

## Report of the Head of Planning, Sport and Green Spaces

**Address** THE ARENA, STOCKLEY PARK STOCKLEY ROAD WEST DRAYTON

**Development:** Development of Stockley Arena to provide additional office accommodation, including a single-storey extension to the central rotunda and to the southern wing to create a new second floor, together with a two-storey extension above the existing refuse storage and deliveries area to the north.

**LBH Ref Nos:** 37800/APP/2013/161

**Drawing Nos:** Heritage Statement - December 2012  
Transport Statement - January 2013  
Air Quality Assessment - January 2013  
Planning Statement - January 2013  
Planning Review - January 2013  
Energy Statement - 22/02/2013  
SBEM L2A Compliance Report - 22/02/2013  
198-102 P1  
198-001 P2  
198-002 P1  
198-003 P1  
198-004 P1  
198-005 P1  
198-006 P1  
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198-108 P1  
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198-110 P1  
198-111 P1  
198-112 P1  
Design and Access Statement - December 2012

**Date Plans Received:** 23/01/2013                      **Date(s) of Amendment(s):**

**Date Application Valid:** 06/03/2013

### 1. SUMMARY

The application seeks planning permission for the development of Stockley Arena to provide additional office accommodation, including a single-storey extension to the central rotunda and to the southern wing to create a new second floor, together with a two-storey extension above the existing refuse storage and deliveries area to the north.

It is not considered that the proposed development would result in an unacceptable impact on the visual amenities of the site or on the openness of the Green Belt. It is not considered that the development would lead to such a significant increase in traffic that

refusal could be justified on highway grounds. The proposal is considered to comply with relevant Local Plan and London Plan policies and, accordingly, approval is recommended subject to referral of the application to the Mayor of London.

## **2. RECOMMENDATION**

**That subject to the Mayor not directing the Council under Article 6 of the Town and Country Planning (Mayor of London) Order 2008 to refuse the application, or under Article 7 of the Order that he is to act as the local planning authority for the purpose of determining the application; AND subject to the Environment Agency formally withdrawing their objection, delegated powers be given to the Head of Planning, Green Spaces and Culture to grant planning permission subject to the following conditions, and any additional conditions and/or informatives which may be required by the Mayor or the Environment Agency:**

### **1 COM3 Time Limit**

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

#### REASON

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

### **2 COM4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 198-001 P2, 198-002 P1, 198-003 P1, 198-004 P1, 198-005 P1, 198-006 P1, 198-007 P1, 198-008 P1, 198-101 P1, 198-102 P1, 198-103 P1, 198-104 P1, 198-105 P1, 198-106 P1, 198-107 P1, 198-108 P1, 198-109 P1, 198-110 P1, 198-111 P1, 198-112 P1 and shall thereafter be retained/maintained for as long as the development remains in existence.

#### REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

### **3 COM5 General compliance with supporting documentation**

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Design and Access Statement - December 2012

Heritage Statement - December 2012

Transport Statement - January 2013

Air Quality Assessment - January 2013

Planning Statement - January 2013

Planning Review - January 2013

Energy Statement - 22/02/2013

SBEM L2A Compliance Report - 22/02/2013

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence

#### REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

#### **4 COM7 Materials (Submission)**

No development shall take place until details of all materials and external surfaces have been submitted to and approved in writing by the Local Planning Authority. Furthermore, precise details of the construction and finishes to the timber fin columns should be provided.

Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

#### **REASON**

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **5 COM8 Tree Protection**

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and.
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

#### **REASON**

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **6 COM9 Landscaping (car parking & refuse/cycle storage)**

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping
  - 1.a Planting plans (at not less than a scale of 1:100),
  - 1.b Written specification of planting and cultivation works to be undertaken,
  - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
  
2. Details of Hard Landscaping
  - 2.a Refuse Storage
  - 2.b Cycle Storage
  - 2.c Means of enclosure/boundary treatments
  - 2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)
  - 2.e Hard Surfacing Materials
  - 2.f External Lighting
  - 2.g Other structures (such as play equipment and furniture)
  
3. Living Walls and Roofs
  - 3.a Details of the inclusion of living walls and roofs in general accordance with drawing 198-101 P1
  
4. Details of Landscape Maintenance
  - 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
  - 4.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
  
5. Schedule for Implementation
  
6. Other
  - 6.a Existing and proposed functional services above and below ground
  - 6.b Proposed finishing levels or contours

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

#### REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 and 5.17 of the London Plan (July 2011).

#### **7 COM10 Tree to be retained**

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree

surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

#### REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

#### **8 COM31 Secured by Design**

The building(s) shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No building shall be occupied until accreditation has been achieved.

#### REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (July 2011) Policies 7.1 and 7.3.

#### **9 SUS6 Green Travel Plan**

Prior to the commencement of the development hereby permitted a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan, as submitted shall follow the current Travel Plan Development Control Guidance issued by Transport for London and will include:

- (1) targets for sustainable travel arrangements [insert desired for target(s)];
- (2) effective measures for the ongoing monitoring of the Travel Plan;
- (3) a commitment to delivering the Travel Plan objectives; and
- (4) effective mechanisms to achieve the objectives of the Travel Plan by both present and future occupiers of the development.

The development shall be implemented only in accordance with the approved Travel Plan.

#### REASON

To promote sustainable transport and reduce the impact of the development on the surrounding road network in accordance with Policies 6.1 and 6.3 of the London Plan (July 2011).

#### **10 COM15 Sustainable Water Management**

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the

development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

Thereafter the development shall proceed in accordance with the approved scheme.

#### REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 5.12.

#### **11 NONSC Contamination**

If any potentially contaminated buildings or grounds are found on the site during the development works the developer shall carry out investigations and chemical testing of the potentially contaminated building or ground. Any contaminated building or land shall be remedied to the satisfaction of the Local Planning Authority. Copies of all documentation relating to the aforementioned investigations and works including chemical testing, the remediation scheme, the remedial works and the validation report shall be submitted to and approved in writing by the Local Planning Authority.

