

Report of the Head of Planning, Sport and Green Spaces

Address WORLD BUSINESS CENTRE 4 NEWALL ROAD HEATHROW AIRPORT

Development: Reserved matters (Details of landscaping) in compliance with condition 2 of outline planning permission ref. 71487/APP/2015/4718 dated 23/05/2016: Erection of a four storey office building (Use Class B1) with basement parking and roof top plant.

LBH Ref Nos: 71487/APP/2016/2029

Drawing Nos: A-000-001 P0
Landscape Management/ Maintenance Plan
Agent's email dated 5.8.16
2149-10-SIT-NW_03 Rev. P1
2149-10-SIT-NW_04 Rev. P1
2149-10-SIT-NW_02 Rev. P2
2149-10-SIT-EX_05 Rev. P1
2149-10-SIT-EX_06 Rev. P1
2149-10-SIT-EX_07 Rev. P1
2149-10-SIT-EX_08 Rev. P1
Cycle Shelter Manufacturer's Specification Sheet
Proposed Block Paving Photograph
2149-63-EX-OG Rev. P2
A-100-100 Rev. T6
Landscape Materials Sketch Plan
2149-10-SIT-NW_01 Rev. P2
2149-10-SIT-DI_01 Rev. P2
2149-10-SIT-DI_02 Rev. P1
2149-10-SIT-DI_03 Rev. P1
2149-10-SIT-DI_04 Rev. P1
2149-10-SIT-DI_05 Rev. P1
2149-10-SIT-DI_06 Rev. P1
2149-10-SIT-EX_01 Rev. P2
2149-10-SIT-EX_02 Rev. P1
2149-10-SIT-EX_03 Rev. P1
2149-10-SIT-EX_04 Rev. P1
01B
Paving Slabs Photograph
Fencing Photograph
Electrical Services Specification, Rev. No. P2A
Tula Lighting Specification Sheet

Date Plans Received: 27/05/2016 **Date(s) of Amendment(s):** 27/05/2016
Date Application Valid: 27/05/2016 05/08/2016

1. SUMMARY

This application seeks to discharge condition 2 (reserved matters landscaping) of outline planning permission ref. 71487/APP/2015/4718, dated 23/5/16: Erection of a four storey office building (Use Class B1) with basement parking and roof top plant (Outline application).

The principle of the development, together with the siting, design, and scale of the proposed building have already been approved, by virtue of the outline planning permission. Only landscaping details fall to be considered under this application.

The Council's Tree/ Landscaping Officer advises that given the site constraints, no objections are raised to the proposed landscaping scheme. Heathrow Airport Limited have been consulted and their comments are currently awaited.

The proposed landscaping details are considered acceptable, in compliance with relevant planning policies. Approval is therefore recommended, subject to no objections being received from Heathrow Airport Limited.

2. RECOMMENDATION

Approval, subject to no objections being received from Heathrow Airport Limited.

3. CONSIDERATIONS

3.1 Site and Locality

The 0.55ha, roughly square shaped application site is located between the A4 Bath Road which adjoins the site to the north and Newall Road to the south, within the boundary of Heathrow Airport. It straddles each side and includes the northern cul-de-sac section of Neptune Road which provides vehicular access into the middle of the site from the Northern Perimeter Road to the south. The site, in addition to the road, is comprised almost entirely of hardstanding, which appears largely vacant/under used, although described as providing temporary airport car parking on the western side of the road and is in use as part of a site providing airport car hire to the east (the former site of the office building known as Cardinal Point). There is a small electricity sub-station in the centre of the western part of the site and an internally illuminated totem advertisement hoarding sign in the north west corner, adjoining the Bath Road.

The site is surrounded by commercial uses, including 3 similar office buildings on the western side of the site known as Units 1 to 3 of the World Business Centre, the remainder of the car park is in use for car hire to the east, beyond which is an office block and its surface parking and between Newall Road and the perimeter road to the south, the adjoining land mainly provides surface parking, including the Heathrow Airport Taxi Feeder Park whereas to the north, fronting the opposite side of Bath Road is the Marriott Hotel, a 4 storey office block and the Radisson Blu Edwardian Hotel.

