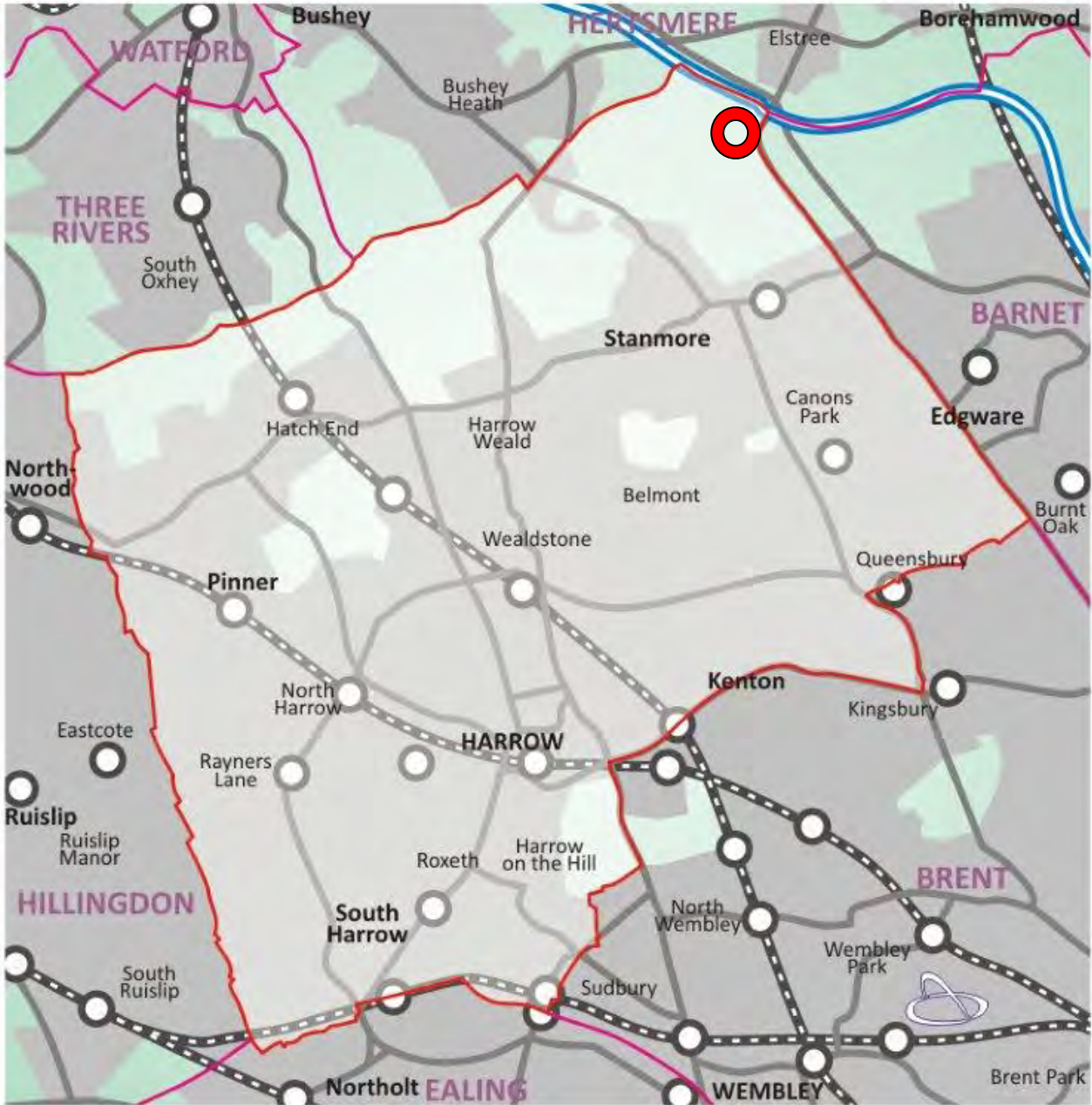
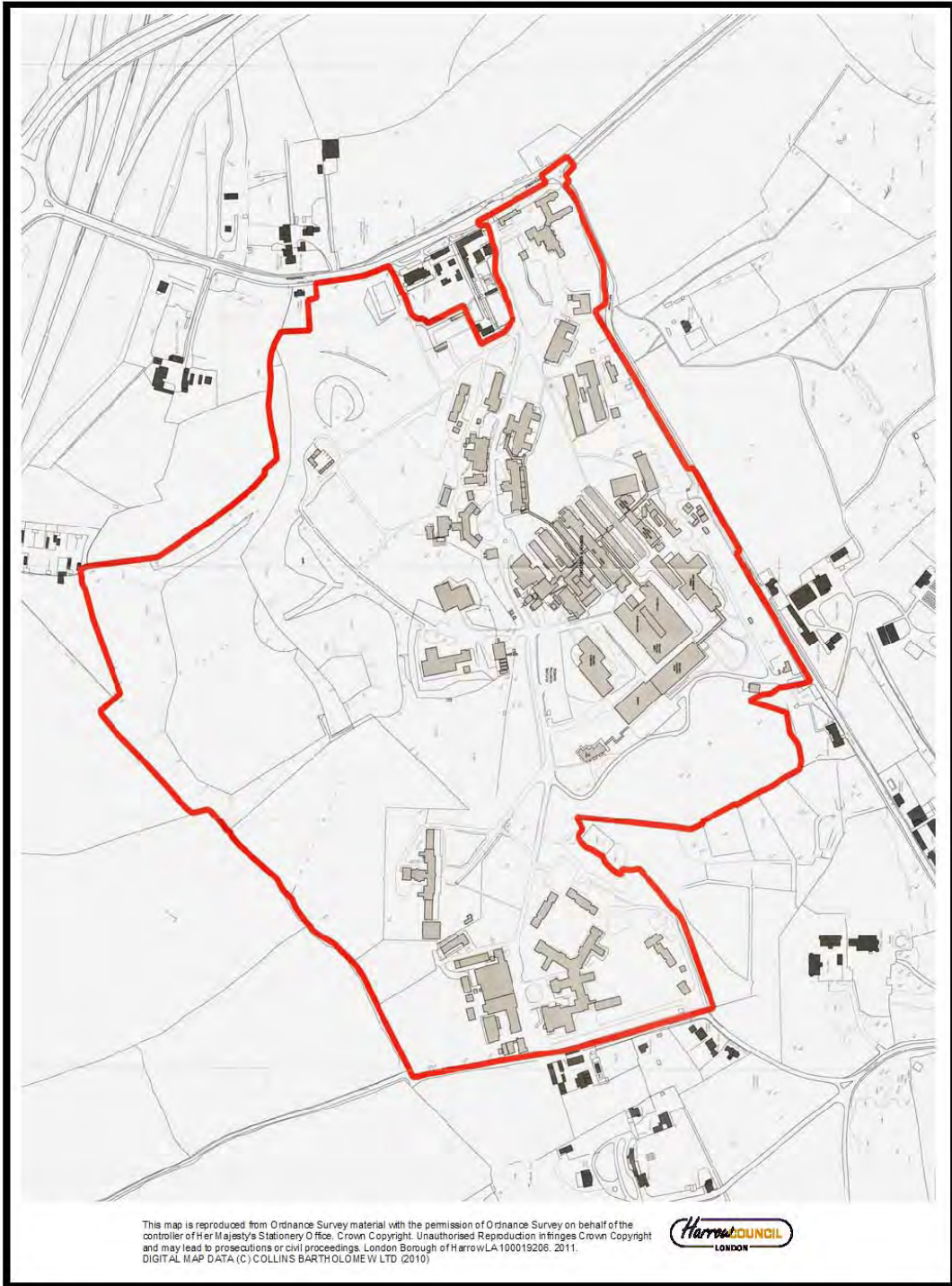


