

Report of the Head of Planning, Sport and Green Spaces

Address SITE OF BUILDING 717 SHEFFIELD WAY HEATHROW AIRPORT

Development: Reserved matters (Landscaping) application in compliance with conditions 2 and 3 of planning permission reference 50657/APP/2013/2214 (Demolition of existing warehouse buildings and erection of 602 bedroom 8-storey hotel with associated car parking (Outline application including details of access, appearance, layout and scale - landscaping reserved))

LBH Ref Nos: 50657/APP/2015/1974

Drawing Nos: Covering Letter
058-GA-10C
0531_P
Utility Mapping Survey
058-LA-201 Rev E
058-LA-202 Rev E
Arboricultural Implications Assessment J 48.0
Landscape Management/Maintenance Plan
Landscape Strategy - Tree and Plant Species
Vehicle tracking 1
Vehicle tracking 2

Date Plans Received: 28/05/2015

Date(s) of Amendment(s):

Date Application Valid: 28/05/2015

1. SUMMARY

Outline Planning Permission (50657/APP/2013/2214) was granted for the demolition of the existing warehouse buildings, and erection of 602 bedroom 8-storey hotel with associated car parking on 09 July 2014. The outline application was for the consideration of 'Means of Access', 'Layout', 'Scale' and 'Appearance' of the Development. The single matter which was reserved was 'Landscaping'.

Condition 2 of this consent relates to the approval of Landscaping 'Reserved Matters'.

Condition 3 requires the approval of the details of the landscaping and appearance of individual phases of the development and describes the extent of the information required.

The hard and soft landscaping details have been reviewed and are considered acceptable in the context of the site and surrounding area. No objection is therefore raised to this application, which complies with the Councils adopted policies and guidance. Approval is therefore recommended.

2. RECOMMENDATION

APPROVAL subject to the following:

1 RES4 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 058-LA-201 Rev B; 058-LA-202 Rev B;

0531_P; Vehicle tracking 1; Vehicle tracking 2 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 (March 2015).

2 RES5 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:

- Tree removal and protection [Arboricultural Implications Assessment J 48.06 dated 9th January 2014];
- Landscaping preparation, planting, maintenance and management [DCLA Landscape Management/Maintenance Plan January 2014];
- Landscape Strategy [DCLA Landscape Strategy - Tree and Plant Species dated 14th January 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 (March 2015).

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) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

- | | |
|------|--|
| BE13 | New development must harmonise with the existing street scene. |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |
| AM13 | AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - <ul style="list-style-type: none">(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.
LPP 6.13	(2015) Parking
LPP 7.4	(2015) Local character
LPP 7.5	(2015) Public realm
NPPF	National Planning Policy Framework

3. CONSIDERATIONS

3.1 Site and Locality

The application site has an area of 0.62ha and is roughly triangular in shape. To the west the site adjoins the car park of the Hilton Hotel which incorporates a sub-station and some planting alongside the boundary with the application site. The other boundaries of the site adjoin airport roads. Beyond Sheffield Way and the Great South West Road to the south and east of the site is an area of rising open grass and landscaping that forms part of the extensive elevated Terminal 4 road system separating the airport from residential areas within LB Hounslow. To the north of the site beyond the Southern Perimeter Road is the operational airfield at Heathrow Airport. This includes a number of airport buildings and structures including a large radar tower as well as aircraft stands and piers connected directly to Terminal 4.

The site extends fully to the kerb line of the adjacent roads such that the grass verges, footways and trees adjacent to the highway are within the same ownership. The surrounding roads are controlled by BAA the airport operator and are not adopted highways.

The site currently contains a "shed" type warehouse building used by an airport contractor for vehicle security screening purposes. The operational area of the site is entirely hard surfaced and delineated by 3m high metal boundary security fencing. A small security booth is sited at the site's only vehicular access point at the eastern corner of the site off Sheffield Way.

The site is within Heathrow Airport as designated on the Hillingdon Development Plan Proposals Map.

Two bus routes (482 and 490) serve bus stops nearby on the Southern Perimeter Road. The nearest rail station is Heathrow Terminal 4, approximately 500m north-west of the site, served by the Piccadilly Line and Heathrow Express / Connect rail services to Paddington. The site has a public transport accessibility level (PTAL) rating of 2.

3.2 Proposed Scheme

The proposal seeks the approval of the reserved matters of landscaping in respect of outline planning permission 50657/APP/2013/2214, which granted consent for the demolition of the existing warehouse building and erection of a 602 bedroom, 8-storey hotel with associated car parking.

Matters relating to access, appearance, layout and scale were approved as part of the outline permission.

