HILLINGDON
LONDON

TOWN & COUNTRY PLANNING ACT 1990
SECTION 78 PLANNING APPEAL

STATEMENT OF CASE

PRODUCED BY MARK BUTLER ON BEHALF OF THE LONDON BOROUGH OF HILLINGDON

APPEAL BY: Healey Development Solutions (Hayes) Limited

SITE AT: Stanford House, 9 Nestles Avenue, HAYES

Our Ref: 51175/APP/2018/4260
Your Ref: APP/R5510/W/19/3230503

INVESTOR IN PEOPLE

1.0 INTRODUCTION

1.1 The Appellant's appeal seeks to challenge the Respondent, Local Planning Authority, London Borough of Hillingdon's decision to refuse planning permission. The Appellant sought planning permission for the Demolition of the existing building and redevelopment to provide a building up to 10 storeys, with 868 sq.m of commercial or community space (Use Class B1 or D1) at ground floor level and 81 (44 x 1-bed, 28 x 2-bed and 9 x 3-bed) residential units to the upper floors, with associated landscaping, access, car parking and cycle parking.

1.2 A detailed description of the appeal site, its environs, the planning history of the site and the proposed development in the Committee Report attached to Mr. Volleys statement of case as Appendix 1.

1.3 This Statement of Case seeks to address refusal reasons 3 and 4 only which relate to Over Development and Urban Design matters:

Refusal Reason 3 states:

The proposed development, by reason of its overall size, scale, bulk and detailed design would result in a disproportionately large, dominating and incongruous form of development, which represents an overdevelopment of the site, in particular the ten and eight storey blank elevations against the southern boundary which would be highly visible from Nestles Avenue which would fail to respect the pattern and scale of development in the immediate area.

The proposal would be detrimental to the visual amenities of the street scene and the character and appearance of the wider area and the Botwell/Nestles Conservation Area, contrary to Policies 3.4 and 7.6 of the London Plan (2016), Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012); Policies DMHB 1, DMHB 2, DMHB 11, DMHB 12 and DMHB 14 of the emerging Local Plan: Part 2 (March 2019) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

1.4 There is an error in Refusal Reason 3 where it states that: "*in particular the ten and eight storey blank elevation against the southern boundary which would be highly visible from Nestles Avenue*"

1.5 This should read: "*in particular the ten storey blank elevation to the northwest of the site fronting onto the Squirrels Trading Estate which will be seen from the surrounding streets including the consented green pedestrian link 'Sandow Avenue"*..

1.6 I refer to para 7.12 on page 57 of the Appellants Hearing Statement, which highlights the Appellant's awareness of the clerical error.

Refusal Reason 4 states:

The proposed development, due to its footprint and site coverage would create a narrow corridor along the eastern boundary of the site and fails to provide sufficient landscaping along the eastern boundary. Moreover, the eastern boundary provides the entrance into the office and residential units on a secondary elevation which is hidden along this access road.

The principal elevation, along the eastern boundary, fails to provide a sense of arrival for future occupants and results in a poor streetscape. The narrow eastern corridor fails to provide a safe, suitable and convenient access for future residents. The proposal fails to provide an active residential frontage along Nestles Avenue.

The proposal would fail to provide a sense of arrival and would be detrimental to the visual amenities of the street scene and character and appearance of the wider area, contrary to the National Planning Policy Framework, Policies BE13, BE14, BE19 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012); Policies DMHB 1, DMHB 2, DMHB 11, DMHB 12 and DMHB 14 of the emerging Local Plan: Part 2 (March 2019) and the adopted Supplementary Planning Document Hillingdon Design and Accessibility Statement: Residential Layouts SPD (2006); Policies 3.5 and 7.5 of the London Plan (2016) and Chapters 2, 11 and 12 of the NPPF (2019).