 = application site



Royal National Orthopaedic Hospital, Brockley Hill, Stanmore	P/3955/17
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**Royal National Orthopaedic Hospital, Brockley Hill,
Stanmore** **P/3955/17**

LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

14th December 2017

APPLICATION NUMBER: P/3955/17
VALIDATE DATE: 12TH SEPTEMBER 2017
LOCATION: ROYAL NATIONAL ORTHOPAEDIC HOSPITAL,
BROCKLEY HILL, STANMORE
WARD: CANONS
POSTCODE: HA7 4LP
APPLICANT: MR RICHARD SCOTT
AGENT: BDP
CASE OFFICER: NICOLA RANKIN
EXPIRY DATE: 18TH OCTOBER 2017 EXTENDED EXPIRY: 15TH
DECEMBER 2017

PURPOSE OF REPORT/PROPOSAL

The purpose of this report is to set out the Officer recommendations to the Planning Committee regarding an application for planning permission relating to the following proposal.

Details pursuant to condition 4 (all matters - scale, appearance, layout, access and landscaping) attached to planning permission P/3191/12 dated 05/08/2013 for the construction of a two storey hospital link building.

The Planning Committee is asked to:

RECOMMENDATION A

- 1) agree the reasons for approval as set out in this report, and
- 2) **GRANT** planning permission subject to the Conditions listed in Appendix 1 of this report.

REASON FOR THE RECOMMENDATIONS

Officers acknowledge that the nature of the site redevelopment is complex and the functions of the hospital must be connected in order to work successfully through the on-going stages of the masterplan. Furthermore, the site is constrained by complex level changes in relation to the existing buildings where connections are required. Officers consider the applicants have sought to minimise the impact of the development through excavation of the ground and through use of subtle materials to integrate with the existing phase 2a building and Green Belt setting. On balance, the design and appearance of the building is considered to reasonable when balanced against its much needed functionality and in relation to the surrounding existing building on site. The development is also considered to be in broad conformity with the relevant conditions of the hybrid planning permission and is acceptable in this

respect. For these reasons the application is recommended for grant.