#### REASON

To ensure that the occupants of the development are not subjected to any risks from soil contamination and all other pollutants in accordance with Policy OE11 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **12 NONSC Imported Soils**

All imported soils used for landscaping purposes including soils shall be clean and free of contamination.

#### REASON

To ensure that the users of the school development are not subject to any risks from soil contamination in accordance with Policy OE11 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **13 NONSC Fire Evacuation Plan**

Prior to the first occupation of the development hereby approved a comprehensive fire emergency plan that demonstrates how disabled people will be safeguarded from fire and enabled to evacuate the building shall be submitted to and approved in writing by the Local Planning Authority.

#### REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policy AM13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 3.1, 3.8 and 7.2 of the London Plan (2011).

#### **14 NONSC Employment Measures**

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by the Local Planning Authority detailing an employment scheme. This shall include measures to ensure to employ local people, to seek to bring unemployed persons back into employment (such as working with job centre plus) and to ensure training opportunities, and a timetable for implementation. The approved employment scheme shall then be implemented in accordance with the agreed scheme.

#### REASON

To ensure the development provides an appropriate contribution to employment opportunities, in accordance with Policy R17 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the Council's Planning Obligations SPD.

#### **15 NONSC District Heating System**

Prior to commencement of the development details of how the building will be designed so as to ensure that the development is compatible with and capable of connection to any potential future district heating network/networks shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter the development shall be carried out and maintained in full accordance with the approved details.

#### REASON

To ensure that the objectives of sustainable development identified in London Plan (July 2011) Policies 5.1 and 5.3.

#### **16 NONSC Car Parking Management**

Prior to the commencement of the development hereby approved the applicant shall submit a detailed car parking allocation/management plan to address the management of car parking around the application site shall be submitted to, and approved in writing by the Local Planning Authority. The car parking allocation/management plan shall contain a suite of measure, which may include but not be limited to:

- (i) Provision of clear directional signage to all parking zones;
- (ii) Measures to encourage users of the gym from using parking within Zone B (as identified within the submitted Transport Statement)
- (iii) Allocate specific exclusive office based spaces
- (iv) Allocate tenant specific spaces for the retail units to be used by Staff only
- (v) Implement measures to discourage/prevent unauthorised long stay parking.

Thereafter the approved car parking allocation/management plan shall be implemented prior to the occupation of the building and thereafter maintained for the life of the development.

#### REASON

To ensure that the car parking is managed in a way which ensures the availability of an appropriate number of parking spaces in the interested of highway and pedestrian safety and in compliance with Policies AM2 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

### **INFORMATIVES**

**1 I52 Compulsory Informative (1)**

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

**2 I53 Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
BE8	Planning applications for alteration or extension of listed buildings
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE18	Design considerations - pedestrian security and safety
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LE1	Proposals for industry, warehousing and business development
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings



OL5	Development proposals adjacent to the Green Belt
>>	London Plan (2011) Policies
LPP 2.6	(2011) Outer London: vision and strategy
LPP 2.7	(2011) Outer London: economy
LPP 2.8	(2011) Outer London: Transport
LPP 4.1	(2011) Developing London's economy
LPP 4.2	(2011) Offices
LPP 4.3	(2011) Mixed use development and offices
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.11	(2011) Green roofs and development site environs
LPP 5.12	(2011) Flood risk management
LPP 6.1	(2011) Strategic Approach
LPP 6.3	(2011) Assessing effects of development on transport capacity
LPP 6.9	(2011) Cycling
LPP 6.10	(2011) Walking
LPP 6.13	(2011) Parking
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 7.8	(2011) Heritage assets and archaeology
LPP 7.16	(2011) Green Belt

### **3 I1 Building to Approved Drawing**

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

### **4 I3 Building Regulations - Demolition and Building Works**

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

### **5 I11 The Construction (Design and Management) Regulations 1994**

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and

safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

**6**            112                    **Notification to Building Contractors**

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

**7**            115                    **Control of Environmental Nuisance from Construction Work**

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit ([www.hillingdon.gov.uk/noise](http://www.hillingdon.gov.uk/noise) Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

**8**            119                    **Sewerage Connections, Water Pollution etc.**

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.  
Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

**9**            134                    **Building Regulations 'Access to and use of buildings'**

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

· The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with

· BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from [www.opsi.gov.uk](http://www.opsi.gov.uk)
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from [www.drc-gb.org](http://www.drc-gb.org).
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from [www.drc-gb.org](http://www.drc-gb.org).
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from [www.drc-gb.org](http://www.drc-gb.org).

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

## **10            158            Opportunities for Work Experience**

The developer is requested to maximise the opportunities to provide high quality work experience for young people (particularly the 14 - 19 age group) from the London Borough of Hillingdon, in such areas as bricklaying, plastering, painting and decorating, electrical installation, carpentry and landscaping in conjunction with the Hillingdon Education and Business Partnership.

Please contact: Mr Peter Sale, Chief Executive Officer, Hillingdon Training Ltd: contact details - c/o Hillingdon Training Ltd, Unit A, Eagle Office Centre, The Runway, South Ruislip, HA4 6SE Tel: 01895 671 976 email: [petersale@hillingdontraining.co.uk](mailto:petersale@hillingdontraining.co.uk)

## **11            160            Cranes**

Given the nature of the proposed development it is possible that a crane may be required during its construction. The applicant's attention is drawn to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at [www.aoa.org.uk/publications/safeguarding.asp](http://www.aoa.org.uk/publications/safeguarding.asp))

## 12

With regard to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separated and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of ground water. Where the developer proposed to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. This is to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

## 13

Access:

1. The Equality Act 2010 seeks to protect people accessing goods, facilities and services from direct discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

2. Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.

3. Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.

4. Flashing beacons/strobe lights linked to the fire alarm should be carefully selected to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

## 14

You are advised that the development hereby approved represents chargeable development under the Community Infrastructure Levy. The applicant will be liable to pay the Community Infrastructure Levy to the sum of £72,473.54 on commencement of this development (please note this amount may change on final calculation). A separate liability notice will be issued by the Local Planning Authority, however you are advised that it is your responsibility to notify the Local Planning Authority of the anticipated commencement date and any changes in liability through submission of the appropriate forms.

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

Located to the east of Stockley Road, the application site accommodates the Stockley Arena which is part of Stockley Park, a 47 Ha former landfill site which was successfully redeveloped into a business park in the late 1980's and now has international renown as one of the first business parks of its kind, and for the very high quality architecture and strong integration of landscaping into the design.

Stockley Park Arena was designed as the landmark core of Stockley Park. To the south, the site is adjoined by a lake, and to the north and east by the Stockley Golf Course, including the club house and its car parking area.

The current Stockley Arena premises, which were built in 1990 by Arup, include serviced office spaces, gym facilities, cafes, a bar and a launderette. As the surrounding areas of the business park have evolved, Stockley Park Arena has stayed virtually unchanged. The building benefits from a low key design, typical of its time, set in a prominent but sensitive setting by the open water lake. The site is located within the Greenbelt, additionally it is listed locally as being of historical/architectural merit.

### 3.2 Proposed Scheme

The application seeks planning permission for development of Stockley Arena to provide additional office accommodation, including a single-storey extension to the central rotunda and to the southern wing to create a new second floor, together with a two-storey extension above the existing refuse storage and deliveries area to the north.

The proposal will create 2305sqm of gross external new office floorspace (Use Class B1) through an extension of the Stockley Arena building at ground and first floor levels and the addition of a third storey. The overall key design impact will therefore be to raise the general building height from 2 to 3 storeys in a protected Green Belt location.

The additional gross internal floor area created would be 2080sqm, made up of 250sqm at ground floor level, 410sqm at first floor level, and 1420sqm in the new second floor. The small area of ground and first floor accommodation is located to the north west of the adjacent to the existing health club, and over the existing service area. The larger area at second floor represents the erection of a new floor at roof level over the existing accommodation. Additional landscaping and tree planting is proposed around the car park and to the north east of the building.

### 3.3 Relevant Planning History

37800/86/1390                      Stockley Park Central Leisure & Amnty BI Stockley Road West Drayton  
Details of Central Leisure & Amenity buildings in compliance with outline planning permission ref. 27951B/81/1955 dated 20.12.84

**Decision:** 14-11-1986    Approved

37800/APP/2010/1669            The Arena, Stockley Park Stockley Road West Drayton  
Change of use from Class B1 (Office) to Class D1 (Non-residential institutions) for use as further education college and management training premises.

**Decision:** 08-02-2011    Refused

#### Comment on Relevant Planning History

The planning history relevant to this portion of Stockley Park is listed above. Stockley Park as a whole was granted planning permission in 1984.

### 4. Planning Policies and Standards

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)

Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)  
London Plan (July 2011)  
National Planning Policy Framework  
Hillingdon Supplementary Planning Document - Accessible Hillingdon  
Hillingdon Supplementary Planning Document - Noise  
Hillingdon Supplementary Planning Document - Planning Obligations  
Hillingdon Supplementary Planning Guidance - Air Quality  
Hillingdon Supplementary Planning Guidance - Community Safety by Design  
Hillingdon Supplementary Planning Guidance - Land Contamination

### **UDP / LDF Designation and London Plan**

The following UDP Policies are considered relevant to the application:-

#### Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.CI2 (2012) Leisure and Recreation
- PT1.E1 (2012) Managing the Supply of Employment Land
- PT1.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM8 (2012) Land, Water, Air and Noise
- PT1.EM11 (2012) Sustainable Waste Management
- PT1.HE1 (2012) Heritage
- PT1.T1 (2012) Accessible Local Destinations

#### Part 2 Policies:

- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
  - (i) Dial-a-ride and mobility bus services
  - (ii) Shopmobility schemes
  - (iii) Convenient parking spaces
  - (iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- BE8 Planning applications for alteration or extension of listed buildings
- BE12 Proposals for alternative use (to original historic use) of statutorily listed buildings
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings

BE18	Design considerations - pedestrian security and safety
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LE1	Proposals for industry, warehousing and business development
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt
>>	London Plan (2011) Policies
LPP 2.6	(2011) Outer London: vision and strategy
LPP 2.7	(2011) Outer London: economy
LPP 2.8	(2011) Outer London: Transport
LPP 4.1	(2011) Developing London's economy
LPP 4.2	(2011) Offices
LPP 4.3	(2011) Mixed use development and offices
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.11	(2011) Green roofs and development site environs
LPP 5.12	(2011) Flood risk management
LPP 6.1	(2011) Strategic Approach
LPP 6.3	(2011) Assessing effects of development on transport capacity
LPP 6.9	(2011) Cycling
LPP 6.10	(2011) Walking
LPP 6.13	(2011) Parking
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 7.8	(2011) Heritage assets and archaeology
LPP 7.16	(2011) Green Belt

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- **23rd April 2013**

**5.2** Site Notice Expiry Date:- **23rd April 2013**

## **6. Consultations**

### **External Consultees**

Consultation letters were sent to 11 local owner/occupiers on 27/03/2013. The application was also advertised by way of site and press notices. No responses were received.

GREATER LONDON AUTHORITY:

London Plan policies on Green Belt, heritage, economic development, urban design, inclusive access, sustainable development and transport are relevant to this application. The application complies with some of these policies, but not with others, for the following reasons:

- Green Belt: The applicant should respond to the issues raised in the urban design section of this report to ensure that the impact on Green Belt openness would be suitably minimised and mitigated in accordance with London Plan Policy 7.16.

