy is required to explain the rationale for lighting in public realm areas and buildings (criteria a), how it accords with ‘Secure by Design’ principles (criteria b) as well as outlining how it will minimise the impact on biodiversity (criteria c).

The strategy outlines that lighting will be required for the service yard area as well as the perimeter of the BEH building. It is proposed that all lighting will comply with the Institute of Lighting Engineers Guidance for the reduction of Obtrusive light 2005. Service yard lighting will consist of a combination of wall and post top luminaires. Luminaires will be LED lamp types with automatic photocell control, presence control and dimming to reflect operational and security requirements. Similarly, the lighting on the perimeter of the BEH building will be based on Led lamp types with automatic controls. Building will be wall mounted and/or canopy luminaires which have been chosen to enhance the building architecture and in order to provide safe passage for staff, service users and visitors. A detailed lighting plan has been provided which includes information on location, types of lighting and heights. Lighting will be provided to all entrances, recesses, garden area, movement routes and drop off area. The pathway will be lit with 7, 1.6 metre high bollard lighting columns and a wall mounted luminaire would serve the stairs and adjacent lift. The roadway to the north will be lit with a total of 9, 6 metre high lighting columns. The rationale for proposed lighting is considered to be satisfactory. Criteria b and criteria c of condition 15 referred to above are discussed in section 6 and 8 of the appraisal below. Overall, the details are considered to satisfactorily address the requirements of condition 15.

Having regard to the requirements of the NPPF and the up-to-date Development Plan, it is considered that the proposed development would successfully integrate with the character of the site. It is considered that the scheme would not unduly impact on the visual amenities of the Green Belt, the special features of the Harrow Weald Ridge Area of Special Character or nearby protected trees or nearby trees of significant amenity value. As such, the proposal is considered to comply with the NPPF (2012), policies 7.4B and 7.6B of The London Plan (2015) core policy CS1 B of the Harrow Core Strategy (2012) and policies DM 1, DM16 and DM 6 of the Harrow Development Management Polices Local Plan (2013).

### **Traffic, Parking, Access, Servicing and Sustainable Transport**

Sustainable transport modes and planning decisions should ensure that developments which generate significant movements are located where the need to travel will be minimised and the use of sustainable transport modes will be maximised. All developments which would generate significant amounts of movements are required to provide a Travel Plan (NPPF, Paragraph 32).

The London Plan (2015) policies 6.3, 6.9, 6.10 and 6.13 seek to regulate parking in order to minimise additional car travel and encourage use of more sustainable means of travel. This is further emphasised by policy core policy CS 1 R of the Harrow Core strategy (2012). Policy DM 42 of the Harrow Development Management Local Plan outlines the council's parking standards and cycle parking standards.

The highways principles of the development were approved as part of the hybrid permission. The design of BEH would comply with the approved Transport Assessment and draft Travel Plan. Notably, the hybrid planning permission requires that a site wide travel plan is approved prior to the hospital start date.

As outlined above, a new access road is required to provide vehicular access to the proposed BEH which is being considered under the separate reserved matters application, P/3829/15. The new access road will be developed off the existing Estates Compound junction from the main hospital road. The enabling works include the provision of pedestrian and disabled access to the south of the application site between the existing hospital buildings and the proposed BEH development.

### **Condition 18 – Parking and Access Strategy**

Condition 18 (parts a –i) requires that reserved matters applications are accompanied by a Parking and Access Statement to address parking management, cycle parking provision and details of pick up and drop off facilities. The criteria of condition 18 are discussed below:

#### **Part (a) – Car Parking Provision for EDZ and WDW**

The BEH site is located in the central development zone and therefore is not applicable to this reserved matters application.

#### **Part (b) – Parking Management Strategy**

No car parking is to be provided within the BEH site. It is envisaged that staff who have travelled by car would park their vehicles within the car parking areas presently located within the wider RNOH site, as is the case for existing staff members. Details of existing and projected future parking demand have been provided for the various departments which make up the BEH and it is expected that the overall number of spaces on the

RNOH site (1015 spaces) would be able to accommodate the proposed demand, particularly given that 1015 spaces represents the target formal provision for the hospital upon completion of the redevelopment.

#### Part (c) – Cycle Parking Provision

Dedicated cycle parking facilities will be provided solely for the BEH building. A total of 48 cycle parking spaces in the form of 24 Sheffield stands. Based on the projected number of full time staff within the BEH building (156), the overall number proposed would accord with the London Plan (2015 standards).

#### Part (d) – Electric Car Charging Points

This criterion is not applicable in this instance as there is no car parking proposed within the reserved matters application.

#### Part (e) – Pick Up and Drop Off Facilities

Therefore no pickup and drop off facilities are proposed for vehicles other than those associated with servicing and deliveries. The separate enabling works application (P/3829/15) proposes a new access road which provides vehicular access to BEH from the existing gated and secure Estates compound to the east of the BEH site.

The good yard will enable service and delivery vehicles to turn around and park while loading and unloading to and from the goods area the rear of the building. Notably a separate delivery and service plan is required prior to the occupation of the building in accordance with condition 21 of the hybrid permission.

#### Part (f) – Motorcycle and Scooter Parking

General vehicular traffic will not be permitted to BEH, including access for motorcycles and scooters, which will park within the existing hospital parking supply in keeping with the existing arrangements.

#### Part (g) – Pedestrian and Cycle Routes and Relationship with Design Guidelines

The application includes the provision of pedestrian and disabled access links between the south eastern corner of the BEH development and the footway alongside the existing main hospital access road. The link routes in a north-south alignment and will provide the key link between the BEH building and the surrounding buildings as well as the adjacent car parking to the south west. The main entrance to the BEH building is from the east side of the building in line with the primary frontage of the Masterplan design proposals. The pedestrian and disabled access will provide a direct connection to the existing hospital uses until the full Masterplan public realm strategy is realised.

#### Part (h) –Details of Pedestrian and Vehicle Signage

There will be no requirement for vehicle signage within the BEH site. The applicants have outlined that it will be necessary to regularly review and amend vehicle and pedestrian signage to account for changing circumstances. Pedestrian wayfinding signage will be located within the vicinity of the application site.

#### Part (i) – Details of Enforcement Procedures for Parking Offences on Unadopted Roads

Vehicles will access the BEH site for servicing requirements only which will be via the existing gated Estates Compound. Therefore, it is not envisaged that there would be any parking offences on or within the vicinity of the site.

The application has been referred to the Highways Authority who are satisfied with the

details of the proposed parking strategy. It is considered that the submitted information provided satisfactorily addresses the requirements of condition 18.

For the reasons outlined above the transport impacts of the proposal are considered to be acceptable, having regard to the aims and objectives of the NPPF (2012) policies 6.1 and 6.3 of The London Plan (2015), core policy CS 1 R of the Harrow Core Strategy, and policies DM 42 and 43 of the Harrow Development Management Policies Local Plan (2013).

### **Sustainability**

Paragraphs 96-98 of the NPPF relate to decentralised energy, renewable and low carbon energy. Chapter 5 of the London Plan (2015) contains a set of policies that require developments to make the fullest contribution to the mitigation of, and adaptation to, climate change and to minimise carbon dioxide emissions. Specifically, policy 5.2 sets out an energy hierarchy for assessing applications, as set out below:

- 1) *Be lean: use less energy*
- 2) *Be clean: supply energy efficiently*
- 3) *Be green: use renewable energy*

Policy 5.3 seeks to ensure that future developments meet the highest standards of sustainable design and construction, whilst policies 5.9 to 5.15 support climate change adaptation measures.

Policy DM 12 of the Harrow Development Management Policies Local Plan seeks to ensure that the design and layout of development proposals are sustainable. It states that development will need to “*utilise natural systems such as passive solar design and, wherever possible incorporate high performing energy retention materials*”...“*Proposals should make provision for natural ventilation and shading to prevent internal overheating and incorporate techniques that enhance biodiversity*”. Policy DM 14 highlights that development proposals should incorporate renewable energy technology where feasible.

Harrow Council’s Supplementary Planning Document on sustainable Building Design (adopted May 2009) seeks to address climate change through minimising emissions of carbon dioxide.

The sustainability measures for the proposed BEH application site are discussed in more detail under the associated reserved matters application for the building (P/3828/15). The enabling works application is accompanied by a comprehensive landscape scheme which will provide further visual and biodiversity enhancements to the BEH application site. These measures in conjunction with the proposed measures outlined under the associated reserved matters application would accord with the above development plan requirements.