INFORMATION

This application is reported to Planning Committee as it is a non-residential proposal with a floor space exceeding 400sqm and therefore falls outside of Schedule 1 (1d) of the Scheme of Delegation.

Statutory Return Type: Minor Development
Council Interest: None
GLA Community Exempt
Infrastructure Levy (CIL)
Contribution (provisional):
Local CIL requirement: None

HUMAN RIGHTS ACT

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.

EQUALITIES

In determining this planning application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

For the purposes of this application there are no adverse equalities issues.

S17 CRIME & DISORDER ACT

Policies 7.3.B and 7.13.B of The London Plan and Policy DM1 of the Development Management Policies Local Plan require all new developments to have regard to safety and the measures to reduce crime in the design of development proposal. It is considered that the development does not adversely affect crime risk.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 **BACKGROUND PAPERS USED IN PREPARING THIS REPORT:**

- Planning Application
- Statutory Register of Planning Decisions
- Correspondence with Adjoining Occupiers
- Correspondence with Statutory Bodies
- Correspondence with other Council Departments
- Nation Planning Policy Framework
- London Plan
- Local Plan - Core Strategy, Development Management Policies, SPGs
- Other relevant guidance

LIST OF ENCLOSURES / APPENDICES:

Officer Report:

Part 1: Planning Application Fact Sheet

Part 2: Officer Assessment

Appendix 1 – Conditions and Informatives

Appendix 2 – Site Plan

Appendix 3 – Site Photographs

Appendix 4 – Plans and Elevations

OFFICER REPORT

PART 1: PLANNING APPLICATION FACT SHEET

The Site	
Address	Royal National Orthopaedic Hospital, Brockley Hill, Stanmore
Applicant	Mr Richard Scott
Ward	Canons
Local Plan allocation	Site GB1
Conservation Area	Adjacent to Little Common Conservation Area and
Listed Building	n/a
Setting of Listed Building	Brockley Hill Farm House (grade II listed)
Building of Local Interest	hospital lodge buildings and roadside wall/gates locally listed
Tree Preservation Order	Yes
Other	Green Belt Harrow Weald Area of Special Character SSSI Site of Importance for Nature Conservation Site Area TPO Scheduled Ancient Monument Site AM5: Obelisk; Site AM6 Romano-British pottery and settlement of Svlloniaca

PART 2: ASSESSMENT

1.0 SITE DESCRIPTION

- 1.1 The Royal National Orthopaedic Hospital (RNOH) is a 41.5 hectare site which is located within the Green Belt at the north-east of the London Borough of Harrow.
- 1.2 The RNOH is nationally and internationally renowned as a specialist orthopaedic hospital.
- 1.3 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).
- 1.4 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.
- 1.5 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.
- 1.6 There are large open areas to the north of the hospital, as well as wooded areas adjacent to Wood Lane.
- 1.7 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.
- 1.8 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.
- 1.9 The site is subject to a Tree Preservation Order which includes 326 individual trees and 33 groups of trees
- 1.10 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)

1.11 An Area of Archaeological Priority lies immediately south of the site.

1.12 There are two Scheduled Ancient Monuments on the site.

1.13 The Locally Listed Buildings within the site are Eastgate House (original hospital building) and its associated roadside walls.

1.14 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.

Hospital Link Site Location

1.15 The proposed hospital link site represents a long plot, approximately 72 metres in length, located in the central part of the CDZ of the RNOH site. It is bounded to the northern end by the phase 2A building, to the east is the main hospital building; to the southeast is the outpatients department and to the west of the car park for outpatients.

1.16 The phase 2A building is located within the Central Development Zone and is currently under construction and will provide the main inpatient accommodation for the site together with other consultancy space, patient care facilities and space for ancillary clinical uses

1.17 There are a variety of engineered levels across the wider site, typically lying between 120 and 148.1 metres. The majority of existing buildings are located on some form of slope therefore access across the site results in considerable changes in level.

