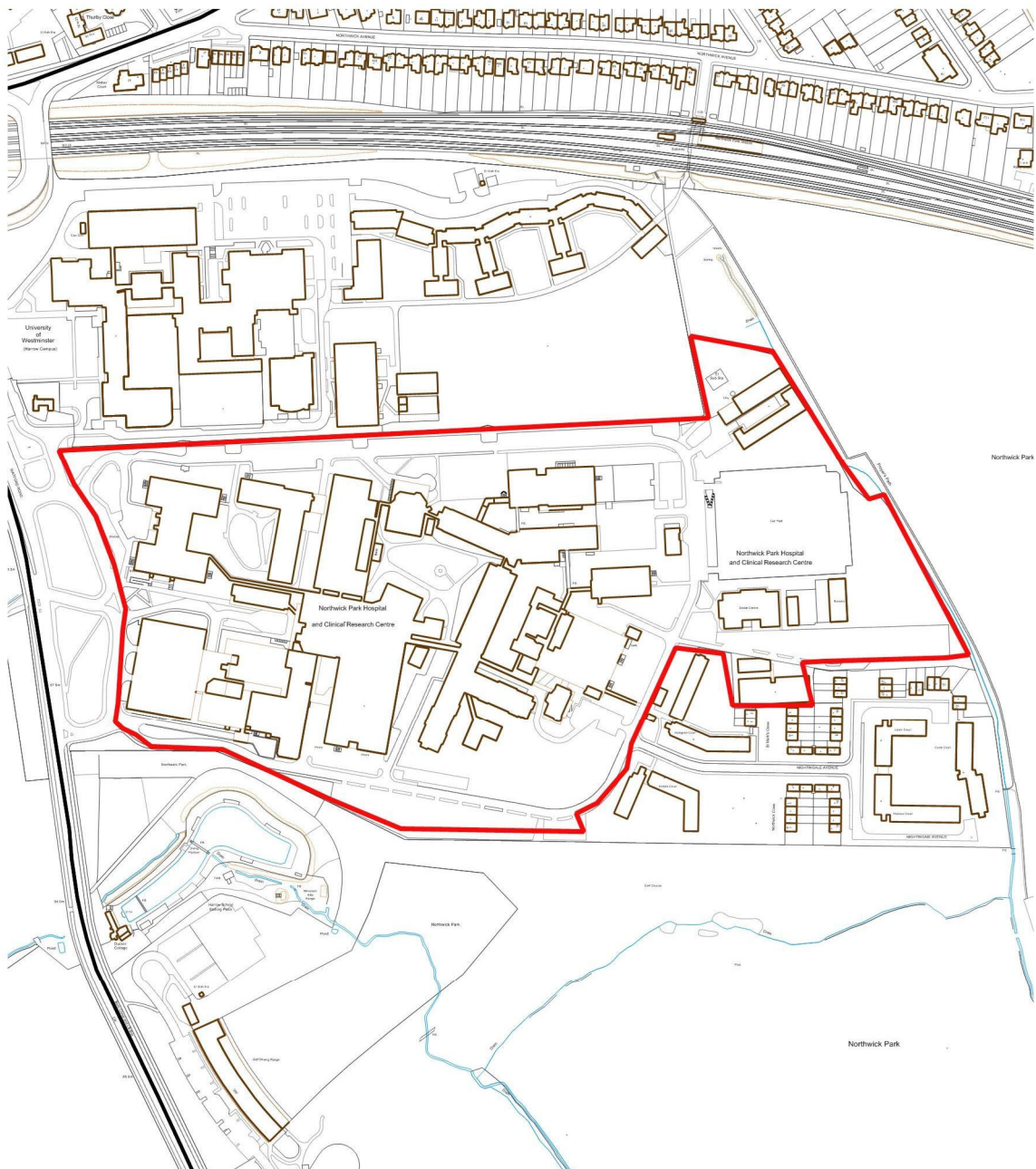




**Planning Committee Map**

Site address: Northwick Park Hospital, Watford Road, Harrow, HA1 3UJ

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This map is indicative only.

**RECEIVED:** 12 August, 2011

**WARD:** Northwick Park

**PLANNING AREA:** Wembley Consultative Forum

**LOCATION:** Northwick Park Hospital, Watford Road, Harrow, HA1 3UJ

**PROPOSAL:** 3-storey extension and alterations to Block J to provide new operating theatres and associated plant room. Work includes building an undecroft over existing parking area.