### **Accessibility and Inclusive Design**

The London Plan (2015) requires all new development in London to achieve the highest standards of accessibility and inclusive design as outlined under policies 7.1 and 7.2. Policy DM 2 of the Harrow Development Management Policies Local Plan (2013) seeks to ensure that buildings and public spaces are readily accessible to all.

### **Condition 14 – Accessibility Statement**

Condition 14 (parts a – e) requires that reserved matters proposals are accessible and inclusive to all. However, it should be noted that as the proposal does not have any

residential component parts (a), (d) and (e) of the condition are not relevant in this case.

Criteria (b) requires details on how the public realm will be made accessible including details of site levels, surface gradients and lighting. As a result of site constraints and the continued operation of the hospital over the short to medium term, level access from a pedestrian walkway is to be provided from the existing car park to the south of the site. The pedestrian walkway would be elevated in order to cross over the above ground steam pipe and will also meet DDA ramp incline best practice. The ramp will connect to a set of stairs and platform lift at the south east corner of the building to overcome the level difference. The ramp will also include a bicycle channel to the side of the stairs for cyclists. The proposed lift would be capable of carrying a wheelchair and carer. A detailed levels plan has been provided which indicates BEH has been designed at a level which will facilitate the future phases of development including the MSCP, PPU and OPD building, including suitable road levels and access points.

Criteria (c) requires details of how buildings will be made accessible to all. No buildings are proposed under the enabling works application and therefore this criteria is not relevant to this case.

For the reasons above, officer consider that the requirements of condition 15 have been adequately addressed and would ensure that the Biomedical Engineering Hub would be accessible and Inclusive to all and the proposed measures would meet the requirements of policies 7.1 and 7.2 of the London Plan (2015), policy CS1 of the Harrow Core Strategy (2012) and policy DM 2 of the Harrow DMPLP (2013).

### **Biodiversity, Trees and Landscaping**

Planning decisions should contribute to and enhance the natural environment by enhancing valued landscapes, minimising the impact on biodiversity and provide net gains in biodiversity where possible and minimise pollution and other adverse effects on the natural environment (NPPF, Paragraph 109).

Policies DM 20 and DM 21 seek to ensure the protection of biodiversity and access to nature. Policy DM 20 requires that “*The design and layout of new development should retain and enhance any significant features of biodiversity value within the site. Potential impacts on biodiversity should be avoided or appropriate mitigation sought*”. Policy DM 21 outlines that proposals should secure the restoration and recreation of significant components of the natural environment. Planning considerations should take account of the need to retain or enhance existing landscapes, trees, biodiversity or other natural features of merit (Policy DM 1) and proposals for the redevelopment or infilling of strategic and other previously developed sites in the Green Belt are required to have regard to the contribution of the site and its surroundings to biodiversity (Policy DM 16 and 17).

Policy 7.21B of The London Plan (2015) states that “Existing trees of value should be retained and any loss as the result of development should be replaced following the principle of ‘right place, right tree’. Wherever appropriate, the planting of additional trees should be included in new developments, particularly large-canopied species”.

Policy DM 22 of the Development Management Policies Local Plan states that:  
“A. *The removal of trees subject to TPOs or assessed as being of significant amenity value will only be considered acceptable where it can be demonstrated that the loss of the tree(s) is outweighed by the wider public benefits of the proposal.*”

*“B. Development proposals will be required to include hard and soft landscaping that:*

- a. Is appropriate to the character of the area;*
- b. Is well laid out in terms of access, car parking and the living conditions of future occupiers and neighbours;*
- c. Achieves a suitable visual setting for the building(s);*
- d. Provides for sufficient space for new or existing trees and planting to grow; and*
- e. Supports biodiversity.”*

*“Proposals for works to trees in conservation areas and those the subject of tree preservation orders will be permitted where the works do not risk compromising the amenity value or survival of the tree.”*

### **Landscaping**

A detailed landscaping proposal also accompanies the application which contains details of proposed plan species. The land adjacent to the proposed road and pedestrian footpath would be soft landscaped with a mixture of shrubs, grasses and hedges. The proposed hard landscaping would consist of new boundary treatments including 1.8 high mesh panel with 2.4 metre high pillars and concrete retaining walls with 1.1 metre high handrails and new hard surfacing consisting of tarmac and concrete pavements. Officers consider that the proposed landscaping strategy for the enabling works would help provide a positive setting for the BEH building. The landscape strategy for the enabling works has been referred to the Council Landscape architect who considers that the details provided are acceptable. The implementation of the landscape strategy can be secured by condition should approval be granted.

### **Condition 17 – Tree Survey**

Condition 17 requires that a detailed arboricultural report is provided for each phase of development in accordance with the tree retention and removal plans approved under the hybrid planning permission.

The BEH site has limited trees on it and any growth which has spread on to the site and has already been earmarked to be removed to facilitate the development as part of the approved Arboricultural plan on the hybrid application. Details of tree protective fencing has been indicated to the north and west of the BEH application site which will ensure that the trees identified for retention under the hybrid planning application are not harmed during construction. The application has been referred to the Council's Arboricultural Officer who has not raised any objection to the proposal. As such, officers recommend that the details submitted under condition 17 are approved.

### **Condition 9 – Ecology and Biodiversity Statement**

An Ecology and Biodiversity report has been provided in support of the reserved matters application submitted under planning application Ref: P/3832/15. The initial work undertaken on the hybrid planning permission found that there was limited ecological value on the BEH site which is not subject to any ecological designations.

Framework Ecological Management Plan (FEMP) and New Habitats – criteria (a) and (b)  
The supporting Ecology and Biodiversity report demonstrates that the landscape and ecological aspects of the BEH scheme have been designed in accordance with framework ecological management plan in accordance with the requirements of condition 9 part (a). The key objective of the Framework Ecological management Plan was to focus any enhancement and management on key habitat areas including

woodland, acid grassland and mature trees and to give secondary consideration to other habitats considered to be of some elevated value within a local context including orchards, scrub and ponds. The Framework also outlined the need to reflect other interests and uses at the site such as recreation, landscape and drainage and to provide an attractive and high quality setting for the hospital and other buildings. The applicants have outlined that the objective of the FEMP will be met as the BEH enabling works development does not encroach on any of the site designations outlined above and as such no detrimental impacts are anticipated. New planting will complement the adjacent woodland which forms part of the RNOH grounds site of nature conservation importance, providing new habitat. In addition, new habitat will be created, including a new hedgerow, wildflower grassland and ground cover planting to reflect the species present in the adjacent woodland. The proposals include measures to benefit mammals, birds, reptiles and invertebrates through the incorporation of bat, bird and habitat piles within the surrounds of the BEH enabling works site. The southern part of the BEH enabling works site will form the main public access to the BEH unit and ecological measures have been designed to be compatible with the public use of the area. Habitats within the BEH enabling site will be managed in the long term by the RNOH trust. As such, it is considered that the requirements of condition 9 (a) and (b) have been met.

#### Wildlife habitats in the public realm/integration with SUDS and trees – criteria (c)

The BEH enabling works will provide a range of benefits in terms of ecology and will also facilitate public access to the building. The new grassland, habitat piles and planting will make a positive contribution to sustainable urban drainage.

#### Management –Criteria (d)

It is outlined that following, the implementation and creation of habitats, new and existing habitat areas will be subject to on-going management to maintain and enhance the ecological value of the site in the long term. Management will be undertaken by the RNOH Trust as part of the on-going maintenance of the hospital site in accordance with the Landscape and Ecological Management plan under part 7 of the section 106 agreement – this is being considered under applications P/4101/15 and P/4102/15. Bird and bat boxes will also be managed and maintained, including regular monitoring for any damage and replacement where necessary. It is considered that the management procedures are sufficiently detailed and both the Council's landscape officer and biodiversity are satisfied with the measures proposed. Notably, a review of the scope of management works will be undertaken on a five year basis and any changes will be agreed with the local planning authority.

At the time of writing this report additional comments are awaited from the Council Biodiversity officer in respect of condition 9 and any additional comments on this will be reported in the committee addendum.

#### **Condition 15 - Lighting**

As discussed above, the proposed lighting to the building and application site has been reviewed in terms of impacts on biodiversity. Although the site is considered to support limited interest in terms of biodiversity, there are some sites of elevated value surrounding the application site, in particular an area of woodland to the west and north of the site which is designated as a Grade 1 site of importance for nature conservation. In this regard the lighting strategy has sought to avoid an increase in light levels along the woodland edge. Low level lighting bollards will be utilised along the access road to the south in order to minimise light spill. In addition, the native screen planting (woodland



mix) on the west side of BEH and the mesh screen with native climbing vegetation along the concrete bench on the entrance will contribute to minimising the diffusion of light along the woodland edge. The details of the proposed lighting strategy have been referred to the Biodiversity officer and at the time of writing this report further comments are awaited. Any additional comments on this aspect will be reported via the committee addendum.