- Heritage: The proposed alterations to the locally listed Arena building do not raise a strategic objection with respect to London Plan policies 7.8 and 7.9.

- Economic development: The proposed serviced office space is supported in accordance with the aims of London Plan policies 4.1 and 4.2.

- Urban design: The applicant should respond to the detailed comments within the urban design and sustainable development sections of this report, in order to ensure that this scheme would appropriately respond to its Green Belt setting in accordance with London Plan policies 7.1, 7.16 and 7.21.

- Inclusive access: The proposed response to access and inclusion is broadly supported in accordance with London Plan Policy 7.2.

- Sustainable development: The proposed energy strategy is broadly supported in accordance with London Plan Policy 5.2, however, the applicant is encouraged to explore further options for district networking in accordance with the aims of London Plan Policy 5.6. With respect to climate change adaptation, the applicant should incorporate urban greening, biodiversity and sustainable urban drainage measures to ensure accordance with London Plan policies 5.10, 5.11, 5.13, 7.19 and 7.21.

- Transport: Whilst the application is broadly supported in strategic transport terms, further discussion, clarification and/or commitments are sought with respect to cycle parking; bus stops; construction, delivery and servicing; and, travel planning, to ensure accordance with London Plan policies 6.3, 6.7, 6.9, 6.14 and 7.26.

Whilst the proposed employment space is supported, the proposed development does not yet comply with the London Plan. However, the resolution of the above issues could lead to the application becoming compliant with the London Plan.

Following these comments, the applicant provided revised details to the GLA, who then provided the following comments:



### Green Belt/Urban design

The proposed introduction of additional tree planting (within the North Wing car parking area, and the managed grass area to the east of the Arena), is strongly supported in response to the Mayor's initial representations. GLA officers are now content that the proposed response to the Green Belt setting is acceptable in strategic planning terms.

### Sustainable development (energy)

Upon review of the applicant's response to the energy issues identified at consultation stage, it is accepted that: (a) there is no non-seasonal waste heat source available from other buildings in the vicinity that could be used to provide heat for space heating or hot water; and, (b) to connect the proposed development to the Stockley Park Phase 3 development would require 800m heat main that would need to cross a major road and is therefore considered non-viable.

It is, nevertheless, noted that the development will be designed to ensure that future connection to a district heating network would be possible. This is supported, and, where viable, the applicant should seek to connect to the Stockley Park Phase 3 heat network if/when it is extended beyond the A408.

### Climate change adaptation

As discussed above, the proposed tree planting measures are supported in response to: the Green Belt setting; and, the proposed loss of five horse chestnut trees. Details of the planting strategy, and the proposed living roof areas, should be appropriately secured by way of planning condition/obligation, as appropriate.

### ENVIRONMENT AGENCY:

We object to the proposed development as submitted because there is insufficient information to demonstrate that the risk of pollution to controlled waters is acceptable. No preliminary risk assessment report has been submitted with the application documents to assess any potential risk to groundwater.

There are two strands to this objection. These are that:

- We consider the level of risk posed by this proposal to be unacceptable.
- The application fails to provide assurance that the risks of pollution are understood, as a preliminary risk assessment (including a desk study, conceptual model and initial assessment of risk) has not been provided. This proposal requires a proper assessment whenever there is a potential risk, not only where the risk is known.

### Reason:

The site is underlain by the Lynch Hill Gravel formation which is classed as a Principal Aquifer.

The applicant should provide information to satisfactorily demonstrate to the local planning authority that the risk to controlled waters has been fully understood and can be addressed through appropriate measures. This information should include: a preliminary risk assessment (including a desk study, conceptual model and initial assessment of risk).

National Planning Policy Framework paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Paragraph 120 states that local policies and decisions should ensure that new development is appropriate for its location, having regard to the effects of pollution on health or the natural environment, taking account of the potential sensitivity

of the area or proposed development to adverse effects from pollution. Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

**Officer Comment:**

The applicant has stated that they will provide additional information to demonstrate that the proposal would not cause a risk of pollution and it is considered there are likely to be technical solutions to address this concern. The recommendation for approval is subject to the Environment Agency withdrawing their objection.

**NATURAL ENGLAND:**

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

The lack of specific comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated sites, landscapes or species. It is for the local authority to determine whether or not this application is consistent with national or local policies on biodiversity and landscape and other bodies and individuals may be able to help the Local Planning Authority (LPA) to fully take account of the environmental value of this site in the decision making process, LPAs should seek the views of their own ecologists when determining the environmental impacts of this development.

We would, in any event, expect the LPA to assess and consider the possible impacts resulting from this proposal on the following issues when determining this application:

**Protected species**

If the LPA is aware of, or representations from other parties highlight the possible presence of a protected or Biodiversity Action Plan (BAP) species on the site, the authority should request survey information from the applicant before determining the application. The Government has provided advice on BAP and protected species and their consideration in the planning system.

Natural England Standing Advice is available on our website to help local planning authorities better understand the impact of this particular development on protected or BAP species should they be identified as an issue at particular developments. This also sets out when, following receipt of survey information, the authority should undertake further consultation with Natural England

**Local wildlife sites**

If the proposal site could result in an impact on a Local Site, Local Nature Reserve (LNR) or priority habitat the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application, ensuring that it does so in conformity with the wording of paragraph 168 of the National Planning Policy Framework. For further information on Local Sites, your authority should seek views from your ecologist, or the Local Sites designation body in your area.

**Biodiversity enhancements**

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the NPPF. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that 'Every public

authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. Section 40(3) of the same Act also states that 'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'.

#### Local Landscape

This proposal does not appear to be either located within, or within the setting of, any nationally designated landscape. All proposals however should complement and where possible enhance local distinctiveness and be guided by your Authority's landscape character assessment where available, and the policies protecting landscape character in your local plan or development framework.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again.