3.3 Relevant Planning History

50657/APP/2013/2214 Site Of Building 717 Located Between Sheffield Way And Southern P

Demolition of existing warehouse buildings and erection of 602 bedroom 8-storey hotel with associated car parking (Outline application including details of access, appearance, layout and scale - landscaping reserved).

Decision: 18-03-2014 Approved

50657/APP/2015/1351 Building 717 Sheffield Way Heathrow Airport

Alter elevations including infill of 2 indents on eastern corner of building, relocation of bedroom to first floor southern corner to replicate floors above, amended shape of western corner including altered reception entrance, internal alterations including the repositioning of 1 stair core and main lifts/service lifts/plant resulting in 6 additional bedrooms (total 607). Alterations to ground level (undercroft) to improve usability of car park and building entrances including: altered positions for support pillars; partial roof opening to provide daylight from atrium above; reconfigured drop-off area, cycle stands, motorcycle bays and electric charging bays; altered vehicular entrance and exit; alterations to ground floor plant areas (Application for Non-Material Amendment)

Decision: 14-05-2015 Approved

Comment on Relevant Planning History

The most relevant application is 50657/APP/2013/2214, which granted consent for the 'Demolition of existing warehouse buildings and erection of 602 bedroom 8-storey hotel with associated car parking (Outline application including details of access, appearance, layout and scale - landscaping reserved)'.

Condition 2 of this consent relates to the approval of Landscaping 'Reserved Matters', requesting that the details be submitted within 3 years of the date of the decision. Condition 3 requires the approval of the following specific details and information of the landscaping of the development:

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 the provision of 79 car parking spaces, and the demonstration that 16 electric car charging points (8 active and 8 passive) are provided, along with at least 9 disabled spaces)

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

3.b Justification as to why no part of the development can include living walls and roofs

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 surfing/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

6.c Details of any exterior water features

7. Tree Protection

7.a A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.

7.b. 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.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

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.

LPP 6.13 (2015) Parking

LPP 7.4 (2015) Local character

LPP 7.5 (2015) Public realm
NPPF National Planning Policy Framework

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- 30th July 2015

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

No responses have been received to the consultation.

Internal Consultees

TREES AND LANDSCAPE OFFICER
THE PROPOSAL

- A Landscape Strategy, by David Clarke, describes the generally poor quality of tree stock on the site which is unsuitable for retention with the approved building and sets out the landscape objectives for the site.

- The Arboricultural Impact Assessment, by Broad Oak Tree Consultants, confirms that of the 30No. existing trees on the site, most are 'C' or 'U' grade trees, with only 4No. grade 'B' (moderate) and no grade 'A' (good) specimens.

- New trees have been selected of medium to large height and columnar habit, including *Fagus sylvatica* 'Dawyck', *Carpinus betulus* 'Fastigiata', *Pyrus calleryana* 'Chanticleer' and *Tilia x europea* 'Pallida' which will suit the space available and satisfy the constraints imposed by Heathrow's birdstrike avoidance guidance.

Unum's Soft Landscaping Plan, ref. 058-LA-201 Rev B, includes a planting plan and plant schedules

- In spite of the limited space / opportunities for planting 34No. semi-mature trees will be planted around the perimeter, together with extensive 'instant hedging' and ornamental shrub planting.

- The scheme is supported by a Landscape Management / Maintenance Plan (document) by David Clarke which includes a technical (NBS) specification.

RECOMMENDATION

No objection subject to the implementation, establishment and maintenance of the scheme as submitted.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the development was established under the grant of outline planning permission.

7.02 Density of the proposed development

Residential density is not relevant to this application which seeks approval of reserved matters of landscaping for a commercial development.

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

Matters relating to archaeology, and other heritage assets were considered under the grant of the outline application and are not relevant to this application for reserved matters approval.

7.04 Airport safeguarding

There are no airport safeguarding concerns in relation to the application.

7.05 Impact on the green belt

Matters relating to green belt were considered under the grant of the outline application and are not relevant to this application for reserved matters approval.

7.07 Impact on the character & appearance of the area

Matter relating to appearance, layout and scale were considered under the grant of the outline application. However as part of the landscaping condition, details were required to be submitted of the following:

- Refuse Storage (covered and secure)
- Cycle Storage (covered and secure)
- Means of enclosure/boundary treatments
- Hard Surfacing Materials
- External Lighting
- Other structures (such as play equipment and furniture).

This submission includes in the submitted drawings, details of the refuse store, cycle stands, boundary treatments, hard surfacing materials, external lighting and street furniture. The cycle storage is located part within the car park area (accessed from the southern entrance) and adjacent to the western elevation of the building (accessed from the southern perimeter road). The refuse storage is located within the building also at car park level, adjacent to the service yard on the southern elevation. These storage areas are considered acceptable and no objection is raised to these details in terms of their impact on the overall character and appearance of the area, given that they would not be highly prominent in views from the surrounding street scene.