Subject to conditions in respect of the above matters, officers consider that the ecological and aesthetic value of the area would be significantly enhanced and the development would thereby comply with policies 7.21 and 7.19 of The London plan (2015) and policies DM 20, 21 and 22 of the Harrow Development Management Policies Local Plan (2013).

### **Flood Risk and Drainage**

The NPPF (2012) outlines the need to manage flood risk from all sources (paragraph 100). Policies 5.13, 5.12 and 5.14 of The London Plan seek to address surface water management and a reduction in flood risk. Policy 5.13 of the London Plan requires that proposals should achieve greenfield run off rates and ensure that surface water is managed as close to its source as possible in accordance with the sustainable urban drainage (SUDS) hierarchy. Policy DM 9 states that *“proposals requiring a Flood Risk Assessment must demonstrate that the development will be resistant and resilient to flooding and the design and layout of proposals must contribute to flood risk management and reduction”* Further to this, policy DM 10 of the Harrow Development Management Policies Local Plan (2013) requires that *“proposals for new development will be required to make provision for the installation and management of measures for the efficient use of mains water and for the control and reduction of surface water run off. Substantial weight will be afforded to the achievement of greenfield run off rates”*.

### **Condition 13 – Surface Water Drainage Strategy**

Condition 13 (parts a-c) requires that all reserved matters applications are accompanied by a surface water drainage scheme which meets the requirements of the approved surface water drainage strategy under condition 27. The scheme is required to demonstrate how the site will incorporate sustainable urban drainage (SUDS) techniques, surface water attenuation works and works for the disposal of sewage.

The BEH application site is 0.35 hectares and lies in flood zone 1 and therefore has a low risk of fluvial flooding. A drainage strategy has been submitted with the application which has been prepared in accordance with the site wide drainage strategy.

No foul water discharge is required for the enabling works application. When the enabling works are carried out a submersible foul water (FW) pumping station will be installed to provide a suitable FW outfall for the future of the BEH building and this forms part of the drainage strategy for the associated BEH reserved matters application. The new access road once constructed will be positively drained and for the most part discharged into the surface water drainage system at different points along its route. The access road and turning circle from part of the Central Development Zone, CDZ as is the BEH building and are therefore covered under the hybrid planning permission for surface water drainage. This proposed that the surface water drainage strategy from the whole of the CDZ drains to an attenuation pond that will also include an appropriate flow controlling device controlling the discharge. The pond is capable of coping with the surface water run off for all the CDZ for a 1 in 100 year storm event plus 30% for climate change without affecting or causing flooding to any of the surrounding area.

The application has been referred to the Councils Drainage Engineers who are satisfied with the drainage proposals for the service are but have required further details in relation to the surface water strategy for the ramp. Any additional comments on this matter will be reported via the committee addendum.

Subject to the above conditions, the development is considered to fulfil the objectives of the NPPF concerning managed impacts upon flood risk and would satisfy London Plan (2015) policies 5.12, 5.13 and 5.14, policy CS1 U of the Harrow Core Strategy and policy DM 10 of The Harrow Development Management Policies Local Plan (2013).

### **S17 Crime & Disorder Act**

Policy 7.3 of The London Plan (2015) and core policy CS1 E of the Harrow Core Strategy 2012 seek to ensure that developments should address security issues and provide safe and secure environments.

The Design Guidelines under the RNOH hybrid permission outlined the need for the scheme to follow 'secure by design' principles. The accompanying Design and Access Statement highlights that the BEH enabling works will design out crime so as to improve the safety of patients, staff and visitors. All lighting has been selected to avoid high contrasting circulation light but also avoid excessive light being omitted. The submitted lighting strategy shows that a sufficient level of lighting will be provided along the main access routes and will be vandal resistant. The site is arranged to maximise natural surveillance of all external spaces including the entrance, cycle storage and main circulation routes. The application has been referred to the Metropolitan Police Crime Prevention Design Advisor (CPDA). At the time of writing this report, additional comments are awaited from the CPDA and these will be reported via the committee addendum.

### **Consultation Responses**

No letters of objection have been received on the application. The comments raised in support of the proposal have been considered within the above appraisal.

### **Equalities and Human Rights**

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

In determining this planning application the Council has regard to its equalities obligations under section 149 of the Equalities Act 2010. For the purposes of this report there are no adverse equalities issues arising from this proposal. However, it is noted that equality impact assessments play an important role in the formulation of planning policies; however their use in respect of this specific application is very much the exception rather than the norm. Taking proper account of the guidance contained in the London Plan Supplementary Guidance on Planning for Equality and Diversity in London (and in particular paragraph 2.6) the Council considers that there is no requirement for a Race Equalities Impact Assessment.

The proposed care home and independent living accommodation will provide a range of care and support requirements and the scheme will be designed and built to Jewish Care's high standard specifications. As such, the Equality Act duty is engaged.

## **CONCLUSION**

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above this application is recommended for grant.

## **CONDITIONS**

1 The reserved matters hereby permitted shall be begun before the expiration of two years from the date of this permission (as stated under condition 3 of hybrid planning permission P/3191/12).

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

2 Save where varied by the other planning conditions comprising this planning permission, the development hereby permitted shall be carried out in accordance with the approved plans and documents: 001\_P\_LCN Rev C; 1368-100-000; 1368-101-000; 1368-102-000; 1368-103-000; 1368-104-000; 907716-P-GA-100 Rev P1; 907716-P-GA-103 Rev P2; 907716-P-GA-104 Rev P2; 907716-P-GA-101 Rev P6; 907716-P-GA-102 Rev P3; 907716-S-DEM-400 Rev T1; 907716-S-SI-100 Rev P2; Planning Statement (July 2015); 907716-S-SI-101 Rev P2; 907716-S-SI-102 Rev P2; Design and Access Statement, dated 9<sup>th</sup> July 2015

REASON: For the avoidance of doubt and in the interests of proper planning.

3 The hard and soft landscape works shall be undertaken in accordance with drawing No's 1368-100-000; 1368-101-000; 1368-102-00 and shall be retained in accordance with the approved details, unless otherwise agreed in writing with the local planning authority.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development, in compliance with policies DM 1, DM 22 and DM 23 of the Harrow Development Management Policies Local Plan (2013).

## **INFORMATIVES**

1 The following policies are relevant to this decision:

### **National Planning Policy:**

National Planning Policy Framework (2012)

### **The London Plan (2015):**

- 3.1 Ensuring equal life chances for all
- 3.2 Improving health and addressing health inequalities
- 3.5 Quality and Design of Housing Developments
- 3.8 Housing Choice
- 3.16 Protection and Enhancement of Social Infrastructure
- 3.17 Health and Social Care facilities
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.10 Urban Greening
- 5.11 Green roofs and development site environs
- 5.12 Flood Risk Management
- 5.13 Sustainable Drainage
- 6.3 Assessing effects of development on transport capacity

- 6.9 Cycling
- 6.10 Walking
- 6.11 Smoothing traffic flow and tackling congestion
- 6.13 Parking
- 7.1 Building London's neighbourhoods and communities
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.8 Heritage Assets and Archaeology
- 7.16 Green Belt
- 7.19 Biodiversity and access to nature
- 7.21 Trees and Woodlands

### **Harrow Core Strategy (2012)**

CS1: Overarching Principles

### **Harrow Development Management Policies Local Plan (2013):**

- Policy DM 1 Achieving a High Standard of Development
- Policy DM 2 Achieving Lifetime Neighbourhoods
- Policy DM 6 Areas of Special Character
- Policy DM 7 Heritage Assets
- Policy DM 9 Managing Flood Risk
- Policy DM 10 On Site Water Management and Surface Water Attenuation
- Policy DM 12 Sustainable Design and Layout
- Policy DM 13 Decentralised Energy Systems
- Policy DM 14 Renewable Energy
- Policy DM 16 Maintaining the Openness of the Green Belt and Metropolitan Open Land
- Policy DM 17 Beneficial Use of Green Belt and Metropolitan Open Land
- Policy DM 20 Protection of Biodiversity and Access to Nature
- Policy DM 21 Enhancement of Biodiversity and Access to Nature
- Policy DM 22 Trees and Landscaping
- Policy DM 29 Sheltered Housing, Care Homes and Extra Care Housing
- Policy DM 42 Parking Standards
- Policy DM 43 Transport Assessments and Travel Plans
- Policy DM44 Servicing
- Policy DM 45 Waste Management
- Policy 50 Planning Obligations