2.0 PROPOSAL

2.1 The application seeks approval for reserved matters in relation to condition 4 of the hybrid planning permission P/3192/12 for the development of a hospital link

2.2 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*

- 2.3 The application is also accompanied by details to address the following conditions of the hybrid planning permission in respect of reserved matters applications: condition 7 (design Audit), condition 8 (visual assessment), condition 13 (surface water drainage scheme), condition 14 (accessibility statement) and condition 19 (levels).
- 2.4 The proposal is for the construction of a two storey corridor to provide hospital users with a connection from the phase 2A building to the main hospital building.
- 2.5 The proposed development is for hospital use and will provide 456qm of floorspace.
- 2.6 The maximum width of the hospital link will be 11.5 metres at level 1 and 14.3 metres at level 2.
- 2.7 The maximum length of the hospital link is 36.6 metres at level 1 and 71.6 metres at level 2.
- 2.8 The average height of the link is an average of 3 metres.
- 2.9 The hospital link is located towards the south eastern corner of the phase 2a building approved under planning permission P/2152/16. It will provide a two storey connection.
- 2.10 The hospital link would be accessed via dedicated entrances at levels 1 and 2 of the phase 2a building.
- 2.11 The entrance at level 1 is from the children and young person's lobby are located towards the south eastern part of the phase 2a building. This entrance provides a ramped access up a gradient of 1:21 as it turns 180 degrees to another 1:21 ramped access before entering the doors to the main hospital building, where the operating theatres are located.
- 2.12 The entrance at level 2 is from the adult acute accommodation ward, which is also located towards the south eastern part of the phase 2A building. The level 2 link has been connected in its proposed location as it provides a direct connection into the existing corridor, leading users directly to the x-ray department without having to go through hospital wards. The level 2 entrance provide a flat corridor before turning 40 degrees to provide a 1:21 ramped access up, and turns 26 degrees to the south providing 2 small 1:21 ramped accesses which then becomes flat as it meets the entrance to the existing corridor leading to an X ray department and to the outpatients department.

- 2.13 In order to address the upward slope of the site and maintain a consistent line separating levels 1 and 2, both corridors will have sections of gentle ramps, around 1:21 to accommodate the change of levels between the buildings. The ramps will allow a smooth transition for the circulation of the bed trolley and wheelchair through these links.
- 2.14 As a result of the constrained nature of the site, and the requirement to take patients to the theatre block, the level 1 link is arranged as 'dog-leg' layout.
- 2.15 The first part of the building closest to phase 2A will require excavation. A retaining wall will be constricted along the corridor.
- 2.16 The intention is for the link to be removed from site eventually as the masterplan for the site progresses. The proposal is to remove the structure from the site after phase 8 is built. Phase 8 is dependent on Phase 7 to come forward which are both dependent on future funding. However, Phases 7 and 8 are independent of all other phases.

3.0 **RELEVANT PLANNING HISTORY**

- 3.1 A summary of the relevant planning application history is set out in the table below:

Ref no.	Description	Status and date of decision
P/3191/12	<p>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:</p> <p>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</p>	Granted 17-Dec-2012

	<p>residential units of which up to 45 units will be for staff accommodation (36 proposed and 9 existing);</p> <p>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.</p> <p>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</p>	
P/3369/14	<p>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>	Approved 23-Jan-2015
P/4206/14	<p>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</p>	Approved 23-Jan-2015
P/2284/14	<p>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</p>	Approved 14-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 with landscaping, access, bin stores, pedestrian links and ancillary works. Approved 27-Oct-2015	Granted 27-Oct 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.	Approved 27-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.	Granted 27-Oct-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	Approved 27-Oct-2015

	matters application works (P/3829/15) to discharge condition 4.	
P/4308/15	<p>Discharge of condition 6 (phasing plan) pursuant to hybrid planning permission reference p/3191/12 for the comprehensive, phased, redevelopment of the royal national orthopaedic hospital to include:</p> <p>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.</p>	Approved 03-Dec-2015
P/4280/15	<p>Reserved matters application (condition 4) for all matters (scale appearance, layout, access landscaping) pursuant to hybrid planning permission reference p/3191/12 (for the phased comprehensive, redevelopment of the royal national orthopaedic hospital) for the development of Princess Eugenie House. development to include demolition of the graham hill unit and construction of 2, 501sqm (gifa) of hospital floorspace (c2 use class), including accommodation for families of patients, rehabilitation space, consultancy space, patient care facilities and other ancillary clinical and service related development. development also to include associated landscaping, access bin stores, one car parking space, pedestrian works and ancillary works</p>	Granted 18-Dec-2015