2.0 Planning Policy (relevant only to refusal reasons 3 and 4)

2.1 Following an Examination in Public held between 13 March and 30 May 2012, the Council received a subsequent Inspector's Report on 26 July 2012 which recommended that the Hillingdon Local Plan Part 1 Strategic Policies could be adopted on the basis that it met in full the requirements of Section 20 (5) of the Planning and Compulsory Purchase Act, 2004 (as amended).

2.2 On 08 November 2012 the Council took a decision to formally adopt the local plan and to retain for development control purposes those Saved 2007 Unitary Development Plan (UDP) policies which were not being replaced by the Hillingdon Local Plan: Part 1 - Strategic Policies, pending the preparation and adoption of subsequent site specific allocations, development management policies and a policies map.
The emerging Local Plan Part 2 comprises Development Management Policies, Site Allocations and Designations and Polices Map. Once adopted it will deliver the detail of the strategic policies set out in the Local Plan Part 1: Strategic Polices (2012). Together they will form a comprehensive development strategy for the borough up to 2026. The Examination in Public was held in August 2018. The Inspectors report has not yet been received but we envisage this will be taken to our Cabinet Meeting on 13th December 2019, and then adopted by Full Council on 17th January 2020. The weight afforded to relevant

emerging policies is done so in line with Paragraph 48 of the National Planning Policy Framework (NPPF) (2019).

2.3 Accordingly, the Development Plan for the Borough, now comprises:

a. The Hillingdon Local Plan: Part 1 - Strategic Policies adopted on 08 November 2012;

b. The extant 2007 Saved Unitary Development Plan Part 2; and the emerging Local Plan Part 2.

c. The London Plan published by the Mayor of London in July 2016.

2.4 <u>The Hillingdon Local Plan: Part 1 - Strategic Policies</u>

The policies relied on are BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

2.5 <u>2007 Saved Unitary Development Plan</u>

The policies relied on are BE4, BE13, BE14, BE19 and BE38. Appendix 5 of the Local Plan Part 1 Strategic Policies identifies the extant 2007 Saved UDP Policies, which are now serving for an interim period as the Local Plan Part 2.

All policies relied on in this case have been ‘retained’.

2.6 <u>Emerging Local Plan Part 2 (March 2019)</u>
The emerging policies relied on is DMHB 1, DMHB 2, DMHB 11, DMHB 12 and DMHB 14.

2.7 <u>Adopted London Plan</u>

The policies relied on are Policies 3, 3.5, 4, 7.5 and 7.6

2.8 <u>Council's Adopted Supplementary Planning Document</u>

Hillingdon Design and Accessibility Statement (HDAS) 'Residential Layouts'.

2.9 Policy SA5 of Site B (Land to South of the Railway, including Nestle Site, Nestle Avenue, Hayes) of the emerging Local Plan: Part 2 Site Allocations and Designations (2018) states that: Site B should provide up to 300 residential units and the provision of appropriate community infrastructure to support the overall quantum of development, including education as necessary.

Sites A, B, and C should form a comprehensive development scheme across the whole site.

2.10 Policy BE1 of the Local Plan: Part 1 (November 2012) requires all new development to improve and maintain the quality of the built

environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents.

2.11 Policy BE4 states that new development within or on the fringes of conservation areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities.

2.12 Policy BE13 states that new development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the Local Planning Authority considers it desirable to retain or enhance.

2.13 Policy BE14 of the Local Plan: Part 2 - Saved UDP Policies (2012) outlines that permission will not be granted for the development of sites in isolation if the design fails to safeguard the satisfactory redevelopment of adjoining sites which have development potential.

2.14 Policy BE19 states that the Local Planning Authority will seek to ensure that new development within residential areas complements or improves the amenity and character of the area.

2.15 Policy BE21 states that planning permission will not be granted for new buildings or extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.

2.16 Policy BE38 states that development proposals will be expected to retain and utilise topographical and landscape features of merit. The development is to provide new planting and landscaping, wherever it is appropriate. Planning applications for planning consent will be required to provide an accurate tree survey showing the location, height, spread and species of all trees where their proposals would affect any existing trees.

