

Report of the Head of Planning, Sport and Green Spaces

Address UNIT 4 4 LONGWALK ROAD STOCKLEY PARK MIDDLESEX

Development: Extensions, refurbishment, and alterations to existing office building, together with associated works, including landscaping and alterations to car parking.

LBH Ref Nos: 61233/APP/2014/1145

Drawing Nos:

- 1308-20.102 Rev P1
- 1308-10.255 Rev P1
- 1308-10.271 Rev P1
- 1308-10.272 Rev P1
- 1308-10.273 Rev P1
- 1308-10.274 Rev P1
- 1308-10.275 Rev P1
- 1308-20.101 Rev P1
- 1308-20.201 Rev P1
- 1308-20.202 Rev P1
- 1308-20.203 Rev P1
- 1308-20.204 Rev P1
- 1308-20.205 Rev P1
- 1308-20.251 Rev P1
- 1308-20.252 Rev P1
- 1308-20.253 Rev P1
- 1308-20.254 Rev P1
- 1308-20.255 Rev P1
- 1308-20.271 Rev P1
- 1308-20.272 Rev P1
- 1308-20.273 Rev P1
- 1308-20.274 Rev P1
- 1308-20.275 Rev P1
- 1308-00.101 Rev P1
- 1308-10.101 Rev P1
- 1308-10.201 Rev P1
- 1308-10.202 Rev P1
- 1308-10.203 Rev P1
- 1308-10.204 Rev P1
- 1308-10.251 Rev P1
- 1308-10.252 Rev P1
- 1308-10.253 Rev P1
- 1308-10.254 Rev P1

Design and Access Statement - 28/03/2014
Flood Risk Assessment - March 2014
Drainage Design Statement
Transport Statement - 28/03/2014
Sustainability Statement - March 2014 (Rev 1)
Planning Statement - March 2014
Energy Statement - March 2014 (Rev 1)
Air Quality Statement - 15/04/2014

Date Plans Received: 01/04/2014 **Date(s) of Amendment(s):**
01/04/2014

Date Application Valid:

1. SUMMARY

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.

It is not considered that the proposed development would result in an unacceptable visual impact on the visual amenities of the site, the wider business park, or the nearby locally listed buildings. The proposal would not have any detrimental impact on the amenities of the occupiers of neighbouring residential units and 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 the completion of a S106 Legal Agreement.

2. RECOMMENDATION

That delegated powers be given to the Head of Planning, Green Spaces and Culture to grant planning permission subject to the following conditions:

A) That the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or other appropriate legislation to secure:

1. Highways: to secure all necessary works and the provision of a Travel Plan, including Sustainable Transport Measures.

B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 and any abortive work as a result of the agreement not being completed.

C) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.

D) That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised before 01/07/2014, or such other date as agreed by the Head of Planning, Green Spaces and Culture, delegated authority be given to the Head of Planning, Green Spaces and Culture to refuse planning

permission for the following reason:

'The applicant has failed to provide an appropriate legal commitment to ensure the operation of a Travel Plan associated with the development. In the absence of an appropriate travel plan the development would fail to adequately encourage sustainable modes of transport or reduce the need to travel by private motor vehicle, the development would therefore be contrary to Policies 6.1 and 6.11 of the London Plan.'

E) That subject to the above, the application be deferred for determination by the Head of Planning, Green Spaces and Culture under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

F) That if the application is approved, the following conditions be imposed:

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 1308-00.101 Rev P1; 1308-10.101 Rev P1; 1308-10.201 Rev P1; 1308-10.202 Rev P1; 1308-10.203 Rev P1; 1308-10.204 Rev P1; 1308-10.251 Rev P1; 1308-10.252 Rev P1; 1308-10.253 Rev P1; 1308-10.254 Rev P1; 1308-10.255 Rev P1; 1308-10.271 Rev P1; 1308-10.272 Rev P1; 1308-10.273 Rev P1; 1308-10.274 Rev P1; 1308-10.275 Rev P1; 1308-20.101 Rev P1; 1308-20.102 Rev P1; 1308-20.201 Rev P1; 1308-20.202 Rev P1; 1308-20.203 Rev P1; 1308-20.204 Rev P1; 1308-20.205 Rev P1; 1308-20.251 Rev P1; 1308-20.252 Rev P1; 1308-20.253 Rev P1; 1308-20.254 Rev P1; 1308-20.255 Rev P1; 1308-20.271 Rev P1; 1308-20.272 Rev P1; 1308-20.273 Rev P1; 1308-20.274 Rev P1; 1308-20.275 Rev 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 of the 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 Accessibility Features (Design and Access Statement - 28/03/2014)
Highways Mitigation Measures (Transport Statement - 28/03/2014)
Planning Statement - March 2014
Energy Reduction Measures (Energy Statement - March 2014 (Rev 1) and Sustainability Statement - March 2014 (Rev 1))
Air Quality Mitigation Measures (Air Quality Statement - 15/04/2014)