The site forms part of Heathrow Airport and has a fair PTAL (Public Transport Accessibility Level) score of 3 as assessed by TfL (where 6 represents the highest and 1 the lowest level of accessibility). The site also forms part of an Air Quality Management Area and is included within the proposed Heathrow Archaeological Priority Zone.

3.2 Proposed Scheme

Reserved matters (Details of landscaping) in compliance with condition 2 of planning permission dated 23/5/16, ref. 71487/APP/2015/4718: Erection of a four storey office building (Use Class B1) with basement parking and roof top plant (Outline application)

3.3 Relevant Planning History

Comment on Relevant Planning History

Outline planning permission ref. 71487/APP/2015/4718 was granted for the erection of a

four storey office building (Use Class B1) with basement parking and roof top plant (Outline application). The application was made in outline with all matters included, with the exception of landscaping.

Condition 2 of outline planning permission ref. 71487/APP/2015/4718 (subject of this application) reads:

Details of the landscaping (hereinafter called "the reserved matters" shall be submitted to the local planning authority before the expiry of three years from the date of this permission and approved in writing before any development begins. The submitted details shall include:

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100), to include large semi-mature tree specimens and other planting designed to compensate for the reduced width of the landscape buffer on the Bath Road,

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 (the species and coverage being acceptable in not attracting birds)

2. Details of Hard Landscaping

2.a Means of enclosure/boundary treatments

2.b Means of enclosure/boundary treatments

2.c Car Parking Layouts including demonstration that:

48 of all parking spaces are served by electrical charging points (32 active and 16 passive); 17 disabled parking bays; and 8 motorcycle bays.

2.d Hard Surfacing Materials

2.e External Lighting

2.f Other structures (such as 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 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

(i) To comply with Sections 91 and 92 of the Town and Country Planning Act 1990 (As Amended).

(ii) To ensure that the proposed development will preserve and enhance the visual amenities of the locality, to avoid endangering the safe operation of aircraft through the attraction of birds and provide adequate facilities, in compliance with policies A4, BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2015).

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.

BE35 Major development proposals adjacent to or visible from major road and rail connections to Heathrow and central London

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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- 14th July 2016

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application was advertised in the local press on 6/7/16 and a site notice was posted on 5/7/16 with a closing date of 26/7/16. No responses have been received.

Internal Consultees

TREES AND LANDSCAPING OFFICER:

The planting plan, supported by the Landscape Management/Maintenance Plan shows the provision of 9 No. semi-mature trees along the Bath Road site frontage with hedging and ground cover planting beneath. Soft works to other boundaries are severely limited by the space available but seek to provide the best landscape cover within the approved layout. The supporting documentation provides the design and management objectives, a planting specification and management/maintenance notes. No objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the development has been established by virtue of the original planning permission ref. 71487/APP/2015/4718, dated 23/5/16.

7.02 Density of the proposed development

Density guidance only relates to residential schemes and the scale and bulk of the office building has already been established by the grant of the outline permission (ref. 71487/APP/2015/4718).

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

The application site does not form part of a Conservation Area nor an Area of Special Local Character and it is sufficiently remote from any statutory and/or locally listed building so that their setting would not be adversely affected.

The site is however within the proposed Heathrow Archaeology Priority Zone. An archaeological desk-based assessment was submitted as part of the outline application (ref. 71487/APP/2015/4718) which was reviewed by GLAAS and they concluded on the outline application that it has been adequately demonstrated that the site has low potential for archaeological remains due to previous development when it was likely that below ground deposits would have been severely truncated by foundations and services and as a result, no further assessment or conditions are necessary.

7.04 Airport safeguarding

Following an initial objection from NATS to the outline application due to the possible impact of the building upon a radar based at Heathrow Airport, further investigation was undertaken which allowed NATS to confirm that the additional impact of the proposed building as compared to the existing buildings would be marginal and manageable and they subsequently withdrew their objection to the outline application and no other airport safeguarding issues were raised on the outline application (ref. 71487/APP/2015/4718).