P/4453/15	Details pursuant to condition 7 (design audit), condition 8 (visual impact), condition 9 (biodiversity statement), condition 10 (construction and environmental management plan), condition 13 (surface water drainage strategy), condition 14 (accessibility statement), condition 15 (lighting statement), condition 17 (Arboricultural statement), condition 18 (parking and access statement), condition 19 (levels statement) condition 24 (site investigation) and condition 31 (bat and bird survey) attached to the hybrid planning permission p/3191/12 ((for the phased comprehensive, redevelopment of the royal national orthopaedic hospital) for the development of Princess Eugenie house (ref: P/4280/15) to discharge condition 4.	Granted 18.12.2015
P/1405/16	Non-material amendment to planning permission P/3191/12 dated 05/08/2013 to allow amendments to the approved central development zone parameter plan and parameter plan explanatory text to allow for (a) specific elements of buildings in phase 02 to rise slightly above the maximum height parameter; (b) the building footprint to extend slightly beyond the extent of developable area and (c) landscaping to be incorporated within the area for circulation and hard standing.	Approved 19-Apr-2016
P/2152/16	Reserved matters application (condition 4) for all matters (scale appearance layout access landscaping) pursuant to hybrid planning permission reference P/3191/12 (for the phased comprehensive, redevelopment of the Royal National Orthopaedic Hospital) for the development of phase 2a. construction of a 5 storey building of 8,480 sq (gifa) of hospital floorspace (c2 use class), including inpatients accommodation, rehabilitation space, consultancy space, patient care facilities and other ancillary clinical and service related development. development to also include associated landscaping and fences, access, bin stores, facilities management yard, pedestrian links and ancillary works	Approved 26-Jul-2016
P/2148/16	Details pursuant to conditions 7 (Design Guide, Energy Statement and BREEAM) , 8 (Visual Assessment), 9 (Ecology and Bio-	Approved 26-Jul-2016

	diversity Statement), 14 (Detailed Accessibility Statement), 15 (Lighting Strategy), 17 (Arboricultural Report), 18 (Parking and Access Statement), 19 (Levels Plan) and 31 (Bat and Bird Survey) 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) for the development of Phase 2A to discharge condition 4.	
P/1316/17	Non-material amendment to planning permission P/3191/12 dated 05/08/2013 to allow a revised mechanical system to be fixed to the roof for the installation of rooflights and access hatches, which will allow these elements to rise by +0.30m	Approved 19-Apr-2017
P/3385/17	Non material amendment to planning permission P/2152/16 dated 21/07/2017 to allow the revision of width of rain screen panels; layout of windows and doors; revision of louvres; inclusion of smoke vents and access hatches at roof level	Approved 18-Aug-2017

4.0 CONSULTATION

4.1 A general site notification was erected on 02nd October 2017 expiring on 23rd October 2017

4.2 There are no neighbouring occupiers adjoin the application site and no neighbours in close proximity to the application site.

4.3 Statutory and Non Statutory Consultation

4.4 The following consultations have been undertaken:

LBH Design
LBH Landscape Architect
LBH Drainage

4.5 External / Internal Consultation

4.6 A summary of the consultation responses received along with the Officer comments are set out in the Table below.

Consultee	Summary of Comments	Officer Comments
LBH Design Officer	No objection, subject to darker colour being used to match one of the colours in the building.	Noted. A condition is recommended for details of materials to be approved by the LPA.
LBH Drainage	We have no objection; all the details have been agreed with the applicant.	Noted
LBH Landscape Architect	No comments received	

5.0 POLICIES

5.1 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.’

5.2 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.

5.3 In this instance, the Development Plan comprises The London Plan 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].

5.4 A full list of all the policies used in the consideration of this application is provided as Informative 1 in Appendix 1 of this report.

6.0 ASSESSMENT

6.1 The main issues are;

Principle of the Development
Character and Appearance
Accessibility
Traffic, Parking and Drainage

6.2 Principle of Development

- 6.2.1 The massing of the proposed hospital link would conform with the approved CDZ parameter plan that was approved by the hybrid planning permission, and revised as part of a non material amendment.
- 6.2.2 The land use approved for the CDZ include clinical hospital (C2 Use Class) facilities. These include associated rehabilitation unit, parent “home and away” accommodation, ancillary structures, plant and multi storey car park. The hospital uses are either purely hospital related and clinical in function, or essential ancillary and support functions. The land use proposed is essentially for hospital-related uses to support the operation of the hospital. As such, the land use meets the requirements for the CDZ parameters.
- 6.2.3 The maximum permitted height for new buildings within the CDZ is identified on the CDZ parameter plan as 148.10m AOD, increasing incrementally for specific element mainly in relation to the phase 2A building including lift overruns and safety guard rails. The proposed height of the hospital link is two storey at 8.7 metres high. As such, the proposed height conforms to the height permitted by the CDZ.
- 6.2.4 The maximum building width is defined as 75m. The minimum building width is 8m for hospital related development. The maximum building width of the hospital link will be 11.5m at level 1 and 14.3 m at level 2 meeting the requirements of the CDZ parameters.
- 6.2.5 The maximum building length parameter for each phase of the building development is 105m. The minimum length parameter is 8m. The maximum building length of the hospital link is 36.6m at level 1 and 71.6m at level 2 meeting the requirements of the CDZ parameters.
- 6.2.6 Having regard to the above, it is considered the principle of the hospital link is acceptable.

6.3 Character and Appearance

- 6.3.1 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).
- 6.3.2 The London Plan (2016) 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".