**APPLICANT:** North West London Hospitals NHS Trust

**CONTACT:** Devereux Architects

**PLAN NO'S:**

Please refer to condition 2.

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**RECOMMENDATION**

Grant planning permission subject to the completion of a satisfactory Section 106 or other legal agreement and delegate authority to the Head of Area Planning, or other duly authorised person, to agree the exact terms thereof on advice from the Borough Solicitor

If by 11th November 2011 the applicant fails to demonstrate the ability to provide for the s106 terms and meet the policies of the Unitary Development Plan, Core Strategy and Section 106 Planning Obligations Supplementary Planning Document by concluding an appropriate agreement, to delegate authority to the Head of Area Planning, or other duly authorised person, to refuse planning permission.

**SECTION 106 DETAILS**

The application requires a Section 106 Agreement, in order to secure the following benefits:

- (a) Payment of the Council's legal and other professional costs in (i) preparing and completing the agreement and (ii) monitoring and enforcing performance.
- (b) Within 3 months of any occupation, submit for approval and adhere to a Travel Plan, including car sharing measures
- (c) Sustainability- Prior to material start submission of a detailed sustainability implementation strategy including BREEAM Very Good design stage assessment for Block J and measures to implement material details commitments of the approved Sustainability Checklist to achieve a minimum score of 39.5%, in addition to adhering to the ICE Demolition Protocol. Within 3 months of any occupation submission of BREEAM Post Construction Certificate to demonstrate 'Very Good' level has been achieved, with compensation should it not be delivered.
- (d) Prior to material start submission of verification that carbon reduction target (25% improvement over TER of 2010 Building Regulations on all systems other than cooling) will be met on-site. Where it is clearly demonstrated that specific targets cannot be fully achieved on-site, any shortfall may be provided off-site or through works to Block J as agreed by the Council, or an in lieu contribution to secure delivery of carbon dioxide savings elsewhere.
- (e) Join and adhere to the considerate Contractors scheme.

And, to authorise the Head of Area Planning, or other duly authorised person, to refuse planning permission if the applicant has failed to demonstrate the ability to provide for the above terms and meet the policies of the Unitary Development Plan and Section 106 Planning Obligations Supplementary Planning Document by concluding an appropriate agreement.

## **EXISTING**

The application relates to the theatre block of Northwick Park Hospital, located on Watford Road, Harrow. To the north of the site is the Harrow campus of Westminster University, to the south lies Northwick Park 'Play-Golf' site. The hospital site itself comprises of the main hospital buildings, with residential accommodation for staff located to the south- east of the site.

## **PROPOSAL**

The application proposes a 3-storey extension to the theatre block of Northwick Park Hospital, known as 'Block J' of the main hospital site, located to the east, adjacent to the residential part of the site. The proposed extension comprises of undercroft car-parking and theatre accommodation on the first and second floors. The amount of floor space which is to be created, over the three floors including the undercroft car-park, is approximately 2,494m<sup>2</sup>.

## **HISTORY**

05/1670 - Outline application for demolition of various buildings and erection of replacement hospital with ancillary facilities, including car-parking, energy centre and landscaping, and formation of altered access to Watford Road and provision of/alterations to access roads and pedestrian routes within and adjacent to hospital and university site (matters for determination: means of access) (as accompanied by a Transport Statement by Faber Maunsell dated 3 May 2005, Planning & Design Statement by Faber Maunsell dated May 2005 and Environmental Statement by Faber Maunsell dated May 2005) *Application was recommended for approval, and granted subject to S106 at Planning Committee on 11.10.2005. The application is still pending decision.*

There is an extensive history relating to the hospital site. Other than the above application, no others relate specifically to Block J of the hospital building.

## **POLICY CONSIDERATIONS**

The development plan for the purposes of S54A of the Town and Country Planning Act is the Brent Unitary Development Plan 2004, the Brent Core Strategy 2010 and the London Plan 2011.

### *Brent Unitary Development Plan 2004*

Within the 2004 UDP the following list of saved policies are considered to be the most pertinent to the application.