2.17 Policy HE1 states that the Council will conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape, which includes:

Historic village cores, Metro-land suburbs, planned residential estates and 19th and 20th century industrial areas, including the Grand Union Canal and its features;

Designated Heritage Assets such as statutorily Listed Buildings, Conservation Areas and Scheduled Ancient Monuments;

2.18 London Plan Policy 7.1 sets out a series of overarching design principles for development in London and policy 7.6 seeks to promote world-class, high quality design and design-led change in key locations. In addition to Chapter 7, London Plan policies relating to

density (3.4) and sustainable design and construction (5.3) are also relevant.

2.19 Policy DMHB 11 of the emerging Local Plan: Part Two (2019) requires new developments to be designed to the highest standards and, incorporate principles of good design by harmonising with the local context by taking into account scale, height, mass and bulk, building plot sizes and widths, plot coverage and established street patterns; building lines and setbacks, rooflines, streetscape rhythm.

2.20 It also requires development to ensure that the design safeguards the satisfactory redevelopment of any adjoining sites which have development potential. In the case of proposals for major development sites, the Council will expect developers to prepare master plans and design codes and to agree these with the Council before developing detailed designs.

2.21 All policies and documents referred to above have already been submitted to PINS with the Councils questionnaire.

3.0 The Appeal Site and its Surrounds

3.1 The appeal site comprises a two-storey industrial building located on the northern side of Nestles Avenue, south of Hayes town centre and Hayes & Harlington Station. The existing building sits on a 0.23 hectare site which is split into two distinctive elements, the larger portion to the rear comprises a large open plan factory and a two-storey administrative block fronting onto Nestles Avenue. The building was built in the late 1930s and has an Art Deco Influenced formal facade with horizontal steel windows and concrete dressings.

3.2 Stanford House is set back from Nestles Avenue by 15 metres with a hard landscaped forecourt and green hedging and trees to the boundary. The site is one of a number of light industrial units, also home to education buildings, self storage units, a former car museum and car rental & repair shops. Surrounding buildings are of a similar functional industrial style ranging from one to three-storeys in height. The buildings have large windows and are built from metal cladding or brick.

3.3 The site is bound to the east by the Botwell Nestles Conservation Area which is occupied by the former Nestle Factory site. Its heritage significance relates to the site's industrial design and its manufacturing history. There are locally listed structures within the site, which include the Main Factory, the Canteen Building, the Lodge and the gates/railings at the front of the site.

3.4 The site is located within the wider Nestles Avenue industrial cluster - designated within the Hillingdon Saved UDP Policies (November 2012) as Strategic Industrial Location (SIL). However, more recently, the site is included as part of Site B within Policy SA 5 (Land to the South of the Railway, including Nestle Site, Nestle Avenue, Hayes) of the

emerging Local Plan: Part 2 Site Allocations and Designations (Proposed Modifications 2018).

