AGENDA ITEM: 7 **APPLICATION NO**: P/1704/05/COU

LOCATION: Royal National Orthopaedic Hospital (RNOH), Brockley Hill, Stanmore

APPLICANT: Drivers Jonas for Royal National Orthopaedic Hospital

PROPOSAL: Outline: Partial redevelopment to provide new hospital and associated

facilities, housing (including staff), revised road junction, car parking and

open space

DECISION: INFORM the applicant that:

(1) The proposal is acceptable subject to:

- A) the direction of the Greater London Authority, and
- B) the completion of a legal agreement within one year (or such period as the Council may determine) of the date of the Committee decision on this application relating to:
 - i) Within 3 years from the first occupation of the main hospital building the Trust shall have completed the laying out and construction of publicly accessible areas of open space, as agreed in writing by the Council, including the provision of a network of publicly accessible footpaths (not being a public right of way). The Trust shall thereafter take on responsibility for maintaining these areas.
 - ii) A sum of £300,000 towards the improvement of bus services.
 - iii) The submission and approval of Travel Plans (to include car park management arrangements) for the hospital and residential developments prior to their occupation.
 - iv) The payment to the Council of a sum of £50,000 for traffic calming measures in Wood Lane, on implementation of the development.
 - v) Prior to the implementation of the development, submission to and approval by the LPA of a scheme which:
 - provides affordable housing of a level, type and mix set out in the Committee Report, the social rented units to be managed by an RSL, subject to a nomination agreement with the Council;
 - b) ensures that the affordable housing units are available for occupation in accordance with a building and occupation programme to be submitted to and approved in writing by the LPA prior to the commencement of work on site.

All affordable housing units should be built to the most up to date Scheme Development Standards published by the Housing Corporation, and shall be provided in accordance with the definition set out in the HUDP.

- vi) The provision of all staff housing shall be for that purpose solely.
- vii) Any submission of reserved matters pursuant to the planning permission or to the discharge of conditions imposed on the planning permission should comply strictly with the Parameter Plans.
- viii) The total built footprint of any future development shall not exceed the existing built footprint on the site, as set out in the schedule accompanying the application.

- ix) The submission of, and compliance with, a phasing plan prior to the submission of any application for approval of reserved matters pursuant to the planning permission that ensures that the first phase of development is the construction of the hospital. The phasing plan shall include full details of the phasing of the demolition of those existing buildings to be demolished as part of the development.
- x) The use of reasonable endeavours by the applicants to promote and recruit employees, contractors and sub contractors from within the Council's geographical area throughout the construction phase of the development.
- xi) Compliance with an Environmental Management Plan to be agreed in writing with the Council prior to the implementation of the development. This will mitigate the impact of the demolition of the buildings on the land and the construction of the development on the surrounding environment.
- xii) Compliance with the Ecological Management Plan submitted with the application, or an amended plan as agreed in writing with the Council.
- xiii) Compliance with the Landscape Management Plan submitted with the application, or an amended plan as agreed in writing with the Council.
- xiv) The provision of 10% renewable energy in the development by one or a combination of the alternative renewable energy options set out in the Renewable Energy Statement that has been submitted with the application.
- xv) Prior to the demolition of the southern extensions to Eastgate House, the preparation of an appropriate standing building record of the building following any necessary survey that shall be submitted to the Council for its retention, and the use of all reasonable endeavours to retain key structural elements from the aforesaid demolition and to incorporate in these new structures where possible.
- xvi) The submission within eighteen months of the implementation date of details of works for the restoration and continued maintenance of the Ancient Monuments, to include provision of paths and seating and the erection of interpretation boards, and the agreement of arrangements for public display of any archaeological finds from the site.
- xvii) The payment to the Council of a Green Belt Management contribution of £250,000.
- xviii) Access to the car parking area adjacent to the existing sports field shall be maintained, and the car park retained, for public use in accordance with details to be agreed in writing with the Council.
- xix) The provision of a replacement Hospital School and measures to ensure continuity of provision during, and post, construction, in conjunction with the Local Education Authority.
- xx) To enter into highway agreements, prior to implementation, with the Council and other highway authorities as appropriate regarding works to:
 - the access off Wood Lane on the southern and western boundaries;
 - improvements to the main access from Brockley Hill; and

- the construction of a new roundabout at the existing Brockley Hill / Wood Lane priority junction at the south east of the land.
- (2) A formal decision notice, subject to the planning conditions reported, be issued only upon the completion, by the applicant, of the aforementioned agreement.
- [Notes: (1) Prior to discussing the above application, the Committee received representations from two objectors and two representatives of the applicants, which were noted. Following receipt of the representations, some Members of the Committee and a Member, who was permitted to speak in accordance with Committee Procedure Rule 4.1, asked questions of the applicant's representatives:
- (2) it was noted that an e-mail (and not a letter as stated in the addendum) had been received from the RNOH Trust confirming that it would welcome the continuing involvement of local groups including HA21, the Nature Conservation Forum and the Harrow Heritage Trust in the finalisation of the Landscape and Ecology Management Plans and their implementation;
- (3) prior to the Committee taking a decision on the application, additional questions from members of the public present were answered by the Director of Strategic Planning during which he indicated that regular Part I progress reports would be provided to future meetings of the Development Control Committee on the RNOH development;
- (4) Councillors Blann, Idaikkadar, Miles, Mrs R Shah and Anne Whitehead wished to be recorded as having voted for the decision to grant the application;
- (5) Councillors Marilyn Ashton, Billson, Janet Cowan, Mrs Joyce Nickolay and John Nickolay wished to be recorded as having abstained from voting on the application].

(See also Minutes 1063, 1064 and 1067).