### **Other Relevant Guidance:**

- Supplementary Planning Document Sustainable Building Design (2009)
- Supplementary Planning Document – Access for All (2006)
- Supplementary Planning Document - Accessible Homes (2010)
- Supplementary Planning Document – Planning Obligations (2013)
- Mayor Of London, Housing Supplementary Planning Guidance (November 2012)
- Code of Practice for Storage and Collection of Refuse and Materials for Recycling in Domestic Properties (2008)

## **2 CONSIDERATE CONTRACTOR CODE OF PRACTICE**

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

### 3 PARTY WALL ACT:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves

1. work on an existing wall shared with another property;
2. building on the boundary with a neighbouring property;
3. excavating near a neighbouring building,

and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

“The Party Wall etc. Act 1996: Explanatory booklet” is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB Please quote **Product code:** 02 BR 00862 when ordering

Also available for download from the CLG website:

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: [communities@twoten.com](mailto:communities@twoten.com)

### 4 COMPLIANCE WITH PLANNING CONDITIONS

**IMPORTANT:** Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.

- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.

- Beginning development in breach of a planning condition will invalidate your planning permission.

- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

### 5 DUTY TO BE POSITIVE AND PROACTIVE

Statement under Article 31 (1)(cc) of The Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended).

This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.

6 The applicant is advised that in respect of condition 34 written schemes of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. They must be approved by the planning authority before any on-site development related activity occurs.

### **P/3829/15:**

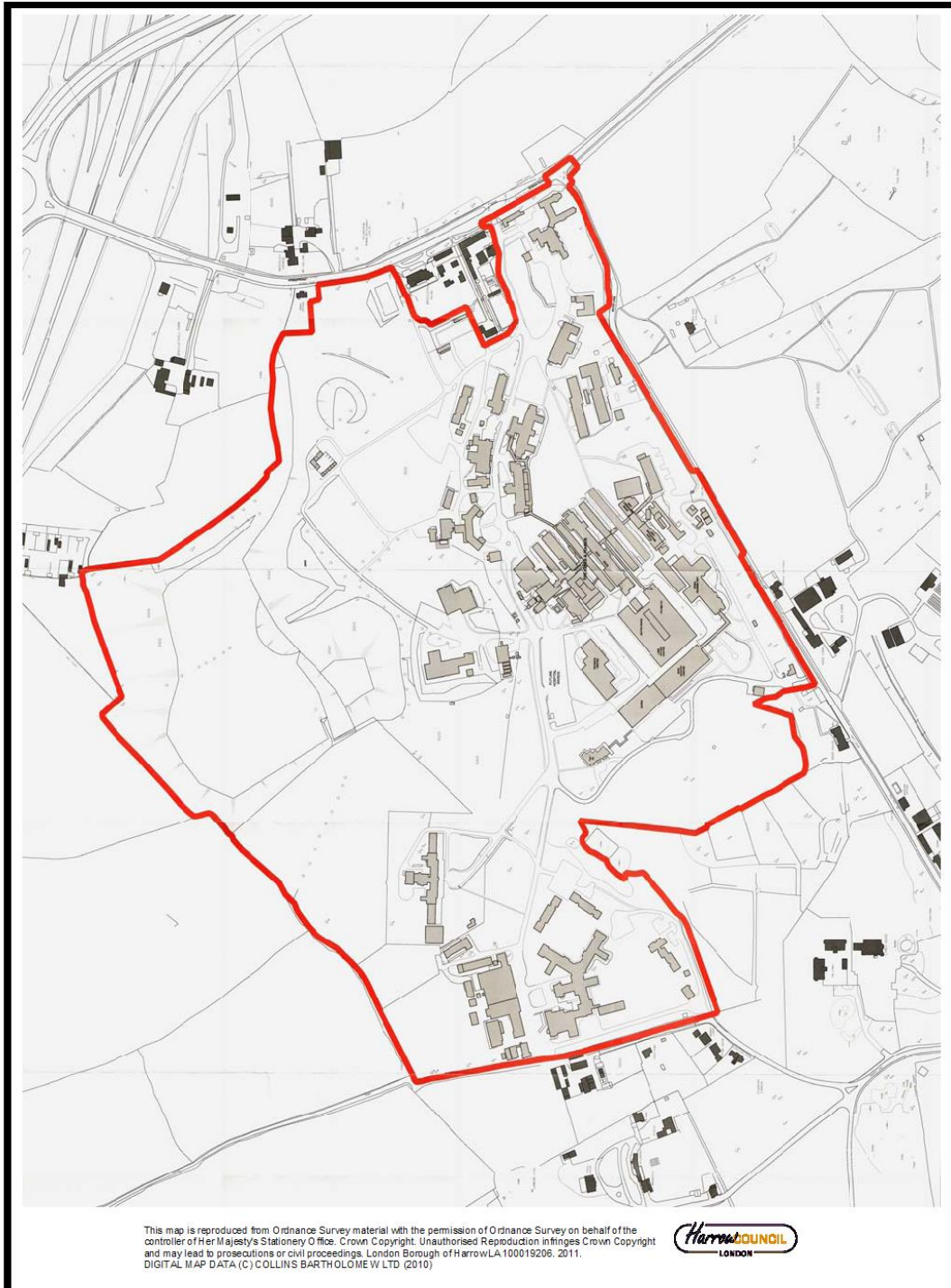
Plan Nos: 001\_P\_LCN Rev C; 1368-100-000; 1368-101-000; 1368-102-000; 1368-103-000; 1368-104-000; 907716-P-GA-100 Rev P1; 907716-P-GA-103 Rev P2; 907716-P-

GA-104 Rev P2; 907716-P-GA-101 Rev P6; 907716-P-GA-102 Rev P3; 907716-S-DEM-400 Rev T1; 907716-S-SI-100 Rev P2; Planning Statement (July 2015); 907716-S-SI-101 Rev P2; 907716-S-SI-102 Rev P2; Design and Access Statement, dated 9<sup>th</sup> July 2015

**P/3832/15:**

Plan Nos: Document titled Enabling Works and Main Contract Re Planning Condition 13 Ref BEH/EW002; C-001; LA5555-E-96-SP-202 Rev T03; Luminaire Schedule Ref: LA5555-SCH-E-001; Volume 1 Electrical Specification – V41 Street / Area/ Flood Lighting LA5555-SPC-E-002-P02 Ref EW 005 (June 2015); Arboricultural Report Ref: CC 32-1011, dated June 2015; Document titled 6.0 – Design Audit; Document titled 8.0 – Accessibility Statement; Biomedical Engineering Hub and Enabling Works Visual Assessment Ref: BEH/EW 001 – Condition 8 (July 2015, Version No. 2); Enabling Works (Biomedical Engineering House)-Ecology and Biodiversity Statement by Aspect Ecology Ref ECO1903.EW-BEH-EcoBioST.vf (July 2015); Parking and Access Statement by Crosby Transport Planning Ref: BEH /EW 006 (June 2015); 1368-101-000; 1368-102-000

# ROYAL NATIONAL ORTHOPAEDIC HOSPITAL NHS TRUST, BROCKLEY HILL, STANMORE



ITEM NO: 2/03  
ADDRESS: 27 STROUD GATE, HARROW  
REFERENCE: P/3653/15  
DESCRIPTION: TWO-STOREY SIDE TO REAR EXTENSION, SINGLE STOREY REAR EXTENSION  
WARD: ROXETH  
APPLICANT: MR JOE DORAN  
AGENT: SIMON HANDS AND ASSOCIATES  
CASE OFFICER: CALLUM SAYERS  
EXPIRY DATE: 23/10/2015

### **RECOMMENDATION**

**GRANT** planning permission for the development described in the application and submitted plans subject to condition(s).

Statutory Return Type: 21: Householder Development

Council Interest: None

Net additional Floorspace: 62sqm

GLA Community Infrastructure Levy (CIL) Contribution (provisional): N/A

Harrow CIL Contribution (provisional): N/A

### **Background**

This application is reported to Planning Committee as in the opinion of the Divisional Director of Planning it is likely to be of significant public interest (a petition of objection with 30 signatures has been received) and therefore falls outside of proviso E of the Scheme of Delegation.