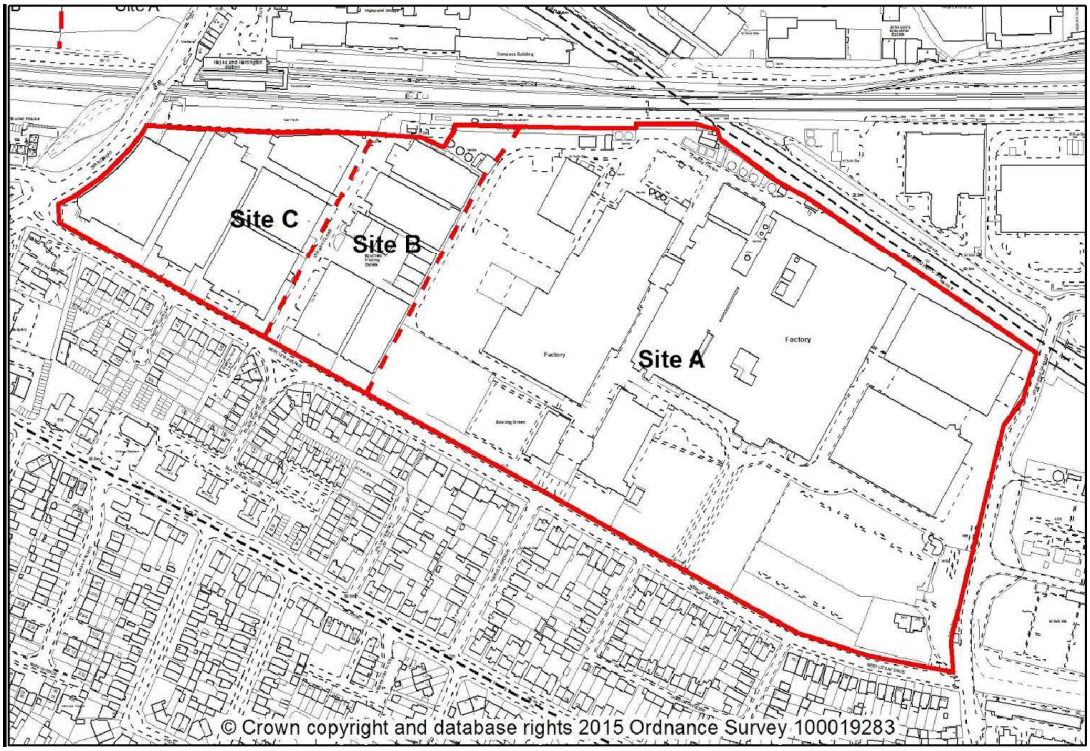

Fig. 1 Sites A, B and C of Land to the South of the Railway, including Nestle Site, Nestle Avenue, Hayes (Policy SA5) of the emerging Local Plan: Part 2 Site Allocations and Designations (Proposed Modifications 2018).

3.5 The Nestles Avenue industrial cluster comprises approximately 34 hectares of land south of the railway, and extends eastwards from Station Road, across Squirrels Trading Estate and North Hyde Gardens, encompassing the electricity substation and land beneath the Hayes Bypass.

3.6 The industrial sites, in which the application property forms apart, are directly opposite residential properties to the south which comprise large swathes of predominantly two-storey semi-detached houses and bungalows.

3.7 The lands around Hayes and Harlington Station are now undergoing significant change. In the last ten years the industrial areas organised along the canals and railways are being re-imagined and the inward looking 'backlands' are now providing opportunities for new development.

3.8 The area around the application site has now started to be redeveloped. There are a number of recently approved tall buildings in the vicinity, namely the recently approved Vinyl Factory site on Blyth Road and the High Point Village north of the railway line.

3.9 The Greater London Authority started to draw up a ‘draft OAPF’ for the area covered by Policy SA 5 (Land to the South of the Railway,

including Nestle Site, Nestle Avenue, Hayes) of the of the emerging Local Plan: Part 2 Site Allocations and Designations (Proposed Modifications 2018), but this was not consulted, endorsed or adopted by the London Borough of Hillingdon (see fig. 2)