#### BAA SAFEGUARDING:

The proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. We therefore have no objection to this proposal, subject to an informative regarding cranes.

#### NATS SAFEGUARDING:

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Limited has no safeguarding objections to this proposal.

#### THAMES WATER:

##### Waste Comment:

With regard to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separated and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of ground water. Where the developer proposed to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. This is to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the above planning application.

##### Water Comment:

With regard to water supply, this comes within the area covered by the Affinity Water Company.

#### **Internal Consultees**

##### URBAN DESIGN AND CONSERVATION

The Arena at Stockley Park is a Locally Listed building and the social focus of the park.

The supporting information contained in both the Planning and the Heritage Statement is good in terms of understanding and explaining the significance of the building.

The revised scheme is a great improvement in design terms on the pre-application proposals and certainly follows much of the pre-application design advice provided by the Council.

There are still some design improvements that could be made to enable the proposals to be subservient to the main structure. If the height were reduced this would prevent the building appearing too top heavy in long views.

Officer comment:

The additional storey is setback and subservient to the main structure. The applicant has stated that the floor to ceiling height to the proposed extension over the existing is currently shown at 2.9m (similar to the existing office spaces) with a 1.1m zone above for structure, roof build up, plant and parapets. Within this area is a raised floor for services, therefore the clear free height is almost at its minimum. Therefore, any further reduction in service voids is likely to require pipe work and services to be routed externally, which from many aspects is not desirable, especially from a visual amenity perspective. On balance, it is considered that the design as currently proposed is acceptable.

#### TREES/LANDSCAPING:

Phase 1 of this award-winning Business Park was built in the 1980's and 90's on land which had been restored following a history of gravel extraction and subsequent land-filling. Part of the success of the development is due to the site master-planning and quality of the landscape setting which includes formal planting of Lime avenues, Hornbeam hedges and ornamental shrubs juxtaposed with mixed native woodland and waterside vegetation. The whole is set within sculpted landforms and a series of lakes, designed to regulate surface and groundwater movement, all accessed by a network of footpaths and bridges. The surface level landscaped car parks at Stockley Park are also a signature landscape feature site, due to the successful screening / filtering of views using swathes of evergreen shrub planting at a lower level with tall hedges of fastigiated Hornbeam at a higher level. The car park at the Arena is currently one of the less well- screened car parks, following the selected (authorised) removal of trees from the central landscaped strips within the car park. The original density of tree planting was deemed to be compromising the security of the car park and its users - and thus became a victim of its own success.

No formal tree survey and assessment (in accordance with BS5837) has been submitted. However, the Design & Access Statement (1.1.7.2) refers to landscape features and a Visual Impact Assessment - and pre-application discussions. While existing soft landscape features at Stockley Park have been planted and established in accordance with approved plans, they are not protected by Tree Preservation Order or Conservation Area designation. The Arena (and much of the Stockley Park site) lies within the Green Belt.

The character and visual amenity/appearance of Stockley Park owes much to the high quality of its developing landscape and maintenance. Trees at, and close to, the Arena should be safeguarded where their quality, value and useful life expectancy merit retention.

Considerations:

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

- Meld Architects drawing No.198-103 Proposed First Floor Plan confirms that the 5No. Horse Chestnuts to the north of the Main Entrance will be removed in order to accommodate the north wing extension. Drawing No. 198-11 Issue P1 Proposed Indicative View Looking from North West confirms that the loss of this tree group will result in the exposure of a dominant three-storey facade which will be unrelieved by any foreground planting or landscaped setting. This is in stark

contrast to the elevation of the extension above the south wing and the curved wall of the Arena, views of which are filtered by trees. This could best be resolved by the re-introduction of trees within the car park.

- The Design & Access Statement confirms (1.1.7.2) that, following initial planning advice, the group of 9No. trees to the north of the health club will be retained as part of the current proposal - as indicated on drawing No. 198-103 issue P1.

- The Indicative Views provided on drawing Nos. 198-108, 109,110 (all Issue P1), demonstrate views where the built extensions are either above the existing footprint of the building and / or the visual impact of the extensions is less significant.

- Drawing No. 198 - 101 Issue P1 indicates that the north and south wing extensions will have green / brown roofs. There can be a significant difference (specification, cost, appearance, use) between green and brown roofs. Full details will be required by condition.

- Landscape conditions will be necessary to preserve and enhance the visual amenities of the locality and to ensure that adequate replacement planting is provided.

Recommendation:

No objection, subject to the above comments. Agreement should be sought, prior to determination, about the replacement planting within the car park and the intentions for the green / brown roof. If this application is to be approved, conditions COM9 (parts 1,2,3,4,5 and 6) should be imposed.

Revised details have been provided, and as such further comments have been provided:

I have now reviewed the proposals described on the A4 report v.1, dated 11 June 2013 and illustrated in Quartet design's drawing No.QD645\_100-01:

1. The proposed planting in the car park will make a significant beneficial impact on the site, restoring the car park to its original (landscape) quality with approximately 39No Carpinus betulus 'Frans Fontaine'.

2. The proposal to plant a Birch copse with understorey of wildflower meadow, between the Arena and the Golf Clubhouse, will also constitute a visual and wildlife enhancement to the site.

These landscape enhancements are to be welcomed and will provide generous mitigation for the loss of planting necessitated by the proposed development.

If the application is recommended for approval, landscape conditions are still required in support of these proposals.

ACCESS OFFICER:

The proposal seeks approval for additional office accommodation within the Arena building above the existing refuse and delivery area. The multi-purpose Arena building is located between the Business Park and the golf course. Whilst the park has become an established social and sporting venue, offering a licenced venue, this is very much seen as ancillary to its core business which is to provide high quality office space for large corporations.

Whilst the proposal is essentially acceptable from an accessibility point of view, the following points should be clarified and amendments sought as appropriate:

i) As required by UDP (saved) Policy AM15, 10% of any new parking spaces should be accessible.