#### Strategic

- STR3 In the interests of achieving sustainable development (including protecting greenfield sites), development of previously developed urban land will be maximised (including from conversions and changes of use).
- STR5 Reduces the need to travel, especially by car.
- STR14 New development should make a positive contribution to improving the quality of the urban environment
- STR15 Major development should enhance the public realm

#### Built Environment

- BE2 Townscape: Local Context & Character
- BE3 Urban Structure: Space & Movement

- BE4 Access for Disabled People
- BE5 Urban Clarity & Safety
- BE6 Public Realm: Landscape Design
- BE7 Public Realm: Streetscape
- BE9 Architectural Quality
- BE12 Sustainable Design Principles

#### Transport

- TRN1 Planning applications will be assessed, as appropriate for their transport impact on all transport modes including walking and cycling.
- TRN3 Directs a refusal where an application would cause or worsen an unacceptable environmental impact from traffic, noise, pollution it generates or if it was not easily and safely accessible to cyclists and pedestrians.
- TRN4 Measures to make transport impact acceptable
- TRN10 Walkable environments
- TRN11 The London Cycle Network
- TRN22 On parking standards for non-residential developments requires that developments should provide no more parking than the levels listed for that type of development.
- TRN27 Retention of essential off-street parking
- TRN31 Design and Land Take of Car Parks
- TRN35 On transport access for disabled people and people with mobility difficulties states that development should have sufficient access to parking areas and public transport for disabled people, and that designated parking spaces should be set aside for disabled people in compliance with levels listed in PS15.
- PS12 Car parking standards – Class D1
- PS15 Parking standards for disabled people
- PS16 Cycle parking standards

#### Open Space, Sport and Recreation

- OS21 Metropolitan Walks

#### Community Facilities

- CF1 Location of Large Scale Community Facilities
- CF12 Northwick Park Hospital/Higher & Further Education (HFE) Zone

#### *Brent Core Strategy 2010*

The following spatial policies are considered relevant to this application:

- CP 5 Place making  
*Sets out requirements for place making when major development schemes are considered*
- CP19 Brent Strategic Climate Change Mitigation and Adaptation Measures
- CP23 Protection of existing and provision of new community and cultural facilities  
*Encourages new accessible community and cultural facilities and protects existing facilities. Sets a standard for the provision of new community facilities*

#### *Brent Supplementary Planning Guidance*

- SPG17 Design Guide for New Development
- SPG19 Sustainable design, construction and pollution control
- SPD Section 106 Planning Obligations
- LDF Site Specific Allocations DPD (adopted 2011)

## ***Regional***

London Plan 2011

London Plan SPG

The Mayor's Transport Strategy (May 2010)

Sustainable Design and Construction – Supplementary Planning Guidance (2006)

Accessible London: achieving an inclusive environment (April 2004)

Planning for Equality and Diversity in London (October 2007)

## ***National***

Draft National Planning Policy Framework 2011

Planning Policy Statement 1: Delivering Sustainable Development, 31 January 2005

Planning and Climate Change: supplement to Planning Policy Statement 1, 17 December 2007

Planning Policy Guidance 13: Transport, 3 January 2011

Planning Policy Statement 22: Renewable Energy 2004

Planning Policy Statement 23: Planning and Pollution Control 2004

Planning Policy Guidance 24: Planning and Noise (1994)

## **SUSTAINABILITY ASSESSMENT**

As with most major developments the Local Planning Authority requires that the applicants consider sustainable development from an early stage, so that the maximum amount of sustainable measures can be incorporated in the proposal up-front. The applicants have submitted an Energy Statement and a Sustainable Development Checklist, which has been revised during the course of the application. The latest revised submitted Sustainable Development Checklist has a score of 36.5% (the applicant's score was 37.5%). Officers consider that, with further information, the total potential score is 39.5%. The further information required to achieve the 39.5% score can be submitted within the sustainability implementation strategy, secured through the S106.

The usual minimum requirement is 50%. However a lower score is considered to be acceptable as several credits are unavailable to this type of proposal. The applicants should demonstrate that all available credits have been maximised.

The proposed extension will have a total floorspace of 2494.5sqm. The Energy Statement indicates that the proposal does not meet London Plan policy 5.2 requirements to achieve 25% improvement on TER of Building Regulations 2010. The applicants state this is technically unfeasible due to the decision to retain and connect to the existing site wide heating distribution network. They also contend that the high servicing requirements for infection control purposes, limit the designers flexibility in ventilation and air conditioning system selection.