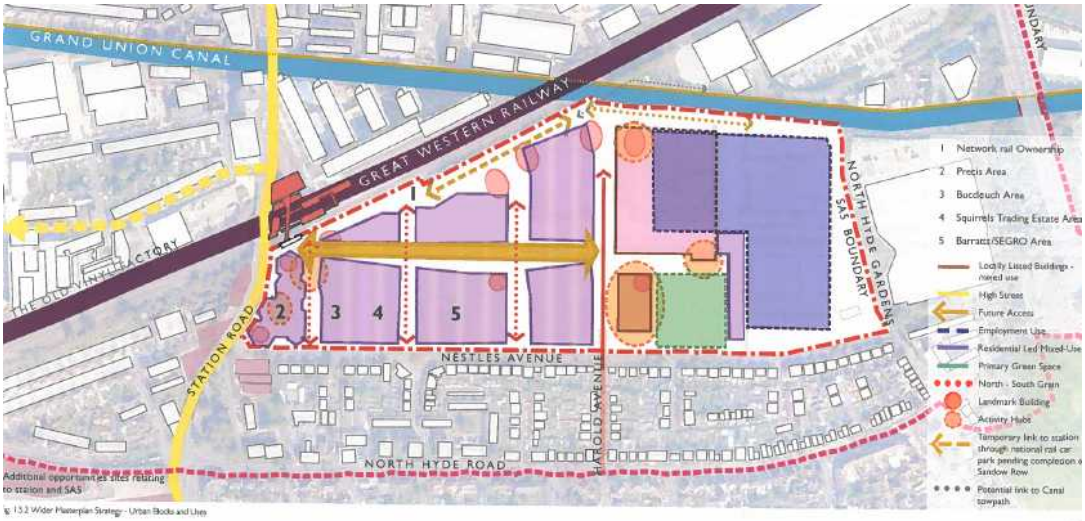

Fig. 2 GLA Wider Masterplan Strategy – urban blocks and uses

3.10 The draft wider master plan followed three simple principles: firstly to be bound together by a single linear public space leading directly to the station, secondly to share a strong sense of grain and scale, with a mix of employment and residential uses and thirdly a generous approach to creating high quality new public realm and amenity space, both for the development, and the surrounding area.

3.11 The draft OAPF was ceased by the GLA towards the end of 2017 and the ‘draft Master Plan’ was incomplete and never adopted.

3.12 The desire to create a green pedestrian link ‘Sandow Avenue’ across the three sites to connect through to Station Road has been respected in the consented Nestle Factory (Site A) development and the Buccleuch site on Site C (see below).

3.13 The approved masterplan for the Nestle Factory site (Site A) can be seen below under fig 3. The appeal site of 9 Nestles Avenue can be seen directly to the west of the site marked with the red dot.

Fig. 3 Nestle Factory Master Plan (Site A)

3.14 The site is the home of the former Nestle Factory. Its buildings are of a substantial scale and are enclosed by railings and numerous mature trees and hedgerows along the southern frontage of Nestles Avenue.

3.15 The Nestle Factory site lies entirely within Botwell / Nestle Conservation Area (see fig. 4 below).

3.16 The appeal site can be seen adjacent to the northwest boundary and is marked with a red dot. Its heritage significance relates to the site's industrial design and its manufacturing history.

3.17 There are locally listed structures within the site, which include the Main Factory, the Canteen Building, the Lodge and the gates/railings at the front of the site.