- 6.3.3 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.
- 6.3.4 As discussed above, the massing of the proposed hospital link conforms with the CDZ parameter plan that was approved by the hybrid planning permission and revised as part of the non-material amendment.
- 6.3.5 The height of the hospital link will be lower than the surrounding existing buildings and would have a similar height to X-Ray/OPD corridor. The change of levels across the site will contribute to reducing the visual impact of the 2 corridors with the level 1 corridor partially hidden behind a retaining wall.
- 6.3.6 In order to reduce disruption across the site, the applicant has outlined the link will be constructed using structural pre-fabricated pods. Part of the structure will be buried under the external ground level. The applicant has sought to explore a variety of external cladding materials. It is proposed to use a subtle pallet of grey colours in order to address the phase 2a building and its Green Belt setting. Windows will be provided along some sections of the corridors in order to bring natural light and outlook for patients, staff and visitors of the hospital. The height of windows has been designed with patient privacy in mind, particularly as many patients accessing the facility will be highly vulnerable.
- 6.3.7 Due to the siting of the building and the change in levels across the site, the proposed views of the link building would be obscured in places. However, there would be a number of locations across the site where it would be more visually exposed, including in views from the north along the main spine internal access road and from the OPD car park. The prefabricated modules do appear somewhat convoluted as a result of their layout and in some respects do not appear as an integrated long term solution. However, it is acknowledged that the nature of the site redevelopment is complex and the functions of the hospital must be connected in order to work successfully through the on-going stages of

the masterplan. Furthermore, the site is constrained by complex level changes in relation to the existing buildings where connections are required. Officers consider the application have sought to minimise the impact of the development through excavation of the ground. On balance, the design and appearance of the building is considered to reasonable when balanced against its much needed functionality and in relation to the surrounding existing building on site. However, it is considered that a darker grey material would be more appropriate in order to ensure the building appears more recessive and can better integrate with the existing phase 2a building. As such, a planning condition is recommended to ensure that details of final materials, colours and finishes are agreed with the local planning authority prior to the commencement of development.

6.3.8 As discussed, it is acknowledged that the phasing strategy for the CDZ is complex and is anticipated to last in the region of 15 to 20 years. In light of this, the immediate site context of the proposed hospital link will be different in 10/15/20 years' time. Nevertheless, officers consider it is important the structure does not remain on site in perpetuity in order to ensure a long term solution is provided as the masterplan develops. A further condition is recommended to ensure the structure would be removed from the site following the completion of phase 8 in order to ensure the masterplan can be completed as intended.

6.3.9 The intervention of the landscape would be limited. Any land which is disturbed as a result of excavation will be made good with either tarmac or grass.

6.3.10 Subject to aforementioned conditions, on balance, it is considered the proposed development would be acceptable in terms of character and appearance.

6.4 Accessibility

6.4.1 The London Plan (2016) 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.

6.4.2 Access and circulation have been designed to ensure users are able to walk between the hospitals departments without having to go outside. The design has established clear unobstructed widths that are capable of accommodating all clinical wheeled traffic such as beds and patient trolleys. The link at level 2 will provide access for the fire bridge to the phase 2a building. It is outlined that most of the access points will have a level threshold for escape of trolleys from the X ray department and theatres. Details of existing and proposed levels have been provided which are considered to be acceptable. Overall, the development is considered to be acceptable in this regard.

6.5 Traffic, Parking and Drainage

- 6.5.1 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”*.
- 6.5.2 The applicant has submitted a detailed surface water drainage scheme. The proposal includes a permeable surface to attenuate surface water run-off and threshold drainage channels to avoid ponding due to the wind driven rain fall on the corridor facade. The details have been reviewed the Council Drainage Engineers who have advised the information to be acceptable. As such, the development is considered to satisfy the above policy requirements.
- 6.5.3 The hospital link will be constructed across the current vehicle access for the outpatients car park. However, the access to the Outpatients Car Park will be maintained, as the first half of the Link Road will be built in coming weeks providing a connection to the existing road, currently a dead-end. This part of the Link Road will be completed prior to the proposed corridor link being installed, thereby maintaining access to the Outpatients Car Park. The link road would be in conformity with the hybrid planning permission. The proposed development is therefore considered to be acceptable in respect of highways safety and parking.

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 Officers acknowledge that the nature of the site redevelopment is complex and the functions of the hospital must be connected in order to work successfully through the on-going stages of the masterplan. Furthermore, the site is constrained by complex level changes in relation to the existing buildings where connections are required. Officers consider the applicants have sought to minimise the impact of the development through excavation of the ground and through use of subtle materials to integrate with the existing phase 2a building and Green Belt setting. On balance, the design and appearance of the building is considered to reasonable when balanced against its much needed functionality and in relation to the surrounding existing building on site. The development is also considered to be in broad conformity with the relevant conditions of the hybrid planning permission and is acceptable in this respect. For these reasons the application is recommended for grant.