Heathrow Airport Limited have been consulted again on this application and their comments are awaited.

7.05 Impact on the green belt

The application site does not form part of, nor is it located close to the Green Belt so that the officer's report on the outline application (ref. 71487/APP/2015/4718) advised that no Green Belt issues are raised by this scheme.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that the layout and appearance of new development harmonises with the existing street scene and other notable features of the area. Policy BE38 of the UDP requires new development proposals to incorporate appropriate landscaping proposals.

The scale, design and siting of the proposed office building has already been approved under the outline planning consent. It is considered that the proposed planting along the site's road frontages, particularly the principal Bath Road frontage which will include 9 semi-mature trees with hedging and ground cover planting beneath will help to screen the proposed building and create a quality landscape that will complement and existing landscaping treatment of adjoining sites, in compliance with Policies BE13 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

The site is bordered by commercial development within Heathrow Airport and as such, it was not considered on the outline application (ref. 71487/APP/2015/4718) that the proposed office building would have any significant impact on the neighbouring uses in terms of overlooking, overshadowing, dominance or noise. The landscaping scheme would assist with the assimilation and screening of the building.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Issues relating to traffic generation, access and parking have all been addressed under the outline planning approval (ref. 71487/APP/2015/4718).

The landscaping scheme would not encroach upon highway and pedestrian visibility splays for drivers entering and exiting the site.

In order to comply with relevant London Plan standards, Condition 2 at Part 2.c requires 48 of all the parking spaces to be served by electrical charging points (32 active and 16 passive) and the provision of 17 disabled parking spaces and 8 motorcycle bays.

The submitted plans show that the surface parking combined with the basement parking provision satisfies these standards.

Cycle parking provision was subject to a separate condition (condition 12) which required a revised scheme to be provided with a total of 74 spaces (62 long stay and 12 short stay). Although not to be considered as part of this application for landscaping, the provision made for cycle parking is only marginally deficient with a total of 72 spaces being shown on the submitted plans so that the landscaping would not prevent the possibility of a further 2 spaces being provided on site.

7.11 Urban design, access and security

These issues were considered as part of the outline application (ref. 71487/APP/2015/4718) and the proposed landscaping scheme does not raise any additional security issues.

7.12 Disabled access

Access issues were considered as part of the outline application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Policy BE1 of the Hillingdon Local Plan: Part One: Strategic Policies (November 2012) seeks high quality design of the built and external environment, Policy BE35 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks a high standard of design, layout and landscaping in major development proposals visible from the main transport links with Heathrow and Policy BE38 advises that new development should retain topographical and landscape features of merit and that new planting and landscaping should be provided wherever it is appropriate.

The site is devoid of vegetation, being almost entirely covered by hardstanding/ loose scalplings. No trees or other landscape features of merit would be affected by the proposal with the closest landscape feature being the mounded landscape buffer with tree planting on top between the adjacent World Trade Centre buildings and the Bath Road.

The siting of the proposed office building has been agreed as part of the outline consent (ref. 71487/APP/2015/4718) which establishes the depth of buffer along the principle Bath Road frontage, an area where the local planning authority has been seeking landscape enhancement along the Bath Road for many years in an attempt to improve the environmental quality of this important 'gateway' road to London from the airport. On the outline application, the report noted that although the proposed depth of landscape buffer along Bath Road is not as generous as the adjoining WBC sites, at over 5m deep it would still provide effective landscaping to the site, including a row of trees.

The Bath Road frontage would contain 9 semi-mature fastigiata Oak trees, with hedging and ground cover planting beneath. Landscaping works to the side boundaries is limited by the space available, with a more generous landscape buffer being provided along the Newall Road boundary.