Officers accept that the particular internal environmental condition requirements for surgical medical facilities of this nature make meeting the normal policy requirement difficult. In light of this, officers recommend that the proposal meet LP5.2 requirements in regards to carbon emissions associated with Heating, Hot Water, Lighting and Auxiliary uses only. Where a 25% improvement on TER for these systems cannot be met on site, measures to achieve an equivalent reduction in carbon emissions should be identified through consequential improvements of the refurbished blocks. This is in line with LP5.2 criteria (e) which states any shortfall may be provided off-site. The applicant has submitted details which specify that the level of carbon dioxide reduction for the proposal will be increased to the 25 % level through works to Block J. Further details regarding this have been recently submitted to the Council and are being considered by your officers. This will be discussed further in the Supplementary Report. However, it should be noted that your officers consider that the "topping up" the level of reduction

through works to an adjoining block, where the applicant is not otherwise required to undertake those works, is acceptable in principle.

300 sqm of PV panels are proposed. The applicant has maximised the available roof space and the addition of this renewable technology is welcomed. The PV panels are expected to reduce carbon emissions from regulated energy sources by 14% and total energy uses by 9%.

## **CONSULTATION**

Site notices, dated 20<sup>th</sup> September 2011 were posted around the site, including at the main entrance of the hospital. No letters of representation have been received to date.

Ward Councillors were notified. There have been no responses to date.

### Landscape officer

No objections to the proposal in principle to the proposal. However, it is noted that the proposal would result in the loss of a Red Oak tree as well as 2 No. Tulip trees. As a result, suitable replacement trees, with a minimum girth of 14-16 cm will be required to be planted in suitable locations as a compensatory measure. These trees must be watered for the first 2 years of their establishment.

### Highways

No objection to the proposal. A revised plan has been requested showing at least four bicycle parking spaces.

### Urban Design

No objections to the design of the scheme. Has recommended, however, that trees are planted on either corner of the car park and there is potential to incorporate some further soft landscaping that could help to screen the cars.

## **REMARKS**

### Introduction

The hospital site comprises of 1970s concrete buildings of various sizes, which have been added to over the last 40 years. Residential accommodation for hospital staff, is located to the east, Northwick Park Golf Course (Pay Golf) is located to the south and the University of Westminster to the north. The application relates to block J, located to the east of the main hospital site, opposite residential accommodation.

There are currently 9 operating theatres at the hospital located within block J, in need of improvement and reconfiguration for a number of reasons, including to incorporate modern standards of surgery and clinical care and to comply with the latest technical requirements. The programme for this theatre project is to be phased with the current application relating to phase 1. The current application is for the reconfiguration and expansion of block J of the hospital. This extension will accommodate an additional 3 or 4 theatre suites, and would create approximately 2,494m<sup>2</sup> floorspace over three floors. This includes undercroft parking on the ground floor, operating theatres on the first floor and plant room on the second floor.

The proposed development is in line with the long-term re-development plans for Northwick Park Hospital, as allocated with the Site Specific Allocations within the Local Development Framework.

### Design and Massing and Impact on the Character of area and adjoining properties

The main hospital site comprises concrete buildings of varying heights. Block J is located to the east of the main hospital site, with residential staff accommodation to the east. Block J is 3-storey in height, with nearby blocks at 5 and 6 storeys and greater.

The original hospital buildings, including block J, are not considered to be of any architectural theme or style, being concrete utilitarian buildings with various additions over the years. The design of the proposed 3-storey extension to block J would be more modern in design and appearance to the main concrete buildings of the hospital. The residential buildings opposite, to the east of block J are of a modern brick construction, and a further new residential block has recently been built within the residential part of the site. The proposed materials for the new extension to block J are in line with sustainability requirements for the type of construction, and are welcomed.

### Transportation

The applicants have submitted the approved Travel Plan for the Northwest London Health Trust in support of the application. The site has good access to public transport services (PTAL 4), with close access to Northwick Park and Kenton stations, as well as 7 local bus services.

The application site currently has provision for 92 car parking spaces, including 56 spaces within the existing undercroft of block J, and 36 spaces along the eastern boundary of the block. The proposed extension will result in a reduction of car parking provision by 13 spaces. There will also be provision for four motorcycle spaces. The plans do not show provision for cycle parking. These details would be required by planning condition. Although the car park provides parking for adjoining blocks at the Moorfields Day Centre and the MRI Unit, there is no concern over the reduction of car parking provision for block J. There is sufficient parking available within other parts of the hospital site for visitors, and existing staff parking is to be retained.

### Landscaping and Trees

The proposed extension will result in the loss of a mature Red Oak tree, as well as 2 Tulip trees. Appropriate replacement trees will be secured as part of the landscaping scheme for the proposal. A fully detailed landscaping scheme will be required, including hard materials; plant species, quantities, densities and maintenance schedule.