APPENDIX 1: Conditions and Informatives

Conditions

1 Timing

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 Approved Drawing and Documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents: STM-A-BDP-PL-00-200-005 Rev A; STM-A-BDP-PL-00-200-006 Rev A; Royal National Orthopaedic Hospital The Hospital Link, Design and Access Statement (August 2017); Planning Statement (August 2017); STM-A-BDP-PL-00-200-007 Rev A; STM-A-BDP-PL-01-200-010 Rev A; STM-A-BDP-PL-02-200-010 Rev A; STM-A-BDP-PL-02-200-011 Rev A; STM-A-BDP-PL-XX-200-100 Rev A; STM-A-BDP-PL-XX-200-101 Rev A; STM-A-BDP-PL-XX-200-110 Rev A; STM-A-BDP-PL-XX-200-111 Rev A; STM-A-BDP-PL-XX-200-112 Rev A; STM-A-BDP-PL-XX-200_131 Rev A; STM-A-BDP-PL-XX-200-132 Rev A; STM-A-BDP-PL-XX-200-133 Rev A; STM-A-BDP-PL-XX-200-134 Rev A; STM-A-BDP-PL-XX-200-141 Rev A; STM-A-BDP-PL-XX-200-142 Rev A; STM-A-BDP-PL-XX-200-143 Rev A; STM-A-BDP-PL-XX-200-144 Rev A1; STM-C-BDP-DR-XX-95-7000 Rev P1; STM-C-BDP-DR-XX-95-7001 Rev P1; STM-C-BDP-DR-XX-96-7002 Rev P1; STM-A-BDP-PL-XX-200-136; STM-A-BDP-PL-XX-200-133 Rev B

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

3 Materials

Notwithstanding the details shown on the approved drawings, the development shall not commence until samples of the materials (or appropriate specification) to be used in the construction of the external surfaces noted below have been submitted to, and agreed in writing by, the local planning authority:

- a) facing materials for the buildings
- b) windows/ doors

The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.

Reason: To ensure that the development is carried out to the highest standards of architecture and materials in accordance with Policy 7.6 of the London Plan (2016) and policy DM1 of the Harrow Development Management Policies Local Plan (2013). To ensure the materials are built into the structure this is a Pre Commencement condition.

4 Removal of the Structure

The interim hospital link structure hereby approved shall be removed as soon as it is no longer needed and no later than the completion of phase 8 of the redevelopment, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is implemented in accordance with the approved masterplan and to safeguard the Green Belt and the character and appearance of the area in accordance with policies DM 1 and DM 16 of the Harrow Development Management Policies Local Plan (2013).

Informatives

1 Policies

The following policies are relevant to this decision:

The decision to grant permission has been taken having regard to the policies and proposals in the London Plan and-or the Harrow Local Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

The following policies are relevant to this decision:

National Planning Policy:
National Planning Policy Framework (2012)

The London Plan (2016):
3.1 Ensuring equal life chances for all
5.12 Flood Risk Management
5.13 Sustainable Drainage
6.3 Assessing effects of development on transport capacity
6.13 Parking
7.2 An inclusive environment
7.3 Designing out crime
7.4 Local character
7.6 Architecture
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 6 Areas of Special Character
Policy DM 10 On Site Water Management and Surface Water Attenuation
Policy DM 12 Sustainable Design and Layout
Policy DM 16 Maintaining the Openness of the Green Belt and Metropolitan Open Land
Policy DM 22 Trees and Landscaping
Policy DM 42 Parking Standards

2 Pre-application engagement

Statement under Article 35(2) of The Town and Country Planning (Development Management Procedure) (England) Order 2015. This decision has been reached 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. Pre-application advice was

sought and provided and the submitted application was in accordance with that advice.

4 Compliance with conditions

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.

The applicant is advised to ensure that the highway is not interfered with or obstructed at any time during the execution of any works on land adjacent to a highway. The applicant is liable for any damage caused to any footway, footpath, grass verge, vehicle crossing, carriageway or highway asset. Please report any damage to nrswa@harrow.gov.uk or telephone 020 8424 1884 where assistance with the repair of the damage is available, at the applicants expense. Failure to report any damage could result in a charge being levied against the property.

5 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.