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 of the 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. 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 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 (covered and secure)

2.b Cycle Storage (covered and secure)

2.c Means of enclosure/boundary treatments

2.d Car Parking Layouts (including demonstration of the provision of 8 disabled spaces, 7 spaces served by active electrical charging points, and 3 spaces served by passive electrical charging points, and 3 motorcycle spaces)

2.e Hard Surfacing Materials

2.f External Lighting

2.g Other structures (such as play equipment and furniture)

3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years.

3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

5. Other

5.a Existing and proposed functional services above and below ground

5.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).

6 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.

7 NONSC Living Walls and Roofs

Prior to commencement of development a scheme for the inclusion of living walls on the energy centre shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of the types of living material to be used and the locations and methods of maintenance where necessary. The development should proceed in accordance with the approved plans.

REASON

To ensure the development contributes to a number of sustainability objectives in compliance with policy EM1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and policy 5.11 of the London Plan (July 2011).

8 NONSC PV Panels

Prior to commencement of development a detailed roof plan shall be submitted showing the type and location of photovoltaic panels in accordance with the recommendations made in the Energy Assessment (March 2014). The plan shall be accompanied by a statement as to how the PV panels will be managed and maintained and their output

monitored throughout the lifetime of the development. The development must proceed in accordance with the approved plan and statement.

REASON

To ensure the development contributes to a number of sustainability objectives and delivers carbon reductions in compliance with policy EM1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and policy 5.2 of the London Plan (July 2011).

9 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 policy 5.12 of the London Plan (July 2011).

10 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).

11 DIS2 Access to Buildings for People with Disabilities

Development shall not commence until details of access to building entrances (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings) to meet the needs of people with disabilities have been submitted to and approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained

thereafter.

REASON

To ensure that people with disabilities have adequate access to the development in accordance with policies AM13 and R16 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 (July 2011).

12 COM31 Secured by Design

The building 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 policies 7.1 and 7.3 of the London Plan (July 2011).

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.
AM11	Improvement in facilities and promotion of safety and security at bus and rail interchanges; use of planning agreements to secure improvement in public transport services
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
BE10	Proposals detrimental to the setting of a listed building
BE15	Alterations and extensions to existing buildings
BE18	Design considerations - pedestrian security and safety
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE25	Modernisation and improvement of industrial and business areas
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LE2	Development in designated Industrial and Business Areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
OE7	Development in areas likely to flooding - requirement for flood protection measures
OL5	Development proposals adjacent to the Green Belt
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
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 4.4	(2011) Managing Industrial Land & Premises
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.4	(2011) Retrofitting
LPP 5.5	(2011) Decentralised energy networks
LPP 5.7	(2011) Renewable energy
LPP 5.10	(2011) Urban Greening
LPP 5.11	(2011) Green roofs and development site environs
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.21	(2011) Contaminated land
LPP 6.1	(2011) Strategic Approach
LPP 6.5	(2011) Funding Crossrail and other strategically important transport infrastructure
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 (2011) Local character

LPP 7.4	
LPP 7.6	(2011) Architecture
LPP 7.8	(2011) Heritage assets and archaeology
LPP 7.15	(2011) Reducing noise and enhancing soundscapes
LPP 7.16	(2011) Green Belt
LPP 7.21	(2011) Trees and woodland
LPP 8.2	(2011) Planning obligations
LPP 8.3	(2011) Community infrastructure levy

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 I14C Compliance with Building Regulations Access to and use of

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
- 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.
- 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.
- 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.

This is not a comprehensive list of Building Regulations legislation. For further

information you should contact Building Control on 01895 250804/5/6 and 8.

5 115 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 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.

6 158 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

7 160 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)

3. CONSIDERATIONS

3.1 Site and Locality

The site is a three-storey office building, located on the western side of Longwalk Road, in the southwest corner of Stockley Park. The current tenants of the building are vacating.

The site also contains a two-storey plant building to the rear of the office building, together with a decked parking area to the rear. A small parking and drop off area is located to the front of the building. The site is landscaped along the Longwalk Road frontage.