### Conclusion

Further details for Sustainability will be reported in the supplementary report for this application.

The proposed extension to block J is in accordance with Brent Council policy and guidance and is considered to be within the scale and character of the application site and adjacent buildings, and your officers recommend that planning permission is granted subject to a S106 agreement and relevant planning conditions.

**RECOMMENDATION:** Grant Consent subject to Legal agreement

(1) The proposed development is in general accordance with policies contained in the:-

Planning Policy Statement 1: Delivering Sustainable Development, 31 January 2005  
Planning and Climate Change: supplement to Planning Policy Statement 1, 17  
December 2007

Planning Policy Guidance 13: Transport, 3 January 2011  
Planning Policy Statement 22: Renewable Energy 2004  
Planning Policy Statement 23: Planning and Pollution Control 2004  
Planning Policy Guidance 24: Planning and Noise (1994)

London Plan 2011

Brent's Unitary Development Plan 2004  
Brent's Core Strategy 2010  
Local Development Framework, Site Specific Allocations 2011  
Supplementary Planning Guidance (SPG) 17 - "Design Guide for New Developments".  
Supplementary Planning Guidance (SPG) 19 - "Sustainable Design, Construction & Pollution Control".  
Supplementary Planning Document - S106 Planning Obligations.

### **CONDITIONS/REASONS:**

- (1) The development to which this permission relates must be begun not later than the expiration of three years beginning on the date of this permission.

Reason: To conform with the requirements 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 drawing(s) and/or document(s):

GB1010013-D-001	GB1010013-D-012 A
GB1010013-D-002	GB1010013-D-013 B
GB1010013-D-003	GB1010013-D-014 B
GB1010013-D-004 B	GB1010013-D-015
GB1010013-D-005	GB1010013-D-016
GB1010013-D-006 B	GB1010013-D-017
GB1010013-D-007	GB1010013-D-018 B
GB1010013-D-008 B	GB1010013-D-019 B
GB1010013-D-009	GB1010013-D-020 Design and
Access Statement	
GB1010013-D-010	GB1010013-D-021
GB1010013-D-011	Revised Sustainability Checklist

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

- (3) Details of materials for all external work, including samples, shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The work shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

- (4) Notwithstanding any details of landscape works referred to in the submitted application, a scheme for the landscape works and treatment of the surroundings of the proposed development (including species, plant sizes and planting densities) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any site clearance, demolition or construction works on the site. Any approved planting, turfing or seeding included in such details shall be



completed in strict accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. Such a scheme shall include:-

- (a) the identification and protection of existing trees and shrubs not directly affected by the building works and which are to be retained;
- (b) a plan showing the size, species and location of a minimum of 5 suitable replacement trees with minimum 14-16cm girth in appropriate locations in proximity to the site to be developed;
- (b) details of any proposed walls and fences indicating materials and heights;
- (d) adequate physical separation, such as protective walls and fencing between landscaped and paved areas;
- (e) areas of hard landscape works and proposed materials.
- (f) existing contours and any proposed alteration to ground levels such as earth mounding;
- (g) areas of hard landscape works and proposed materials;
- (h) details of the proposed arrangements for the maintenance of the landscape works.

Any replacement trees shall be watered for the first two years after planting, and any other planting that is part of the approved scheme that within a period of *five* years after planting is removed, dies or becomes seriously damaged or diseased, shall be replaced in the next planting season and all planting shall be replaced with others of a similar size and species and in the same positions, unless the Local Planning Authority first gives written consent to any variation.

Reason: To ensure a satisfactory appearance and setting for the proposed development and ensure that it enhances the visual amenity of the area.

- (5) Details of the provision of a minimum of four secure cycle parking spaces shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work on site. Thereafter the development shall not be occupied until the cycle parking spaces have been laid out in accordance with the details as approved and these facilities shall be retained.

Reason: To ensure satisfactory facilities for cyclists.

**INFORMATIVES:**

None Specified

**REFERENCE DOCUMENTS:**

Brent's Unitary Development Plan 2004

Brent's Core Strategy 2010

Local Development Framework, Site Specific Allocations 2011

Supplementary Planning Guidance (SPG) 17 - "Design Guide for New Developments".

Supplementary Planning Guidance (SPG) 19 - "Sustainable Design, Construction & Pollution Control".

Supplementary Planning Document - S106 Planning Obligations.

Any person wishing to inspect the above papers should contact Avani Raven, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5016