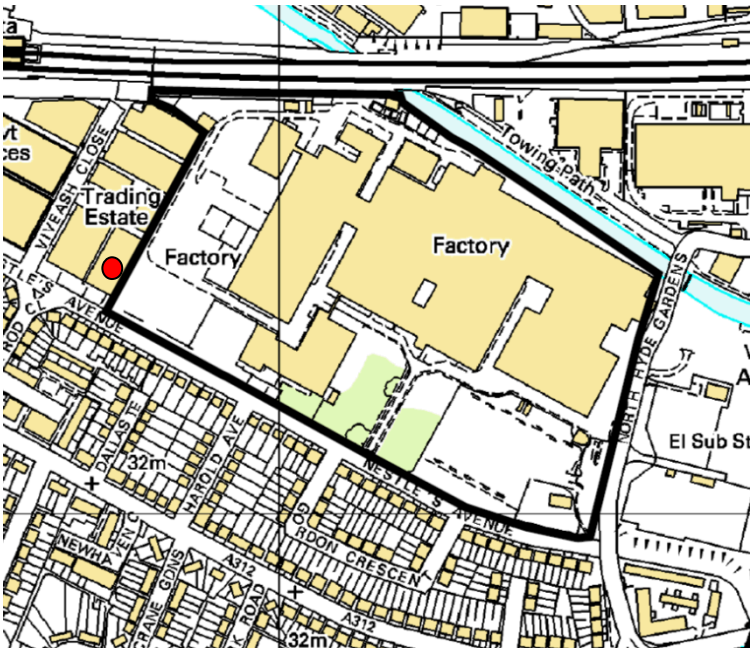

Fig. 4 Botwell Nestle Conservation Area Boundary Map

3.18 The area covers approximately 12.28 hectares overall, with a zone allocated for new industrial development on the east side. A zone allocated for housing in the centre and west side adjacent to the appeal site.

3.19 The approved scheme (Application: 1331/APP/2017/1883) provides 1,386 dwellings (Use Class C3). office, retail, community and leisure uses (Use Class A1/A3/A4/B1/B8/D1/D2), 22,663sq.m (GEA) of commercial floorspace (Use Classes B1c/B2/B8 and Data Centre (sui generis)), amenity and playspace, landscaping, allotments, access, service yards, associated car parking and other engineering works).

3.20 An application for the redevelopment of a large portion of Site C (Buccleuch Site Application no. 73238.APP/2018/1145) has recently been granted planning permission. The master plan layout for this site can be seen below in fig 5. The appeal site can be seen located towards the south eastern corner and is marked with the red dot.

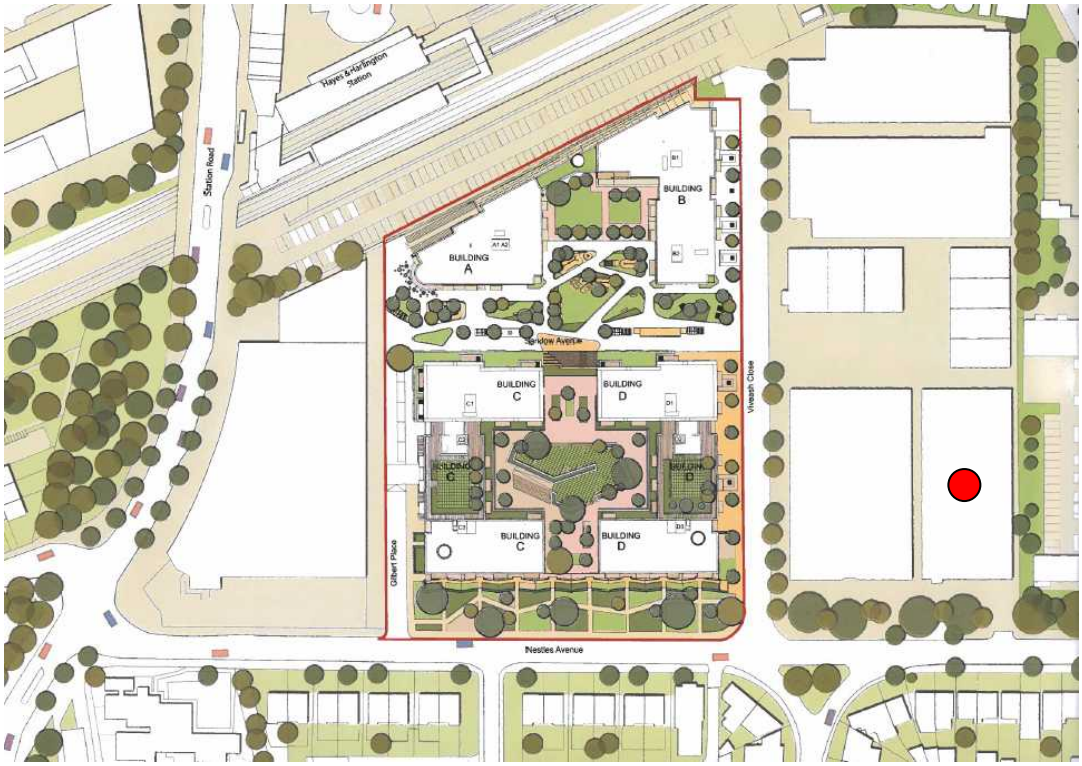

Fig. 5 Buccleuch Site (Site C)