The office buildings to the east and south of the site are locally listed. The A408 lies to the west of the site. A concrete plant lies further to the south across the canal.

The applicant has stated that the existing building is dated, and requires upgrading, both in internally and externally to attract new tenants. The separate plant building is also outdated. The reception area of the building is small and not fit for purpose, and the entrance to the building is 'lost' on the site.

3.2 Proposed Scheme

The application seeks planning permission for extensions, refurbishment, and alterations to an existing office building, together with associated works, including landscaping and alterations to car parking.

An extension is proposed to the front of the building to create a new entrance/reception atrium area that is more fit for the purpose and the size of the building. A rear extension is proposed to bring the plant back into the main building and to provide additional office space. A roof extension is proposed to create new office floorspace at a new third floor level, with some remodelling and enlargement of the existing plant at roof level. These are to be carried out in conjunction with recladding and refurbishing the building, together with improvements to hard and soft landscaping.

3.3 Relevant Planning History

61233/APP/2006/201 4 Longwalk Road Stockley Park, Uxbridge

ALTERATIONS TO MAIN ENTRANCE ELEVATION, PROVISION OF NEW BIN STORES AND PLANT COMPOUND TO REAR, INSTALLATION OF CCTV AND SATELLITE DISH AT ROOF LEVEL.

Decision: 22-03-2006 Approved

Comment on Relevant Planning History

The relevant planning history is listed above.

4. Planning Policies and Standards

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.E1	(2012) Managing the Supply of Employment Land
PT1.EM1	(2012) Climate Change Adaptation and Mitigation
PT1.EM6	(2012) Flood Risk Management
PT1.EM8	(2012) Land, Water, Air and Noise
PT1.EM11	(2012) Sustainable Waste Management
PT1.T1	(2012) Accessible Local Destinations
PT1.T3	(2012) North-South Sustainable Transport Links

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.
AM11	Improvement in facilities and promotion of safety and security at bus and rail interchanges; use of planning agreements to secure improvement in public transport services
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
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BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE25	Modernisation and improvement of industrial and business areas
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LE2	Development in designated Industrial and Business Areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures

OE5	Siting of noise-sensitive developments
OE7	Development in areas likely to flooding - requirement for flood protection measures
OL5	Development proposals adjacent to the Green Belt
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
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
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LPP 8.3	(2011) Community infrastructure levy

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **6th May 2014**

5.2 Site Notice Expiry Date:- **6th May 2014**

6. Consultations

External Consultees

Consultation letters were sent to six local owner/occupiers on 11/04/2014. The application was also advertised by way of site and press notices. No responses were received.

ENVIRONMENT AGENCY:

The site is located in Flood Zone 1, defined by the National Planning Policy Framework (NPPF) as having a low probability of flooding. In this instance, we have taken a risk based approach and will not be providing bespoke comments or reviewing the technical documents in relation to this proposal. Instead the Local Planning Authority, who have the role of Lead Local Flood Authority will be responsible for reviewing the technical documents for this proposal and providing a response. Below are our standard comments which are applicable to applications of this nature.

It is a requirement of the NPPF that any planning application submitted for development that is over 1 hectare in size in Flood Zone 1 is accompanied by a Flood Risk Assessment (FRA). This requirement must be met. Although development within Flood Zone 1 is not considered to be at a high risk of fluvial or coastal flooding, there may be a risk of flooding from other sources, e.g. groundwater, surface water, etc.

The FRA should meet the requirements of London Plan (2011) Policy 5.13 in addition to the requirements of Hillingdon's local planning policies. Hillingdon has a Flood Risk Management Portfolio, where you can find more information on local sources of flood risk. These are available on the London Borough of Hillingdon website. This includes a Strategic Flood Risk Assessment (SFRA) or Surface Water Management Plan (SWMP). If they show this development site to be at risk of flooding from other sources, a sequential approach may still be required to ensure that there are no suitable alternative sites in lower-risk areas. Alternatively the sequential approach should be applied on site to ensure that vulnerable developments are located in areas within the site at the least risk of flooding.

HEATHROW:

We have now assessed the application against safeguarding criteria and can confirm that we have no safeguarding objections to the proposed development. However, we request an informative on cranes.

NATS:

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

CANAL AND RIVER TRUST:

No impact likely to occur on the canal environment. Therefore, no comments to make on the application.