They should be sited within 40m of the entrance, be a minimum of 4.8m x 2.4m and marked and signed in accordance with BS 8300.

ii) The accessible toilets proposed on the first and second floors should be designed in accordance with Approved Document M to the Buildings Regulations 2004.

iii) The accessible toilets should be signed either "Accessible WC" or "Unisex". Alternatively, use of the International wheelchair symbol and the words "Ladies" and "Gentlemen" or "Unisex" would be acceptable.

iv) Alarm systems should be designed to allow deaf people to be aware of its activation. (Such provisions could include visual fire alarm activation devices, and/or a vibrating pager system.)

v) A refuge area does not appear to be shown on plan. Advice from an appropriate fire safety officer or agency should be sought at an early stage to ensure that adequate and appropriate refuge areas are incorporated into the scheme as a whole. Refuge areas provided should be sized and arranged to facilitate manoeuvrability by wheelchair users (Refer to BS 9999: 2008). Refuge areas must be adequately signed and accessible communication points should also be provided in the refuge area.

Recommended Informatives:

1. The Equality Act 2010 seeks to protect people accessing goods, facilities and services from direct discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

2. Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.

3. Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.

4. Flashing beacons/strobe lights linked to the fire alarm should be carefully selected to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

Conclusion:

No objection would be raised provided the above access issues are secured by way of a suitable planning condition attached to any grant of planning permission.

S106 OFFICER:

No S106 contributions are considered to arise from this application with reference to the Council's SPD for Planning Obligations.

HIGHWAYS OFFICER:

No objection to the proposal, subject to a car parking management plan to ensure the appropriate allocation and management of the car parking area serving the arena.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The proposed use will consist of additional office space to a commercial building. As such, the proposal would not significantly alter the character of the uses on the site, and the use is considered to be a suitable use for a site on the edge of a business park, subject to the impact of the development on the Green Belt.

The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the most important attribute of Green Belts is their openness. Policy OL1 of the Hillingdon UDP specifies that there is a presumption against inappropriate development. Policy OL1 states that agriculture, horticulture, nature conservation, open-air recreation and cemeteries are the only uses that are acceptable within the Green Belt, and that new buildings are only acceptable if they are essential for the open land use.

Any development, which is contrary to OL1, is considered 'inappropriate' development. The NPPF states that 'inappropriate development' is, by definition, harmful to the Green Belt. Such development should not be approved, except in very special circumstances.

The NPPF states that 'a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- buildings for agriculture and forestry;
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.'

The National Planning Policy Framework states 'when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt.

The application has outlined that the Business Park overall is now competing to a greater extent with other Business Parks in the South East/London and to maintain the competitiveness of the park as a business destination continued investment in the park is vital.

The exception considered relevant in this instance is 'the extension or alterations of a building, provided that it does not result in a disproportionate addition over and above the size of the original building, will not be considered as inappropriate development within the Green Belt'. Also in paragraph 90 it states that 'the reuse of buildings, provided that they are of permanent and substantial construction, is not inappropriate'.

Furthermore, under Hillingdon UDP Policy OL4 the 'Local Planning Authority will only permit the replacement or extension of buildings within the Green Belt if:

- The development would not result in any disproportionate change in the bulk or

character of the original building;

- The development would not significantly alter the built up appearance of the site.
- Having regard to the character of the surrounding area the development would not injure the visual amenities of the green belt be reason of siting, materials, design, traffic or activities generated.

It is considered that the single storey addition proposed to the Arena Building is proportionate to the original building and would not significantly impact on the openness or visual amenities of the Green Belt. The proposed extension has had extensive input from the Council's Urban Design Officer. Officers are satisfied that the scale of the extensions are appropriate considering their affect on the setting of the locally listed building. Furthermore, the detailed control of building materials, via condition, will help preserve the appearance of the building. There is no additional car parking proposed, therefore ensuring that there will be minimal change to the existing traffic situation, and no additional hardstanding would be created.

With regard to the proposed office use, there is already an existing office use within the building, so the proposal does not seek the introduction of a use that could be considered harmful or intrusive to the nature of the site.

Whilst it is acknowledged that the development will introduce a larger building into this setting, which has the potential to detract from the visual amenity and openness of the Green Belt, the proposal is not considered to be a disproportionate extension to the existing building, and is therefore not inappropriate development. It would provide additional commercial floorspace on the site, with only a minimal increase in overall building footprint. The increase in building footprint would be located on existing hardstanding. Additional landscaping is proposed to soften the appearance of the site further and overall is is considered that the proposal would not harm the openness of the Green Belt.

#### **7.02 Density of the proposed development**

No residential units are proposed as part of this application. As such, density is not relevant to the application.

#### **7.03 Impact on archaeology/CAs/LBs or Areas of Special Character**

The site is not located within a Conservation Area, Area of Special Local Character or Archaeological Priority Area, and there are no statutorily Listed Buildings on the site. The Arena at Stockley Park is a very important Locally Listed building and the social focus of the park.

It is considered that the scheme is a great improvement in design terms on the pre-application proposals and follows much of the design advice provided by the Council. The Council's Urban Design and Conservation Officer still raises some concerns with minor detailed aspects of the proposal and these are addressed below.

With regard to concerns relating to the height of the extension and the roof form, the applicant has stated that the floor to ceiling height to the proposed extension over the existing is currently shown at 2.9m (similar to existing office spaces) with a 1.1m zone above for structure, roof build up, plant and parapets. Within this area is a raised floor for services, therefore the clear free height is almost at its minimum. Therefore, any further reduction in service voids is likely to require pipework and services to be routed externally, which from many aspects is not desirable, especially from a visual amenity perspective. As such, the additional height is considered acceptable in this instance, as it allows the plant and ducting to be kept within the building.