### **Site Description**

- The application site comprises a two storey end of terrace dwelling at the western end of Stroud Gate, and is located at the end of a cul-de-sac.
- The application site is irregular in shape, with a relatively narrow frontage, which splays to the rear of the site.
- The existing property has an existing 3.0m single storey rear extension.
- The property sits at an almost right angle to the property at No. 28 Stroud Gate.
- To the rear of the site is the ASDA Superstore.



## Proposal Details

The application proposes a single and two storey side to rear extension.

### Single storey side to rear extension

- The proposed single storey side extension would be 3.6m wide, and set back from the original front elevation of the existing house by 1.7m
- The side extension would be 9.6m in depth, and would project beyond the existing single storey rear extension by 1.0m.
- The single storey rear extension would have a flat roof with a height of 3.0m.

### Two storey side to rear extension

- The proposed two-storey side extension would be 3.6m wide, and set back from the original front elevation of the existing dwelling by 1.7m. It would project 7.9m in depth, and extends 2.3m beyond the original rear elevation of the existing dwelling.
- The two-storey side extension would have an eave height of 5.0m, with a maximum height of 7.2m. It would be set down from the main roof ridge by 0.6m.
- The two-storey element would have a flat front elevation with windows of similar appearance to the existing house.
- The proposed first floor rear element would be 3.8m in width and would project from the rear wall by 2.4m. It would be set off the common boundary with No. 26 Stroud Gate by 5.3m.

## Relevant History

P/0156/07

Two-storey side to rear extension to form new dwellinghouse.

REFUSED: 25/04/2007

P/4068/14

Single Storey Side and Rear Extension

REFUSED: 13/01/2015

REASON: The proposed development, in association with the existing single storey rear extension to the property, by reason of combined excessive site coverage and scale, would result in disproportionate and unduly obtrusive extension to the dwellinghouse, to the detriment of the character and appearance of the property and the area, contrary to Policies 7.4B and 7.6B of The London Plan (2011), Core Policy CS1.B of the Harrow Core Strategy (2012), Policy DM1 of the Harrow Development Management Policies Local Plan (2013) and the guidance contained in the adopted Supplementary Planning Document Residential Design Guide (2010).

P/0704/15

Two-storey side to rear extension, single storey rear extension.

WITHDRAWN:

## Pre-Application Discussion (Ref.)

N/A

## Revisions to Previous Application

- Inclusion of two-storey side and rear element
- Single storey side extension set off common boundary with No. 26 Stroud Gate.

## **Applicant Submission Documents**

N/A

## **Consultations**

**Tree Officer:** No Objection

**The South Harrow and Roxeth Residents Association (SHARRA):** No comment received.

## **Advertisement**

**General Site Notice:** 21 August 2015

## **Notifications**

Sent: 8

Replies: 3

Expiry: 02/09/2015

## **Addresses Notified:**

9, 26, 28, 30 Stroud Gate, Harrow, HA2 8JL

467 – 491 Northolt Road, Harrow, HA2 8JN

## **Summary of Responses**

- Would exacerbate an already poor car parking situation within the cul-de-sac.
- Inadequate on-site car parking provision
- No. 27 and 28 already share a driveway.
- Would exacerbate an existing drainage and sewage issue.
- Property has excessive amounts of exits
- Loss of light to the rear garden of No. 28 Stroud Gate
- Likely that the ground floor will become a separate residential unit.
- Upstairs bathroom will overlook rear garden and kitchen/diner window at No. 28.
- Side door would infringe on the privacy of occupiers of No. 28.
- Too many flat conversions with no parking provision
- Proposed extensions would be excessively large and drastically alter the character of the area
- Use of the property will change as the applicant does not live at the property
- Property is currently used as a House of Multiple Occupancy.
- Proposed extension would not enable the landscaping to remain the same as existing.
- Loss of light and privacy to No. 28 Stroud Gate
- Business being operated from 33a Stroud Gate
- Development is solely for renting purposes

## **Petition Received**

No. of Signatories: 30

## **Summary of Responses**

Submitted in support of the objections already made.

## **APPRAISAL**

The Government has adopted a National Planning Policy Framework [NPPF] on 27 March 2012 that consolidates national planning policy. This document now carries significant weight and has been considered in relation to this application.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:  
*'If regard is to be had to the Development Plan for the purpose of any determination to be under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.'*

In this instance, the Development Plan comprises The London Plan (Consolidated with Alterations Since 2011) 2015, the Harrow Core strategy 2012 and the policies of the Harrow Development Management Policies Local Plan 2013.

## **MAIN CONSIDERATIONS**

Principle of development, Character and Appearance of the Area

Residential Amenity

Human Rights and Equalities

S17 Crime & Disorder Act

Consultation Responses

### **Principle of Development, Character and Appearance of the Area**

The National Planning Policy Framework 2012 advises at paragraph 58 that planning policies and decisions should aim to ensure that developments should optimise the potential of the site to accommodate development and respond to local character and history and reflect the identity of local surroundings and materials.

The London Plan 2015 policies 7.4B and 7.6B set out the design principles that all boroughs should seek to ensure for all development proposals. Policy 7.6B states, inter alia, that all development proposals should; be of the highest architectural quality, which complement the local architectural character and be of an appropriate proportion composition, scale and orientation.

Core Policy CS1.(B) states that all development shall respond positively to the local and historic context in terms of design, siting, density and spacing, reinforce the positive attributes of local distinctiveness whilst promoting innovative design and/or enhancing areas of poor design; extensions should respect their host building.

DM1 of the DMPLP states that 'All development...proposals must achieve a high standard of design and layout. Proposals which fail to achieve a high standard of design and layout, or which are detrimental to local character and appearance will be resisted'. It goes on to say that 'the assessment of the design and layout of proposals will have regard to the context provided by neighbouring buildings and the local character and pattern of development and the provision of appropriate space around buildings for setting and landscaping as a resource for the occupiers and secure privacy and amenity' (DM1 C and D).

The Council has adopted a Supplementary Planning Document – Residential Design Guide 2010 (SPD) to supplement policy DM1 of the Development Management Policies Local Plan (2013). This SPD therefore carries substantial weight as a material planning consideration. Paragraph 6.6 of the Council's adopted SPD: Residential Design Guide states that extensions should harmonise with the scale and architectural style of the

original building, and character of the area and that an extension should have a sense of proportion and balance, both in its own right and its relationship to the original building and should not dominate the original building (paragraph 6.11). Therefore in terms of character and appearance, the primary emphasis in creating an acceptable extension should be on retaining the character and appearance of the original dwellinghouse and the dwellinghouses in the surrounding area.

The proposed two storey side extension would be set back from the original front elevation by 1.7m and would be set down from the original roof ridge by 0.6m. Paragraph 6.51 of the Residential Design Guide SPD (2010) states that in most circumstances that two-storey side extension on end of terrace houses do not need to be set back or down. However, given the irregular nature of the site and the positioning of the dwelling at the end of the cul-de-sac, the proposed set down and set back ensure that the proposed extension would not appear overly dominant on the host dwellings, or from within the existing streetscene. It is therefore considered that the proposed two-storey side extension would represent a proportionate addition to the host dwelling that would have an acceptable appearance within the application property and within the streetscene.

At ground floor, the proposal would extend beyond the rear of the two storey rear extension, and alongside the existing single storey rear extension located on the property. The proposed single storey side to rear extension would extend 4.0m beyond the original rear elevation of the host dwelling, a further 1.0m deeper than the existing single storey rear extension. Paragraph 6.59 of the Residential Design Guide SPD (2010) suggests that for a terrace style dwelling, a depth of 3.0m for a single storey rear extension would be appropriate. It is acknowledged that the proposed single storey side to rear extension would exceed this guidance by 1.0m. However, it is noted that the application site is irregular in shape, as it would splay outwards from the front of the site towards the rear boundary. Accordingly, the proposed single storey wraparound element would still be set approximately 6.0m from the common boundary with No. 28 Stroud Gate, and also over 5.0m, from the attached property at No. 26 Stroud Gate. The proposed extension would have a flat roof with a maximum height of 2.9m, which would match the eave height of the existing single storey rear extension already present on the host dwelling. Furthermore, this would comply with the 3.0m height requirement for single storey rear extension as set out under paragraph 6.63 of the Residential Design Guide SPD (2010). Given the generous size of the rear garden and setting of the extensions in relation to the adjoining properties, it is considered that the proposed single storey rear extension would result in a proportionate addition to the host dwelling.

Accordingly, it is considered that the proposed single storey side extension would accord with paragraph 6.11 of the Residential Design Guide SPD (2010).