Internal Consultees

HIGHWAYS:

The development is for the refurbishment and alterations to the existing office building to provide 3,422m² of additional B1 office floor space. As part of the proposals, the layout of the existing car park will be reconfigured adjacent to the existing building. There are no proposals to provide additional car parking and the existing parking provision of 353 spaces will be retained for the use of the development. However, it is proposed to increase the number of disabled, electric and motorcycle parking bays within the site. Furthermore, an additional 23 cycle parking spaces will be provided for the use of staff and visitors.

In order to assess the development, a Transport Statement (TS) has been submitted, which, in part, has considered the car parking provision within the site that will serve the proposals. This has demonstrated that there is no requirement to provide additional car parking above the existing provision within the site.

In addition, the TS has considered the likely increase in vehicle trips using the TRAVL Database. However, it is noted that the number of representative sample sites are limited. Nevertheless, the identified trip rates are considered representative and as a result, additional trips will be low and would not have a material impact along the adjacent highway network above the existing operation of the site.

The TS has informed that the development will be linked to the existing Stockley Park Travel Plan, in order to promote the use of sustainable means of travel and reduce reliance on private cars. As a result, the existing Travel Plan initiatives, including a car sharing and bike borrowing schemes will be available to staff.

Therefore, it is considered that the development will not be contrary to the Policies of the adopted Hillingdon Local Plan, 2012, Part 2, and an objection is not raised in relation to the proposals, provided that the details below are provided under a suitably worded planning condition or S106 agreement:

1. The development is required to provide 8 additional disabled car parking bays alongside 7 active and 3 passive electric charging points within existing car parking provision. In addition, 3 motorcycle parking spaces are required to be provided within the site.
2. The development is required to be linked to the existing Stockley Park Travel Plan, with all travel planning initiatives to be made available to occupants of the building.

TREES AND LANDSCAPING:

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.

- The Design & Access Statement describes the site history, analyses the existing building and explains the design rationale for the extension of one storey along the central spine of the building, with infill extensions to the entrances to the front and rear of the building, only affecting the central section of the building.
- These proposals will involve no loss of established trees or soft landscape and will result in the loss of modest footprints of hard landscape to the front and rear of the building.
- Section 3.10 of the D&AS briefly describes the extent of landscape work which includes minor amendments to the circulation space (paving and street furniture) associated with the parking

/dropping off zone and pedestrian access within the front forecourt.

- Section 3.11 refers to the additional 36No. cycle hoops which will be sheltered by a green roof clad canopy.

If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

Recommendations:

This application retains the integrity of the initial high quality design and landscape setting of the building, within the context of the parkland masterplan. No objection, subject to conditions COM8, COM9 (parts 1,2,3,4,5,4 and 6) and COM10.

ENVIRONMENTAL PROTECTION UNIT:

No objection to the application.

FLOODWATER MANAGEMENT:

The Flood Risk Assessment states that a slight reduction in impermeable area is sufficient, however this does not meet the London Plan requirements stated within the FRA. There is the opportunity with the removal of buildings for car parking for alternative surfaces to be used and opportunities should be considered as part of the FRA.

SUSTAINABILITY:

I have no objections to the proposed development subject to the following:

Condition

Prior to commencement of development a detailed roof plan shall be submitted showing the type and location of photovoltaic panels in accordance with the recommendations made in the Energy Assessment (March 2014). The plan shall be accompanied by a statement as to how the PV panels will be managed and maintained and their output monitored throughout the lifetime of the development. The development must proceed in accordance with the approved plan and statement.

Reason

To ensure appropriate carbon savings are delivered in accordance with London Plan Policy 5.2.

Living Walls and Roofs

The proposals include a dark grey cladding to the energy centre to the rear of the main building. The London Plan and the Local Plan require living walls and roofs to be investigated. It is accepted that the bike storage area will have a living roof, but this design should be extended to the energy centre as well which is proposed to be clad in a particularly striking metal cladding structure. This building would benefit from living screens using a mix of climbing evergreen evergreen shrubs (e.g. forms of ivy) and flowering climbers (e.g. clematis or jasmine). This would have ecological, landscape, design and air quality benefits that would improve the current proposals.

Condition

Prior to commencement of development a scheme for the inclusion of living walls on the energy centre shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of the types of living material to be used and the locations and methods of maintenance where necessary. The development should proceed in accordance with the approved

plans.

Reason

To ensure the development contributes to a number of objectives in compliance with Policy 5.11 of the London Plan and Policy EM1 of the Local Plan.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposal consists of the creation of additional office space to an existing commercial office building. As such, the use of the site is not considered to alter in character, and the use is considered to be a suitable use for a site within a business park.