The Council's Trees/Landscape Officer advises that the landscaping scheme is limited by the space available but would provide the best landscape cover within the approved layout. The fastigiata Oak is a cultivar of the native oak, which has a very thin upright habit which is useful when there is insufficient space for a broad spreading canopy. The Trees/Landscape Officer advises that the supporting documentation provides the design and management objectives, a planting specification and management/maintenance notes and on this basis, no objections are raised to the landscaping scheme.

Details of boundary treatment will match existing, including a knee high rail along the Bath Road frontage and a 1.8m high close boarded fence along the eastern boundary, with the other boundaries being open. The close boarded fence is likely to be temporary, pending future development on the adjoining site. Details of the landscaping materials will also match those on the adjoining WBC 3 site and a lighting scheme, including bollard lighting within the landscaped bed along Bath Road, lamp post lighting along Newall Road and wall mounted lighting and downlighters on the building and the cycle shelter are also acceptable. Details of existing and proposed services have also been provided. The Trees/Landscape Officer also raises no objection to these details.

The condition at 3. also requires the inclusion of living walls and roofs or justification as to why these can not be provided. In the agents email dated 5/8/16, it is advised that:-

'The proposed building is a bespoke office building for a specific occupier (Amadeus) that will have a high density of workers almost all of whom are IT workers based at computer stations. The building has a large footprint and includes an internal atrium to provide daylight into the centre of the large office floor plates. Accordingly, the outside of the building is designed with full height curtain wall glazing to maximize day lighting in accordance with the client's brief.

With the roof, the majority is given over to roof plant while the remainder comprises the atrium roof and photo voltaic panels such that there is no space for a green roof. The consent is subject to a Bird Hazard Management Plan which will require physical measures and regular inspections to stop birds nesting or loafing on the roof, which is very close to the Northern Runway. This means that any green roof would need to be netted which is difficult in terms of maintenance access and can be unsightly.'

Given this justification and as no specific requirement was identified by the Council's Sustainability Officer for this development to provide a green roof, it is considered that Part 3. of the condition has been satisfied.

The scheme is therefore considered to comply with Policy BE1 of the Hillingdon Local Plan: Part One: Strategic Policies (November 2012) and Policies BE35 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

The scheme makes adequate provision for the storage of recycling/waste within a large screened enclosure on the eastern side of the building.

7.16 Renewable energy / Sustainability

Renewable energy was considered as part of the outline application (ref.

71487/APP/2015/4718), including the provision of roof mounted photovoltaic panels which would not be affected by the landscaping scheme and the need for a S106 contribution to offset a energy efficiency shortfall. Appropriate provision is made for electric charging points within the landscaping scheme.

7.17 Flooding or Drainage Issues

A condition was imposed as part of the outline consent (ref. 71487/APP/2015/4718) to ensure that a scheme for the provision of sustainable water management for surface and ground waters on and/or off site was provided.

Mitigation works involve the provision of attenuation tanks within the car parking areas that would discharge at green field run off rates and the need to safeguard a strip of adjoining land along the eastern boundary which is also in the applicant's ownership in order to provide appropriate attenuation for the displaced ground water from the basement. The landscaping scheme would not have any implications for the implementation of an appropriate drainage strategy.

7.18 Noise or Air Quality Issues

Noise and air quality issues were considered as part of the outline application (ref. 71487/APP/2015/4718) and have no implications for the landscaping scheme.

7.19 Comments on Public Consultations

None.

7.20 Planning obligations

Not relevant to this application.

7.21 Expediency of enforcement action

Not relevant to this application.

7.22 Other Issues

None.

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

10. CONCLUSION

It is considered that the landscaping scheme for this site would make a suitable contribution to the enhancement of the Bath Road frontage and is acceptable.