On that basis, the proposed extension would accord with Policy 7.4B of The London Plan (2015), Core Policy CS1.B of the Harrow Core Strategy (2012), Policy DM1 of the Harrow Development Management Policies Local Plan (2013) and the guidance contained in the Council's adopted SPD Residential Design Guide (2010).

### **Residential Amenity**

Policy 7.6B of The London Plan (2015) states that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy and overshadowing. Policy DM1 of the DMP Local Plan (2013) states that new residential development should achieve a high

standard of privacy and amenity. Proposals that would be detrimental to the privacy and amenity of neighbouring occupiers, or that would fail to achieve satisfactory privacy and amenity for future occupiers of development, will be resisted. The adopted SPD Residential Design Guide elaborates upon DM1 with detailed guidance aimed at balancing the right of a landowner to develop their property with the need to protect adjoining occupiers from development that would unduly harm their residential amenities.

The proposed two storey side extension would be located on the western flank elevation of the host property. The orientation of the property is almost at right angles to the property known as No. 28 Stroud Gate. As such, the front elevation of the proposed two storey side extension would front the flank elevation of that property. It is noted that No.28 Stroud Gate has a flank window facing the front boundary of the application site. However, this window serves a kitchen, and would not be considered to be 'protected' as set out in the Residential Design Guide SPD (2010).

Windows located within the flank elevation at first floor would serve a bathroom. Firstly, it is noted that given the orientation of the dwelling in the site in relation to the property at No. 28 Stroud Gate, the windows would be at an oblique angle. As such it is considered that the proposed development would not result in direct overlooking into any habitable windows or within the rear of the adjacent dwelling. A condition is considered appropriate to attach to the permission to ensure that this window would be obscurely glazed and non-openable below 1.7m from internal first floor level. Furthermore, a condition ensuring that no further windows to be located within the flank elevation of the development would also be attached. It is considered that subject to such safeguarding conditions being added, the proposed development would not result in an unacceptable loss of privacy to the adjacent properties though loss of privacy, overlooking or perception of overlooking.

The proposed part first floor rear extension would project 2.4m beyond the existing rear elevation of the original dwelling. However, it is noted that it would project from beyond the two storey side extension only. Accordingly, it would be located 5.3m away from the attached dwelling at No. 26 Stroud Gate. The proposed part first floor rear extension would therefore comply with the relevant 45 degree code and paragraph 6.39 of the Residential Design Guide SPD (2010). The proposed part first floor rear element would be located to the rear of the two-storey side extension. Given the orientation of the application site, this element would be largely screened from No. 28 Stroud Gate. From the rear garden of this property the part first floor rear extension would be more visible. However, given the splayed nature of the application property, the deeper the extension at the host property becomes, the further away it is in relation to the neighbouring boundary. It is therefore considered that this element would not result in unacceptable harm to the amenities of the neighbouring occupiers by reason of a loss of light or outlook.

The proposed single storey side to rear extension would project from beyond the rear of the two-storey side extension only, and would have a depth of 4.0m. It is acknowledged that this depth would exceed that recommended under paragraph 6.59 of the Residential Design Guide, which suggests a depth of 3.0m for this type of dwelling. In relation to the attached dwelling at No. 26 Stroud Gate, it is noted that the proposed extension would comply with the two-for-one rule as detailed under paragraph 6.61 of the Residential Design Guide SPD (2010). Accordingly it is considered that the proposed single storey side to rear extension would not result in unacceptable harm to the attached property by

reason of a loss of light or outlook.

The proposed single storey rear extension would be extended in depth by 1.0m beyond the existing 3.0m depth. However, it is noted that this would be set of the common boundary with No. 28 Stroud Gate by 7.0m. Furthermore, it is noted that the roof element of the proposed extension would be a flat roof, and would be no higher than 3.0m, thereby complying with paragraph 6.63 of the Residential Design guide SPD (2010). The proposed extension is considered to have an acceptable impact on the occupiers of No. 28 Stroud Gate.

In summary, the proposed extension would accord with Policy 7.6B of The London Plan (2015), Policy DM1 of the Harrow Development Management Policies Local Plan (2013) and the guidance contained in the Council's adopted SPD Residential Design Guide (2010).

### **Human Rights and Equalities**

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

In determining this planning application the Council has regard to its equalities obligations under section 149 of the Equalities Act 2010. For the purposes of this report there are no adverse equalities issues arising from this proposal. However, it is noted that equality impact assessments play an important role in the formulation of planning policies; however their use in respect of this specific application is very much the exception rather than the norm. Taking proper account of the guidance contained in the London Plan Supplementary Guidance on Planning for Equality and Diversity in London (and in particular paragraph 2.6) the Council considers that there is no requirement for a Race Equalities Impact Assessment.

### **S17 Crime & Disorder Act**

It is considered that the proposed development would not adversely impact upon community safety issues.

### **Consultation Responses**

- Would exacerbate an already poor car parking situation within the cul-de-sac.  
*It is acknowledged that the parking within the local area is relatively constrained. However, the marginal increase in the intensity of the site, and also the fact that it would be remaining as a residential use, would not exacerbate the parking situation to warrant a sustainable reason to refuse the scheme.*
- Inadequate on-site car parking provision  
*The car parking on the site for the existing dwelling and the proposed extensions would be compliant with the standards set within the London Plan (2015)*
- No. 27 and 28 already share a driveway.  
*The use of the shared driveway is a private matter between the two properties. Any parking issues would be a private civil matter between the two properties.*
- Would exacerbate an existing drainage and sewage issue.  
*Not a material planning consideration.*

- Property has excessive amounts of exits  
*This is not a material planning consideration. In any case, the extra exits would not be widely visible to the wider area, and would not harm the character of the residential area.*
- Loss of light to the rear garden of No. 28 Stroud Gate  
*Addressed under Section 2 of the above appraisal*
- Likely that the ground floor will become a separate residential unit.  
*The proposal does not seek to change the property into self-contained flats.*
- Upstairs bathroom will overlook rear garden and kitchen/diner window at No. 28.  
*Addressed under Section 2 of the above appraisal*
- Side door would infringe on the privacy of occupiers of No. 28.  
*Addressed under Section 2 of the above appraisal*
- Too many flat conversions with no parking provision  
*The proposal does not seek to change the property into self-contained flats.*
- Proposed extensions would be excessively large and drastically alter the character of the area  
*Addressed under Section 1 of the above appraisal*
- Use of the property will change as the applicant does not live at the property  
*Not a material planning consideration.*
- Property is currently used as a House of Multiple Occupancy.  
*The submitted documentation indicates that the property is currently in use as, and would continue to be used as a Single Family Home.*
- Proposed extension would not enable the landscaping to remain the same as existing.  
*It is not a requirement for the landscaping to remain the same on the site. However, it is noted that there would be a satisfactory level of rear/flank garden remaining.*
- Loss of light and privacy to No. 28 Stroud Gate  
*Addressed under Section 2 of the above appraisal*
- Business being operated from 33a Stroud Gate  
*Not relevant to the current planning application being considered by the Local Planning Authority.*
- Development is solely for renting purposes  
*Not relevant to the current planning application being considered by the Local Planning Authority.*

## **CONCLUSION**

For the reasons considered above and weighing up the development plan policies and proposals and other material considerations, including the objections/petition received, this application is recommended for grant.

## **CONDITIONS**

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

2 The development hereby permitted shall be carried out in accordance with the following approved plans: 101, 102 (REV A), Design & Access Statement.

REASON: For the avoidance of doubt and in the interests of proper planning.

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing adjacent wall(s) of the building.

REASON: To safeguard the appearance of the existing property and the locality in accordance with policy CS1B of The Harrow Core Strategy (2012) and policy DM1 of the Harrow Development Management Plan Policies Plan (2013).

4 Notwithstanding the details shown on the plans hereby permitted, the flank window at first floor shall be obscurely glazed and non-openable to below internal first floor level. The window shall be retained as such thereafter.

REASON: To safeguard the amenity of neighbouring residents in accordance with policy DM1 of the Harrow Development Management Policies Local Plan (2013).

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), no windows, doors or other openings shall be installed in the flank walls of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents in accordance with policy DM1 of the Harrow Development Management Policies Local Plan (2013).