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. There are locally listed buildings adjacent to the site and opposite the site to the east.

The proposal would improve the external appearance of the building, and provide a more modern, fit-for-purpose office building. This is considered to be a positive impact on the building, and the wider area, including the locally listed buildings opposite the site.

7.04 Airport safeguarding

Heathrow 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

Policy OL5 of the Hillingdon Local Plan Part 2 Strategic Policies (November 2012) seeks to protect the Green Belt from nearby developments, which may prejudice its visual amenity. The building, by reason of the location of the business park adjacent to the green belt, would be visible from the green belt. However, the building is located in an area associated with similar commercial/industrial buildings within Stockley Park, which is an existing business park.

The building would only marginally increase in size, and would remain similar in height and scale compared to surrounding buildings and would therefore not appear overly dominant or intrusive as seen from the Green Belt. As such, given the nature of the existing buildings on the site, it is not considered that the proposed development would have a significant impact on the open nature, or visual amenities of the surrounding Green Belt, sufficient to justify refusal.

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 marginally larger building that would be visible from parts of the Green Belt, although it would be screened from the wider areas such as Stockley Road by existing landscaping. In addition, the wider context of the site within an IBA, means that large industrial and commercial buildings are a recognised element of such areas.

Additionally, the footprint of the building is not proposed to increase as a result of this proposal. 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 proposed extension is of a small scale when viewed in conjunction with the existing building, and the wider Stockley Business Park, and as such, is unlikely to impact on the visual amenities of neighbouring properties. The development is not likely to result in the site being used more intensively near to any residential properties, and as no additional car parking spaces are proposed, traffic generation should not be significantly increase from the present situation. In addition, the nearest residential properties are located over 350 metres from the southern 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

The proposal is for an industrial building and ancillary offices, accordingly there will be no future residential occupiers.

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. Adequate parking and manoeuvring facilities would be provided within the proposed layout.

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. 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, this is not relevant to the application.

7.14 Trees, landscaping and Ecology

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. The proposal does not involve the loss of established trees or soft landscape and will result in the loss of modest footprints of hard landscaping to the front and rear of the building. The extent of landscape work includes minor amendments to the circulation space (paving and street furniture) associated with the parking /dropping off zone and pedestrian access within the front forecourt. In addition, 36 cycle hoops which will be sheltered by a green roof clad canopy.

The application is considered to retain the integrity of the initial high quality design and landscape setting of the building, within the context of the parkland masterplan.

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. Every major development proposal should be accompanied by an energy assessment demonstrating how the targets for carbon dioxide emissions reduction will be met within the framework of the energy hierarchy. Boroughs are also encouraged to require energy assessments for other development proposals where appropriate.

In accordance with this policy the applicant has submitted an Energy Statement to demonstrate how the London Plan objectives will be met. The proposal features both passive and active design features including enhanced building fabric performance, air tightness, and low energy lighting and controls. 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 aim to achieve a 40% reduction in carbon dioxide emissions above Part L of the Building Regulations, for the new build portion, in compliance with London Plan requirements. However, it is noted that the proposal is in part a refurbishment, so best endeavours will be used to achieve this. A minimum of 6% reduction is to be achieved across the building as a whole.

London Plan policy 5.11 states that major development proposals should provide green roofs. The development proposes a green/brown roof to the extension. However, more extensive use of green roofs should be considered, and a condition is recommended in this respect. 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 objections have been received on the application.

7.20 Planning obligations

Should the application be approved, a range of planning obligations would be sought to

mitigate the impact of the development, in line with saved policy R17 of the Council's Unitary Development Plan.

The obligations sought are as follows:

1. Highways: to secure all necessary works and the provision of a Travel Plan, including Sustainable Transport Measures, and linking with the overall Travel Plan for Stockley Park.
2. Project Management and Monitoring Fee: a financial contribution equal to 5% of the total cash contributions towards the management and monitoring of the resulting agreement.

In addition to S106 contributions and other requirements, the Mayor of London's Community Infrastructure Levy (CIL) has introduced a charging system within Hillingdon of £35 per square metre of gross internal floor area to be paid to the GLA to go towards the funding of Crossrail. This application is CIL liable with respect to new floorspace being created.

7.21 Expediency of enforcement action

No enforcement action is required in this instance.

7.22 Other Issues

No other issues.

8. Observations of the Borough Solicitor

GENERAL

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in "Probity in Planning, 2009".