The boundary treatments proposed, consist of a high hedge around the perimeter of the building. No objection is raised to this treatment, which is considered to soften and enhance the landscaping and appearance of the site.

The hard surfaces will be a mix of tarmac, Terrapave flags and concrete, to which no objection is raised as this will not appear out of keeping with the nature of the surrounding area.

Other structures proposed within the area include barriers, bins, seating, lighting and bollards. Careful consideration has been given to the siting of these additions and no objection is raised to their siting or design.

With regards to the details of functional services, a report and plan has been submitted providing detail of these and which highlights the services diversions required. The proposed levels and contours of the site are shown on the submitted hard landscaping plan and considered acceptable.

7.08 Impact on neighbours

Matters relating to neighbour impacts were considered under the grant of the outline application and it is noted that there are no residential occupiers in the vicinity of the site. Accordingly, these matters are not relevant to the consideration of this reserved matters application.

7.09 Living conditions for future occupiers

The proposal relates to a hotel which would not have future residential occupiers. The appropriateness of the design and layout of the hotel were considered under the outline consent.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Matters relating to highway impacts and pedestrian safety were considered under the grant of the outline application. It is noted that the landscaping proposals accord with the outline consent in respect of highways layout, parking provision and in all other respects. No objection is therefore raised to the car and cycle parking, and refuse storage shown on the submitted drawings.

7.11 Urban design, access and security

Issues relating to design, layout and access were considered under the grant of the outline permission and the proposed landscaping details do not raise any concerns in these respects.

The proposed landscaping is not considered to give rise to any security concerns.

7.12 Disabled access

Issues relating to accessibility were considered under the grant of the outline permission and the proposed landscaping details do not raise any concerns in these respects.

7.13 Provision of affordable & special needs housing

Affordable housing is not a relevant consideration in respect to this application which seeks approval of landscaping details in relation to a hotel.

7.14 Trees, landscaping and Ecology

The Landscape Strategy describes the generally poor quality of tree stock on the site which is unsuitable for retention with the approved building, and sets out the landscape objectives for the site. The Arboricultural Impact Assessment, by Broad Oak Tree Consultants, confirms that of the 30No. existing trees on the site, most are 'C' or 'U' grade trees, with only 4No. grade 'B' (moderate) and no grade 'A' (good) specimens.

New trees have been selected of medium to large height and columnar habit, including *Fagus sylvatica* 'Dawyck', *Carpinus betulus* 'Fastigiata', *Pyrus calleryana* 'Chanticleer' and *Tilia x europea* 'Pallida' which will suit the space available and satisfy the constraints imposed by Heathrow's birdstrike avoidance guidance. Unum's Soft Landscaping Plan, ref. 058-LA-201 Rev B, includes a planting plan and plant schedules.

In spite of the limited space 34No. semi-mature trees will be planted around the perimeter, together with extensive 'instant hedging' and ornamental shrub planting. The scheme is supported by a Landscape Management/Maintenance Plan, which includes a technical specification. This information has been reviewed by the Councils Tree and Landscape Officer who raises no objection to the proposed landscaping of the site.

With regards to living walls and roofs, these have not been included in the landscaping for the site. Given the proximity of the site to the airfield, the site is constrained by the need to avoid nesting birds. As such, living roofs and walls are not proposed as they offer an excellent source of nesting material for birds. In lieu of living walls, the applicants have proposed that the eastern and western side of the ground floor car park, be screened using a mixture of hornbeam and clipped box hedging. No objection is raised to this detail.

7.15 Sustainable waste management

Matters relating to waste management were considered under the grant of the outline application and should not be revisited as part of this application. It is noted that the landscaping proposals accord with the outline consent in respect of waste management and in all other respects.

7.16 Renewable energy / Sustainability

Matters relating to renewable energy and general sustainability were considered under the

grant of the outline application and should not be revisited as part of this application.

7.17 Flooding or Drainage Issues

Matters relating to flooding and drainage and general sustainability were considered under the grant of the outline application and should not be revisited as part of this application.

7.18 Noise or Air Quality Issues

Matters relating to noise and air quality and general sustainability were considered under the grant of the outline application and should not be revisited as part of this application.

7.19 Comments on Public Consultations

None.

7.20 Planning obligations

Necessary planning obligations were secured in granting outline planning permission for the development. Accordingly, no further obligations are necessary to mitigate development impacts.

7.21 Expediency of enforcement action

Not applicable to the consideration of this application.