## **INFORMATIVES**

1 The following policies are relevant to this decision:

National Planning Policy Framework (2012)

The London Plan (2015)

7.4B Local Character

7.6B Architecture

Harrow Core Strategy (2012)

CS1.B Local Character

Harrow Development Management Policies Local Plan (2013)

DM1 Achieving a High Standard of Design

Supplementary Planning Documents

Supplementary Planning Document Residential Design Guide (2010)

## **2 DUTY TO BE POSITIVE AND PROACTIVE**

Statement under Article 31 (1)(cc) of The Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)



This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Harrow Council has a pre-application advice service and actively encourages applicants to use this service. Please note this for future reference prior to submitting any future planning applications.

### 3 CONSIDERATE CONTRACTOR CODE OF PRACTICE

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

### 4 PARTY WALL ACT:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
  2. building on the boundary with a neighbouring property;
  3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

"The Party Wall etc. Act 1996: Explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB  
Please quote **Product code: 02 BR 00862** when ordering  
Also available for download from the CLG website:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: [communities@twoten.com](mailto:communities@twoten.com)

5 A yellow Site Notice relating to this planning application describing the development and alerting interested parties of the development has been placed in the vicinity of the application site. You should now REMOVE this Site Notice.

Plan Nos: 101, 102 (REV A), Design & Access Statement.

27 STROUD GATE, HARROW



ITEM NO: 2/04

ADDRESS: CAR PARK TO THE REAR OF THE CROSSWAY, THE BROADWAY AND THE MIDDLE WAY

REFERENCE: P/3702/15

DESCRIPTION: CHANGE OF USE OF FORMER CAR PARK TO SITE COMPOUND (SUI GENERIS) INVOLVING INSTALLATION OF SIX MOBILE UNITS AND FOUR SKIPS UNTIL THE END OF MARCH 2017

WARD: WEALDSTONE

APPLICANT: HARROW COUNCIL

AGENT: MISS MELANIE TUMELTY

CASE OFFICER: NIK SMITH

EXPIRY DATE: 28/10/2015

### **RECOMMENDATION**

GRANT planning permission, subject to conditions.

### **INFORMATION:**

Statutory Return Type: Change of Use

Council Interest: The Council is the applicant and landowner

Net Additional Floorspace: N/A

### **Background**

This application is reported to the Committee because it relates to land owned by the Council and the development proposed does not fall within the exceptions stated within proviso C of the Council's Scheme of Delegation. Determining the application therefore does not fall within the Council's Scheme of Delegation for the determination of applications for new development.

The application was reported to the meeting on 30<sup>th</sup> September. The Committee deferred making a decision on the application so that they could visit the site to assess the potential impact on neighbours.

In response to objections received to the application, the applicant has made the following amendments to the proposal:

- A canteen, site office and toilet block are no longer proposed.
- A site office would be provided elsewhere in the Borough. This site would only be used for storage.
- There would be 8 containers and two skips positioned at the site, rather than six containers and four skips.

### **Site Description**

- The site was formally used for car parking but is no longer used for that purpose. It is

accessed from The Middle Way and is located directly to the rear of gardens serving No's 17 – 31 The Cross Way, No's 25 and 27 The Broadway and No's 16 – 60 The Middle Way. These properties have fencing of various heights on the boundary with the site.

- It has a site area of around 1,030m<sup>2</sup>
- The site is owned by London Borough of Harrow

## **Proposal Details**

### Proposed Change of Use

- The proposal is for the change of use of the site from a former parking area to a site compound for the storage of materials for carrying out repair work (including new kitchens and bathrooms in Council owned housing) in the area.

### Proposed Buildings on Site

- The buildings on site would comprise:
  - A maximum of 8 x Storage Containers (6.25m wide, 2.7m deep and 2.8m tall)
  - 2 x Skips (3.8m wide and 1.8m deep)
  - There would be space for parking four vehicles within the site.

### Proposed Operations

- The site would be used for the storage of materials in containers and skips. There would be deliveries to and from the site.

## **Relevant Planning History**

There is no relevant planning history at this site.

## **Consultations**

Highways: No objection

Environmental Health: No objection subject to condition

## **Advertisement**

N/A

## **Site Notice**

Expiry Date: 28<sup>th</sup> September 2015

Reason for Notification: General Notice

## **Notifications**

30 neighbours were consulted on 2<sup>nd</sup> September 2015. Additional letters were hand delivered to those addresses on 15<sup>th</sup> September (seeking comments within 14 days) because of an administrative error on the original letter.

Objections were received from 8 addresses. Concerns raised in those letter were as follows:

- The time period is too long;
- It is a residential area, not an industrial estate;
- Highway safety would be harmed. There is a part nearby;
- Parking is already a problem and would be made worse;
- There would be a loss of privacy;
- Air quality would be impacted;
- There would be a loss of light caused;

- Lack of parking for staff and problems caused for residents;
- There would be noise and disturbance;
- The site should be used for parking;
- The site is near to unfenced recreation area;
- There is potential for rodents;
- Disturbance to local ecology;
- It has been a nuisance when used in this way in the past;
- The toilets may smell;
- Impact on house prices;
- Residents should be compensated; and
- There would be a loss of outlook.

## **APPRAISAL**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

*'If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.'*

The Government has issued the National Planning Policy Framework (NPPF), which consolidates national planning policy and is a material consideration in the determination of this application

In this instance, the Development Plan comprises the London Plan (consolidated with alterations since 2011) (2015) and the Local Development Framework (LDF). The LDF comprises The Harrow Core Strategy 2012, Harrow and Wealdstone Area Action Plan (AAP) 2013, the Development Management Policies Local Plan (DMP) 2013, the Site Allocations Local Plan (SALP) 2013 and Harrow Local Area Map (LAP) 2013.

## **MAIN CONSIDERATIONS**

Principle of the Development

Impact on the Appearance of the Area

Residential Amenity

Traffic, Parking and Accessibility

Equalities Implications

S17 Crime & Disorder Act

Consultation Responses

### **Principle of the Development**

The National Planning Policy Framework [NPPF] includes a presumption in favour of sustainable development and reinforces that applications must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Whilst the site was designed for residential car parking, it is no longer used for that purpose and residents park on the road or on driveways without obvious difficulties (although it is noted that some residents have raised concerns over existing parking conditions in the area). The loss of this site for car parking would be acceptable in principle.

Whilst what would be essentially a commercial use might not normally be desirable in a location like this, given that its characteristics would not be dissimilar to a car parking

use (in terms of vehicle movements and levels of activity), the use would be temporary in nature (up to the end of March 2017) and the planning benefits associated with the repair work to local houses that could be carried out because of the use of this site in this way, the principle of the proposed development would be acceptable in this case.

### **Impact on Character and Appearance of the Area**

Policy 7.4 (B) of the London Plan requires that buildings, streets and open spaces should provide a high quality design response that has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass.

Core Policy CS1.B specifies that 'All development shall respond positively to the local and historic context in terms of design, siting, density and spacing, reinforce the positive attributes of local distinctiveness whilst promoting innovative design and/or enhancing areas of poor design; extensions should respect their host building.'

Policy DM1 of the DMP sets out that all development proposals must achieve a high standard of design and layout. Proposals which fail to achieve a high standard of design and layout, or which are detrimental to local character and appearance, will be resisted.

The various structures that would be positioned at the site would not be visible from the street. They would be visible from the rear of neighbouring gardens and would not constitute the type of structures that might normally be expected in a location like this. Given that heights of boundary treatment separating the site from neighbouring rear gardens vary, a condition is recommended that would require the applicant to install 1.8-2m tall fencing on those boundaries. This measure, when taken together with the temporary appearance of the structures, their relatively modest heights (a maximum of 2.8m) and the amount of time that they would be sited there would ensure that the appearance of the site and the area would not be harmed to an extent that could justify the refusal of planning permission.

### **Residential Amenity**

Policy DM1 of the DMP seeks to ensure that the amenity and privacy of occupiers of existing and proposed dwellings is safeguarded.

The use of the site in this way would impact upon living conditions at those properties near to it.

The proposed structures would in some cases be positioned very near to boundary fences with gardens and in some cases; those fences are not very tall. As a result, there would be an impact on outlook for some occupiers and some gardens would feel more enclosed than they do now. Given that heights of boundary treatment separating the site from neighbouring rear gardens vary, a condition is recommended that would require the applicant to install 1.8-2m tall fencing around the site. The heights of the structures proposed would not be such that could result in a significant loss of sunlight or daylight.

There would be additional activity at the site because workers would be using it periodically through the working day and traffic would be coming to and from the site. These impacts would not likely be much greater than when the site was being used for car parking, but given that it appears not to have been used in this way for some time, neighbours would likely notice a difference.