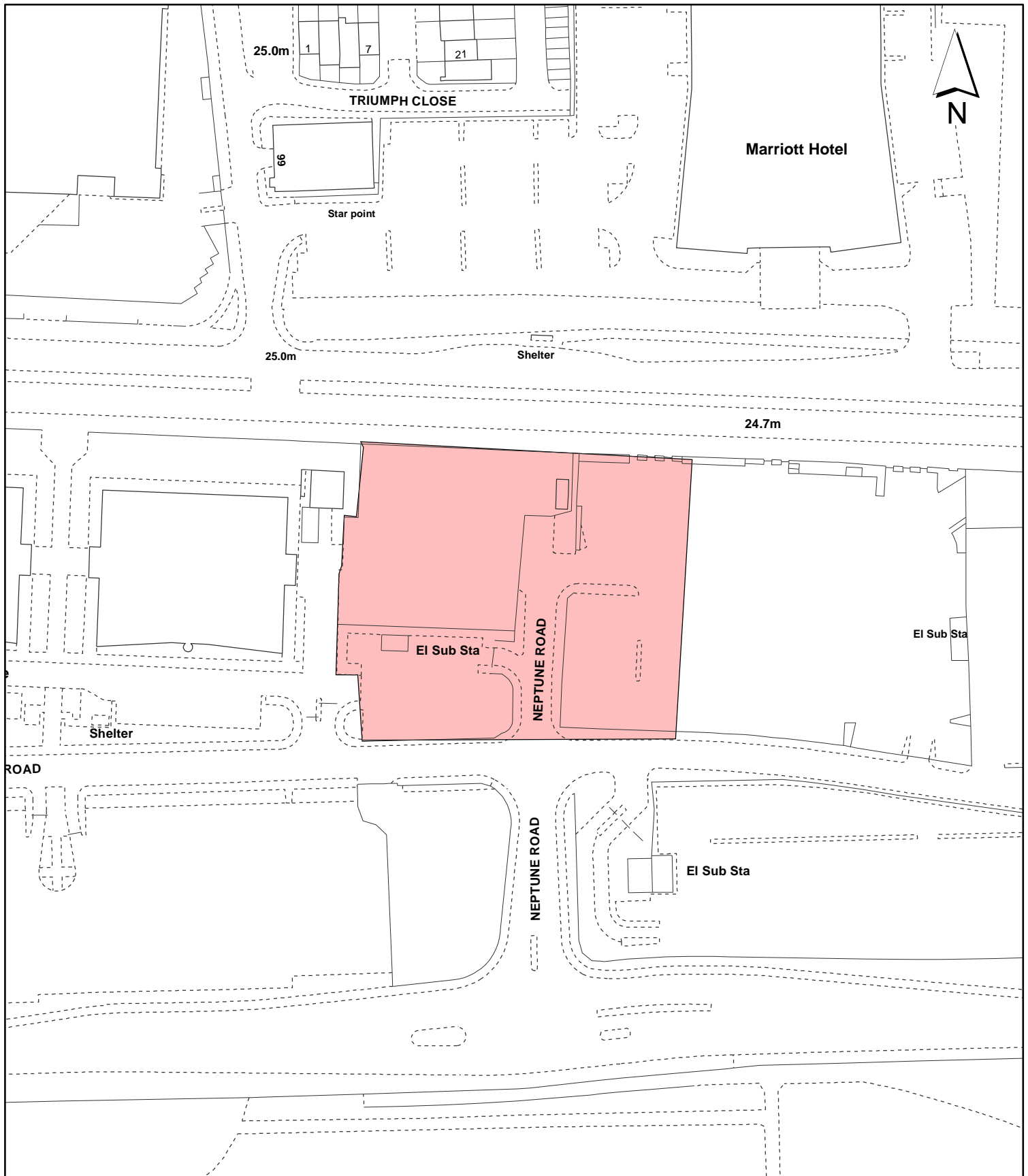
The proposal complies with relevant planning policy and accordingly it is recommended that, subject to no objections being received from Heathrow Airport Limited, the details be approved and the condition be discharged.

11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (March 2016)
National Planning Policy Framework (March 2012)

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

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 Heathrow Airport**

**LONDON BOROUGH
 OF HILLINGDON**
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 Telephone No.: Uxbridge 250111

Planning Application Ref:

71487/APP/2016/2029

Scale:

1:1,250

Planning Committee:

Major

Date:

September 2016



HILLINGDON
 LONDON