PLANNING CONDITIONS

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

PLANNING OBLIGATIONS

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The

obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

EQUALITIES AND HUMAN RIGHTS

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have "due regard" to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different "protected characteristics". The "protected characteristics" are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have "due regard" to the above goals means that members should consider whether persons with particular "protected characteristics" would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances."

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

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 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 the completion of a S106 Legal Agreement.

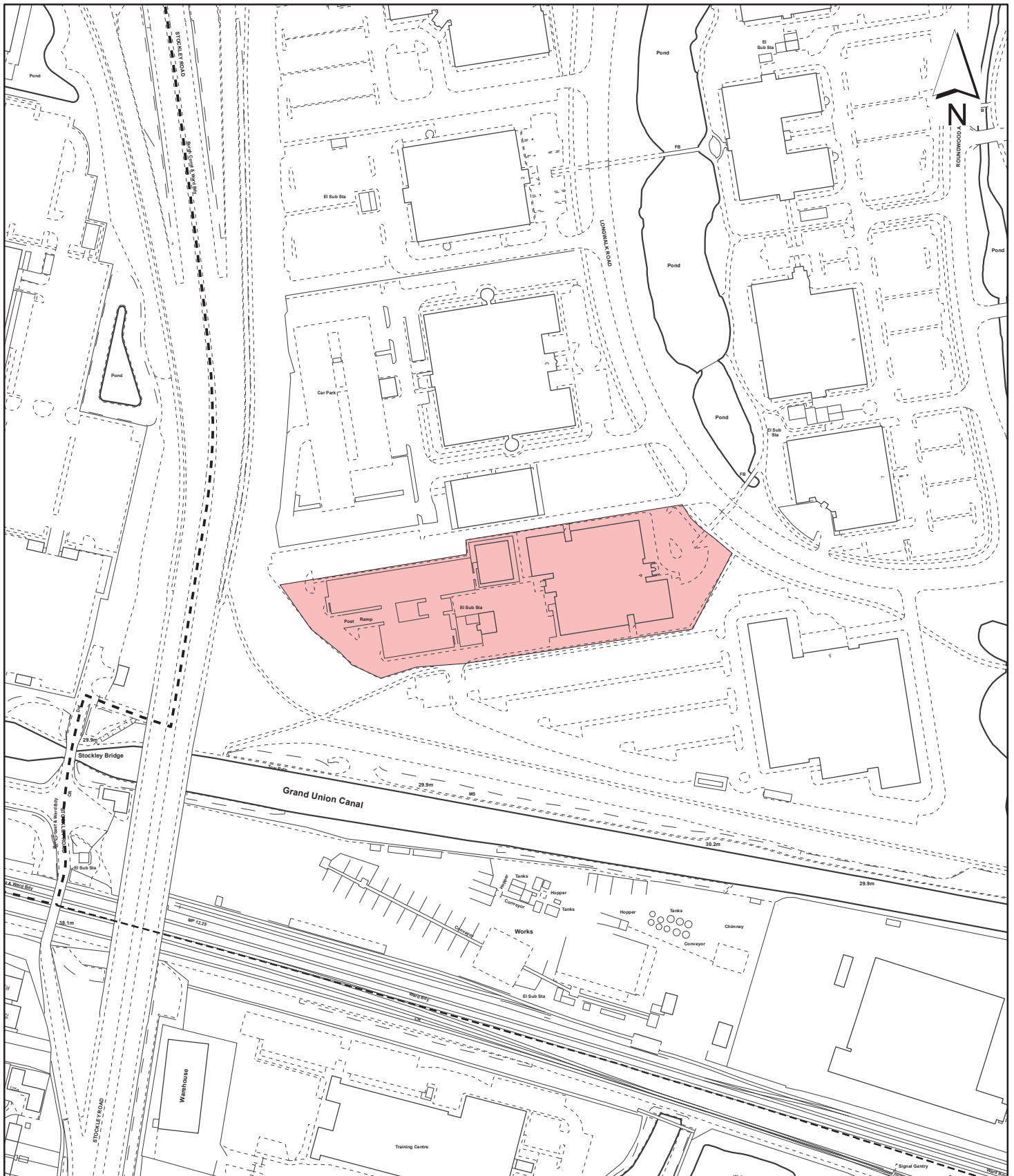
11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (July 2011)
Revised Early Minor Alterations to the London Plan (October 2013)
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

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**LONDON BOROUGH
 OF HILLINGDON**
**Residents Services
 Planning Section**

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 Telephone No.: Uxbridge 250111

Planning Application Ref:
61233/APP/2014/1145

Scale
1:2,500

Planning Committee
Major Committee

Date
June 2014