APPENDIX 2: SITE PLAN



APPENDIX 3: SITE PHOTOS



Phase 2a building under construction





View from OPD/X Ray Corridor towards phase 2a building

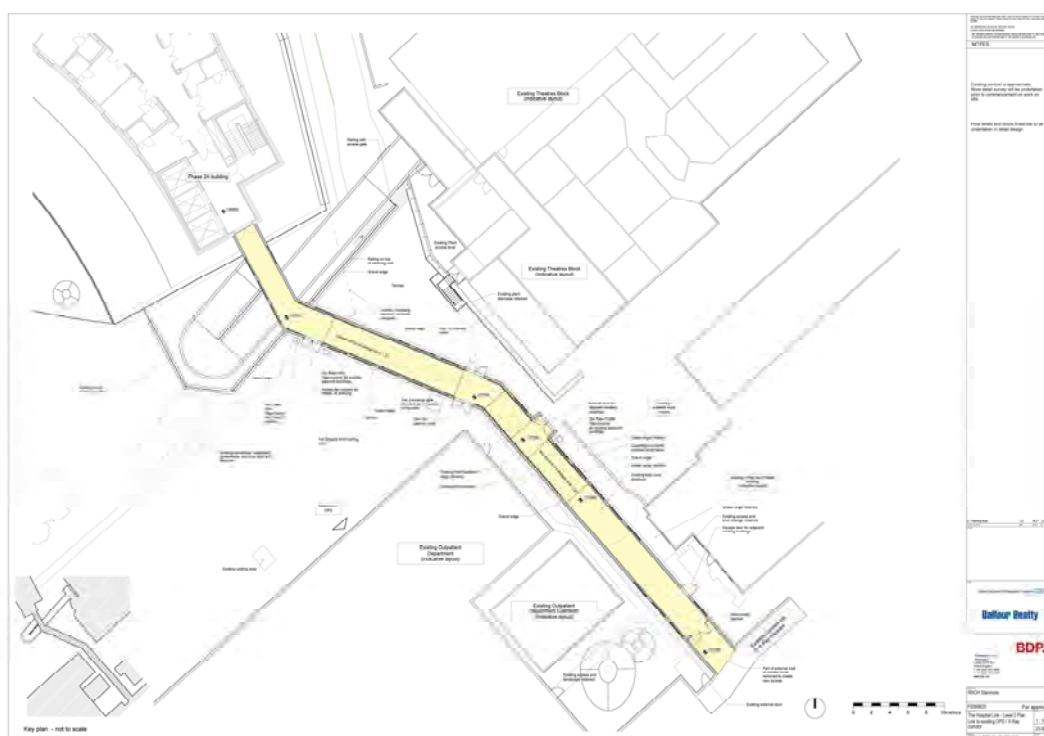


View from outpatient's car park towards the existing theatre block and phase 2a building

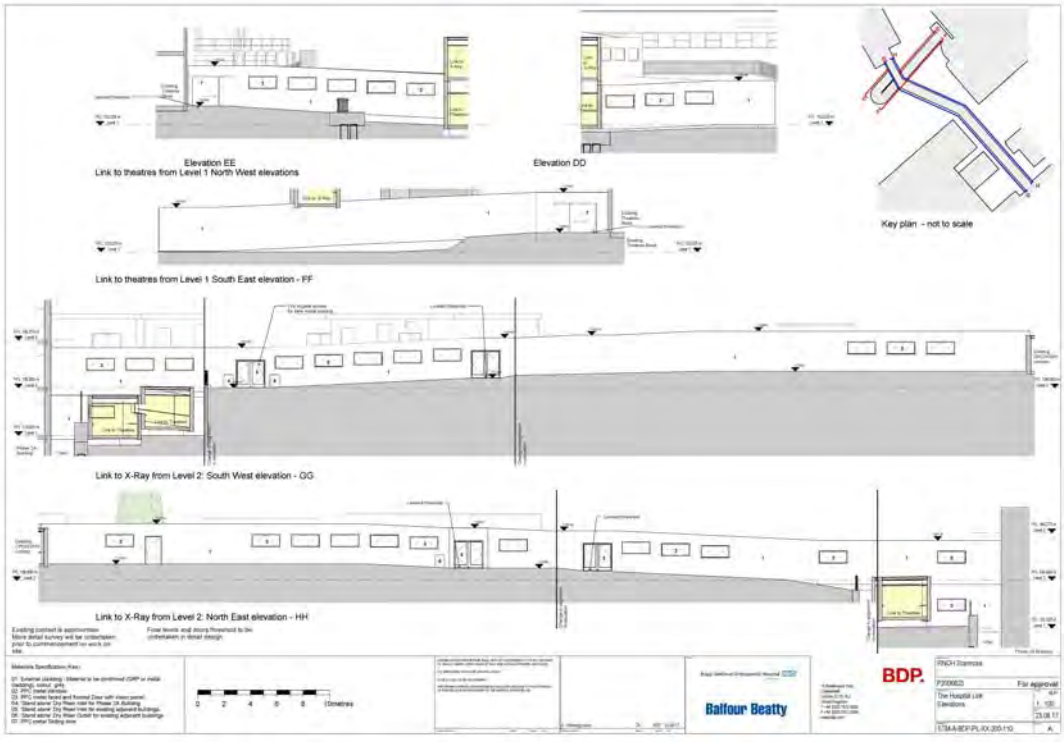
APPENDIX 4: PLANS AND ELEVATIONS



Level 1 floor plan



Level 2 Floor Plan



Elevations

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