That said, a condition could control the hours of use of the site to ensure that they were

sociable and not unduly disruptive. That, when added together with the temporary nature of the use and the planning benefits that would result from the use of the site in this way, would outweigh the harm to living conditions at neighbouring properties that would likely result from the development.

A site office, toilet block and canteen are no longer proposed. This would reduce noise and disturbance associated with activity at the site and would reduce the risk of odours and vermin.

### **Traffic and Parking, Accessibility**

Policy DM43 of the Harrow Development Management Policies Local Plan (2013), part C, states that proposals that fail to satisfactorily mitigate the transport impacts of development will be resisted.

The level of traffic generated by the use of the site in this way would be comparable to the use of the site for residential parking, although it is noted that the site does not appear to have been used in this way for some time. Larger vehicles would also be accessing and exiting the site because of the nature of this use.

The site access would be safe and the use of the site in the way proposed would not likely have a significant negative impact on the safe and free flow of traffic in the area and would be acceptable although it is noted that larger vehicles could cause occasional disruption.

The site is near to a children's playground that is not enclosed with fencing. Concern has been raised that vehicles associated with this use could result in a hazard. Whilst the proposed use would result in an increase in local traffic, it would not be so significant as to cause a hazard materially different to that which currently exists, where traffic using the surrounding roads is unrestricted.

### **Equalities Implications**

Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:-

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications.

### **S17 Crime & Disorder Act**

It is considered that the proposed design of the development would not lead to an increase in perceived or actual threat of crime.

## **CONCLUSION**

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations as set out above, this application is recommended for grant.

## **CONDITIONS**

1 The use of the land hereby permitted shall be discontinued no later than 31<sup>st</sup> March 2017 and the land returned to its lawful use thereafter. All structures and buildings associated with the use hereby permitted shall be removed by 31st March 2017 unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order that the Council can reconsider the currently proposed use on site in light of site circumstances then prevailing thereby according with Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

2 The site shall not be open to staff and traffic shall not enter or leave this site outside the following times:

0900am to 1700pm Monday to Friday inclusive, excluding Bank Holidays and not at all on Saturdays or Sundays without the prior written permission of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents in accordance with Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

3 Other than as required by condition 5, the development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, SP-01 revision B, ELEVATION DRAWING (steel store unit) and PLAN LAYOUT (steel store unit).

REASON: For the avoidance of doubt and in the interests of proper planning.

4 No development shall commence at the site before a scheme for the erection of 1.8-2m tall close-boarded fencing between the boundary of the site and neighbouring rear gardens and a timetable for the erection of that fencing has been submitted to and approved in writing by the Local Planning Authority. The fencing shall be erected in accordance with the approved timetable and retained and maintained for the duration of the use of the site as a site compound and removed upon the cessation of that use unless otherwise agreed beforehand in writing by the Local Planning Authority.

REASON: To safeguard the amenity of neighbouring residents in accordance with Policy DM1 of the Harrow Development Management Policies Local Plan (2013). This condition must be pre-commencement so as to ensure that neighbouring living conditions will be protected in advance of the development taking place.

5 Notwithstanding the details shown on the submitted plans, no site office, toilet facilities or canteen shall be located at the site without the prior written approval of the Local Planning Authority having been provided beforehand.

REASON: To safeguard the amenity of neighbouring residents in accordance with Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

## **INFORMATIVES:**

1 The following policies are relevant to this decision:

**National Planning policy Framework (2012)**

**The London Plan (consolidated with alterations since 2011) (2015)**



- 7.4B Local Character
- 7.6B Architecture

### **Harrow Core Strategy (2012)**

Policy CS 1B Local Character

### **Development Management Policies Local Plan 2013**

Policy DM 1 Achieving a High Standard of Development

Policy DM42 Parking Standards

#### 2 INFORM23\_M - Considerate Contractor Code of Practice

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

#### 3 INFORM32\_M - The Party Wall etc. Act 1996

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
  2. building on the boundary with a neighbouring property;
  3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

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Please quote **Product code:** 02 BR 00862 when ordering

Also available for download from the CLG website:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

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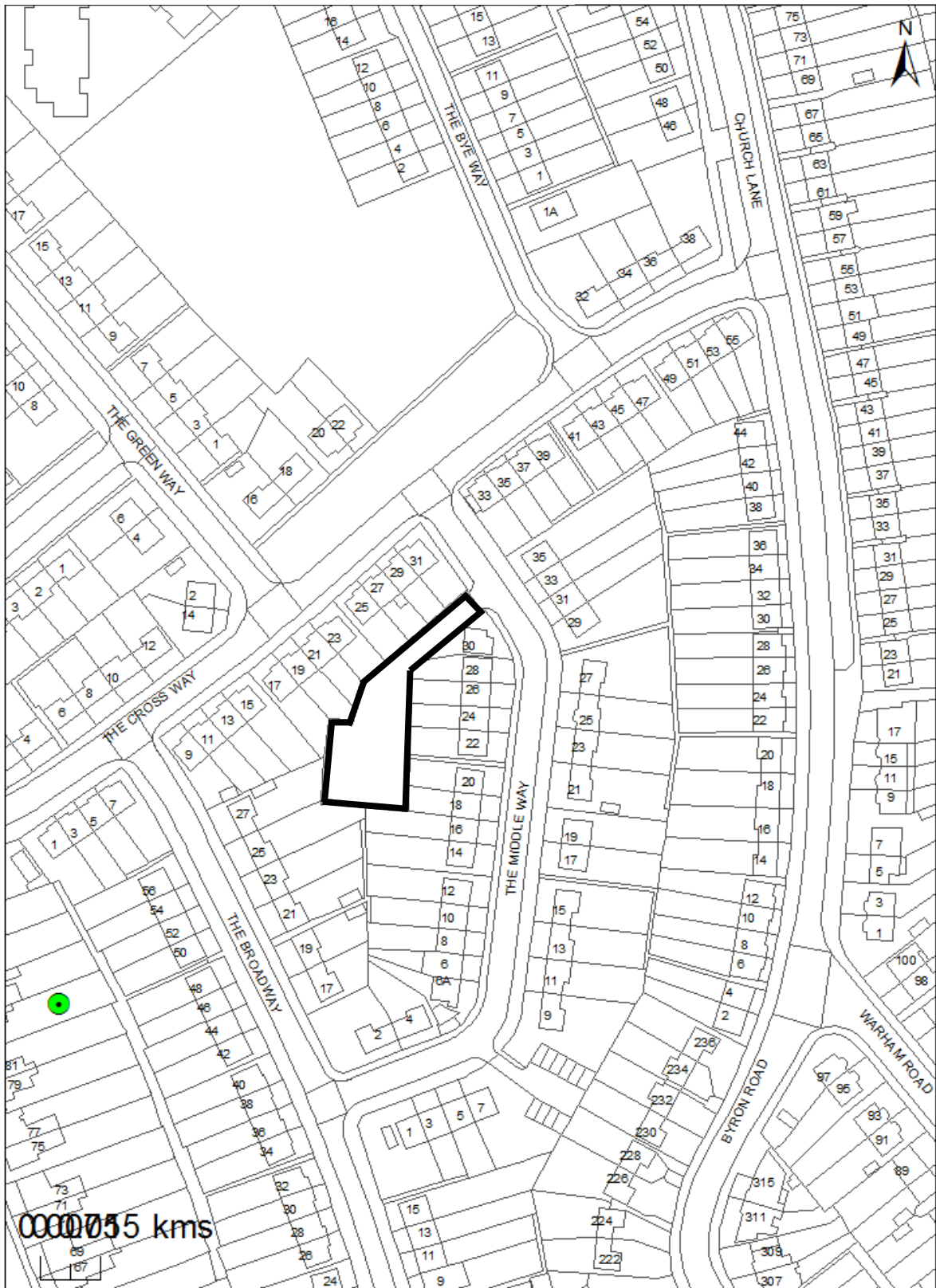
#### 4 INFORM PF\_2

Statement under Article 35(3) of The Town and Country Planning (Development Management Procedures) (England) Order 2015

This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Harrow Council has a pre-application advice service and actively encourages applicants to use this service. Please note this for future reference prior to submitting any future planning applications.

Plan No(s): Site Location Plan, SP-01 revision B, ELEVATION DRAWING (steel store unit) and PLAN LAYOUT (steel store unit)

**CAR PARK TO THE REAR OF THE CROSSWAY, THE BROADWAY AND THE MIDDLE WAY**



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### SECTION 3 - OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

None.

## SECTION 4 - CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

None.

## SECTION 5 - PRIOR APPROVAL APPLICATIONS

None.