In relation to the Design Officers comment on set back. The second floor is set back from the main southern frontage of the original building, which is considered satisfactory. If the additional floor were to be set back from the other wings, it would result in a poor internal layout, affecting the usability of the internal office floor space.

Further, officers consider that overall the new addition to the northwest is a complete structure that would read as an extension to the original building. As such, it is not considered that the upper floors need to be set back in this instance.

Therefore, on balance, it is considered that the scheme is designed and laid out in a way which would not impact on the character and appearance of the building or the heritage of the borough.

#### **7.04 Airport safeguarding**

BAA and NATS Safeguarding have reviewed the application and raise no objection to the application from an airport safeguarding perspective. As such, it is considered that the proposal would not impact on the safe operation of any airport.

#### **7.05 Impact on the green belt**

This has been addressed in section 7.01 of this report.

#### **7.07 Impact on the character & appearance of the area**

The NPPF makes it clear that the visual amenities of the Green Belt should not be injured by proposals for development within or conspicuous from the Green Belt which, although they would not prejudice the purposes of including land in Green Belts, might be visually detrimental by reason of their siting, materials or design.

As discussed above, it is acknowledged that the proposal would result in a three-storey building that would be visible from parts of the Green Belt, however it would be screened from the wider areas such as Stockley Road by existing landscaping. In addition, the wider context of the site adjacent to an IBA, means that large industrial and commercial buildings are a recognised element of such areas.

Additionally, any loss of the openness will be offset through the provision of further landscape treatment, to be secured via a condition on any permission. As such, it is considered that the proposal would not impact on the character or appearance of the wider area.

#### **7.08 Impact on neighbours**

The nearest residential properties are located over 100 metres from the northern boundary of the site. As such, it is considered that the scheme would not result in any impacts on the neighbouring properties.

#### **7.09 Living conditions for future occupiers**

No residential units are proposed as part of this application. As such, density is not relevant to the application.

#### **7.10 Traffic impact, Car/cycle parking, pedestrian safety**

The proposal is not considered to create a significant amount of additional traffic to the site once it is complete, as the development would not result in the intensification of the use. Traffic will be generated while the works are carried out, however, trip number are likely to be negligible, and is likely to be able to be accommodated within the existing car parking area on the site.

#### **7.11 Urban design, access and security**

It is considered that there are no urban design or security issues arising from the

proposal. Access is considered in other sections of the report.

#### **7.12 Disabled access**

The scheme would provide for an accessible building on all floors with the provision of a DDA compliant lift to access the extensions to the building. Level access is provided from the new building to the external areas and to the car park. Disabled WC facilities will be provided and all new doors and finishes will fully comply with Part M of the Building Regulations. A condition is also proposed to ensure an appropriate fire evacuation plan is in place. Accordingly the scheme is considered to be consistent with Policies R16 and AM15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **7.13 Provision of affordable & special needs housing**

No residential units are proposed as part of this application. As such, density is not relevant to the application.

#### **7.14 Trees, landscaping and Ecology**

A number of trees in and around the site, including most of those along the site boundaries, which are particularly important to the visual amenity of the site, would be retained. It is necessary to remove a small number of trees adjacent to the entrance of the site to enable the extension to the northwest of the building.

The majority of the trees to be retained are those along the boundaries of the site. These trees will assist in the screening of the building from the wider area. The proposed tree planting across the site would be within the car park, which will make a significant beneficial impact on the site, restoring the car park to its original landscape quality, and to the northeast of the building, which will constitute a visual and wildlife enhancement to the site. These landscape enhancements are to be welcomed and will provide generous mitigation for the loss of planting necessitated by the proposed development.

It is considered that trees on the site should be protected via condition. Additional conditions are also recommended to ensure future landscaping arrangements are acceptable. Subject to these conditions, it is considered that the proposal which would achieve appropriate outcomes in terms of policy BE38.

#### **7.15 Sustainable waste management**

It is considered that the refuse for the development could be dealt with by the existing site servicing.

#### **7.16 Renewable energy / Sustainability**

Policy 5.2 of the London Plan (July 2011) requires development proposals to make the fullest contribution possible to reducing carbon emissions. Major development schemes must be accompanied by an energy assessment to demonstrate how a 25% target reduction in carbon dioxide emissions will be achieved, where feasible.

In accordance with this policy the applicant has submitted an Energy Statement and a Sustainability Checklist to demonstrate how the London Plan objectives will be met. In addition to energy efficient building measures such as ensuring the building is well insulated, use of under floor heating, energy efficient lighting, energy efficient boiler and similar, photovoltaic panels would be provided on the roof of the building to provide a portion of the site's energy needs through the use of a renewable energy. These measures would achieve a 25% reduction in carbon dioxide emissions above Part L of the Building Regulations in compliance with London Plan requirements.

London Plan policy 5.11 states that major development proposals should provide green roofs. The development proposes a green/brown roof to the extension. As such, the proposed scheme is considered to comply with relevant London Plan policies.

### **7.17 Flooding or Drainage Issues**

The site does not fall within a flood zone and no issues relating to flooding have been identified.

London Plan policy 5.13 states that development proposals should use sustainable urban drainage systems (SUDS) unless there are good reasons for not doing so. Given the scale of the development, it is considered that additional water efficiency measures should be incorporated into the scheme, in accordance with London Plan policy. This would be required by way of condition.

### **7.18 Noise or Air Quality Issues**

Noise:

It is not considered that the proposed development would result in any increased noise levels over and above the existing use of the site.

Air Quality:

The site falls within Air Quality Management Area and, as such the applicant has submitted an Air Quality Assessment in support of the application. This confirms that existing and proposed pollution levels at the site, after development, fall below current EU limits.

### **7.19 Comments on Public Consultations**

No public comments have been received.

### **7.20 Planning obligations**

It is considered that there is no requirement for any obligations as part of this application.

### **7.21 Expediency of enforcement action**

No Enforcement action is required in this instance.