7.22 Other Issues

There are no other issues for consideration with this application.

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

Not applicable to the consideration of this application.

10. CONCLUSION

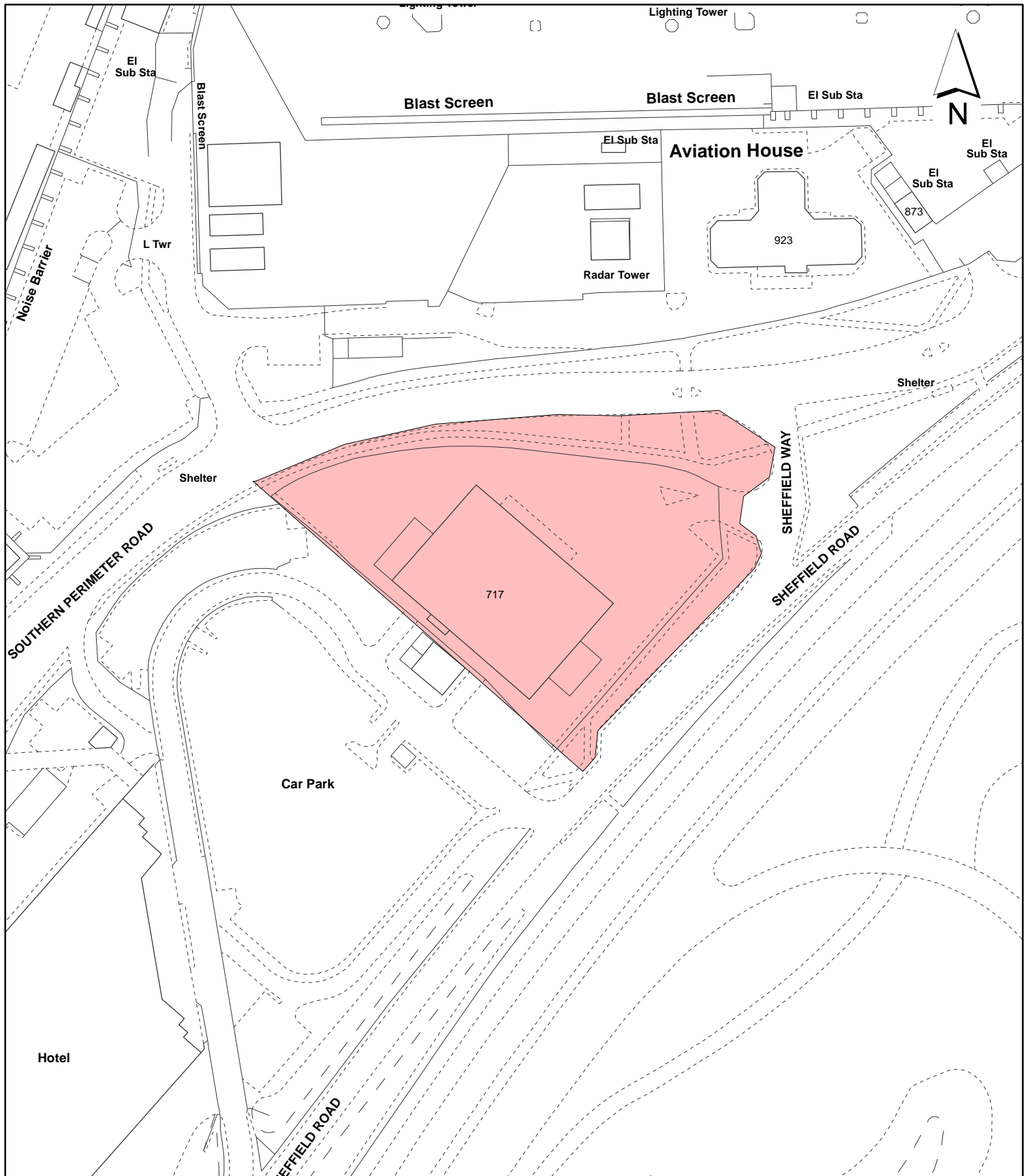
Conditions 2 and 3 of the outline planning consent (ref:50657/APP/2013/2214) required the provision of details of the landscaping of the development. This Reserved Matter application considers the landscaping to be acceptable, and in compliance with the relevant policies and planning guidance for the site. Therefore, the application is recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
The London Plan (March 2015)
National Planning Policy Framework 2012

Contact Officer: Charlotte Goff

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Notes:

 Site boundary

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Site Address:

**Site of building 717 Sheffield Way
 Heathrow Airport**

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

Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:

50657/APP/2015/1974

Scale:

1:1,250

Planning Committee:

Major

Date:

October 2015



HILLINGDON
 LONDON