### **7.22 Other Issues**

CONTAMINATION

The existing building has been constructed on an area of landfill. Due to the previous use of the site, it is recommend a condition be imposed on any permission that remediation be required should any contamination be found during the works. Also, that no imported soils be used unless they are free from contamination. This is to ensure that the proposal poses an acceptable risk to ground and surface waters and to ensure that any human health issues are addressed.

## **8. Observations of the Borough Solicitor**

None.

## **9. Observations of the Director of Finance**

None.

## **10. CONCLUSION**

The proposed development is considered to be in keeping with the character and appearance of the site, and would not have any significant detrimental impact on the openness of the Green Belt or on the visual amenities of the surrounding area. It would not have any significant detrimental impact on the amenity of the nearest residential occupants and would not result in such an increase in traffic or parking demand such that it would have an unacceptable impact on the surrounding road network sufficient to justify refusal.

The applicant has demonstrated that the proposal will achieve high levels of accessibility and London Plan standards relating to sustainability and carbon reductions have been achieved.

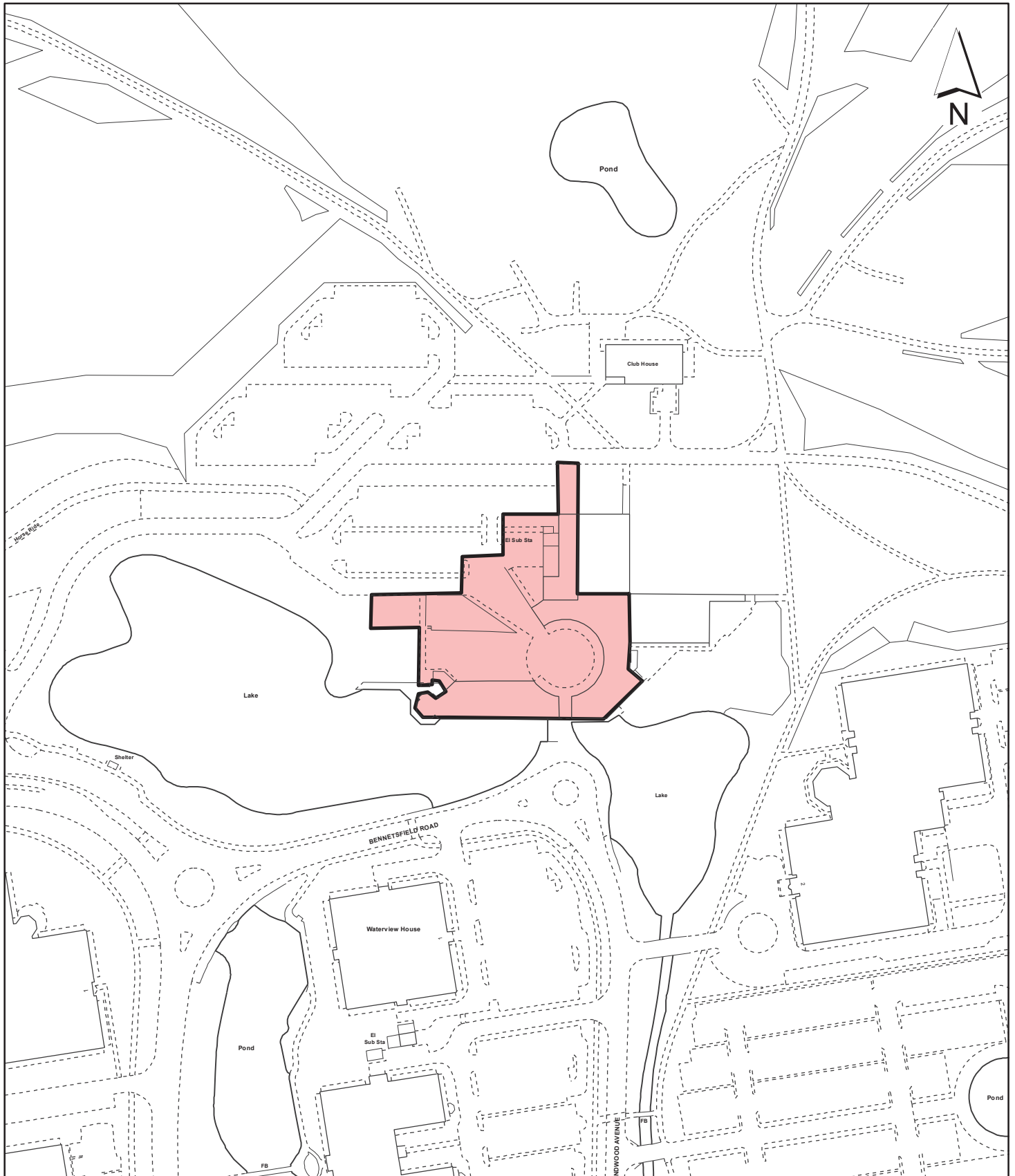
In view of the above, the proposal is considered to comply with relevant national, regional and local planning policy and, as such, approval is recommended, subject to referral of the application to the Mayor of London.

## **11. Reference Documents**


Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)  
London Plan (July 2011)  
National Planning Policy Framework  
Hillingdon Supplementary Planning Document - Accessible Hillingdon  
Hillingdon Supplementary Planning Document - Noise  
Hillingdon Supplementary Planning Document - Planning Obligations  
Hillingdon Supplementary Planning Guidance - Air Quality  
Hillingdon Supplementary Planning Guidance - Community Safety by Design  
Hillingdon Supplementary Planning Guidance - Land Contamination

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**Notes**

 Site boundary

For identification purposes only.

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**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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Telephone No.: Uxbridge 250111

Planning Application Ref:  
**37800/APP/2013/161**

Scale  
**1:2,000**

Planning Committee  
**Major Applications**

Date  
**July  
2013**



**HILLINGDON**  
LONDON