3.21 The application proposes the demolition of existing buildings, site clearance and redevelopment to provide a mixed use scheme, including 457 residential units, 264 sqm (GEA) A1 retail use, 229 sqm (GEA) A3 cafe use and 2,273 sqm (GEA) B1 office, together with 237 car parking spaces and 1,070 cycle parking spaces, hard and soft landscaping, refuse and recycling facilities, and public and private amenity space.

3.22 The applications to sites A and C outlined above have provided well considered schemes for the sites in which they cover and have not prejudiced the development of adjoining sites. As previously mentioned the two schemes ensure that Sandow Avenue can be delivered and in delivering their schemes the design teams have integrated their proposals with both the new and existing context and mitigate the impact on the adjacent residential neighbourhoods.

3.23 A recent application for the redevelopment of 3 Viveash Close has recently been refused (36678/APP/2017/1774) and was unsuccessfully appealed, which is in close proximity to the Appeal site (appeal decision attached as **APPENDIX 1)**.

3.24 The development has similar design issues to 9 Nestles Avenue having also been brought forward in isolation to the rest of Site B. Planning permission was sought for a residential led mixed-use scheme which involved: demolition of the existing buildings and redevelopment of the site to provide one building with separate eight storey and ten-storey blocks, connected at ground floor level providing 68 residential units on upper floors and 1,467m2 commercial floorspace at ground, mezzanine and first floor levels; along with 41 car parking spaces, 148 cycle and 4 motor cycle parking spaces and associated landscaping.

3.25 The Inspector agreed that the street frontage would be dominated by the solid wall and would present a cold and unwelcoming face to what should be the main public face of the building, and would be contrary to Policies BE13, BE14, BE19 and BE38 of the saved UDP Policies.

3.26 An application to redevelop 1 Nestles Avenue (1699/APP/2017/2201), to create a new storage centre, new office space and 164 residential units has been withdrawn, because it was not compliant with all of the LBHs aspirations for the area i.e. the setback parameters from Nestles Avenue.

4.0 The Case for the Council

4.1 Refusal Reason 3:

The application seeks permission to demolish the existing building and redevelop to provide a building up to 10 storeys, with 868 sq.m of commercial or community space (Use Class B1 or D1) at ground floor level and 81 (44 x 1-bed, 28 x 2-bed and 9 x 3-bed) residential units to the upper floors, with associated landscaping, access, car parking and cycle parking. The tallest element (at 10 storeys) would be at the north-western edge of the site. The profile of the building then steps down at four intervals to 4 storeys at the southern edge of the plot bordering Nestles Avenue. This provides for significantly reduced massing at the southern edge of the plot responding to the lower two-storey suburban houses to the south of Nestles Avenue.

The tallest element of the scheme is concentrated to the northern edge of the site. The design has similarities with the adjacent approved Block D of the former Nestle Factory site but does not stretch back as far as the linear park 'Sandow Avenue'.

4.2 The development seeks to provide some set-back from Nestles Avenue to the south east, however, the proposed development footprint is very large for a relatively small site (0.23ha). The proposed building sits very close to its boundaries, particularly to the northwest, southeast and northwest elevations leaving little 'breathing space' around the perimeter of the development to allow the curtilage sites to take their own course with regards to future redevelopment. This will clearly constrain development opportunities for the 'Site B' land parcels to the north and west of Stanford House.

4.3 The overall size, scale, height and mass will result in a disproportionately large, dominating form of development which would be at odds with the low level light industrial buildings of 'Site B'. Whilst it is acknowledged that large scale buildings have been approved as part of the former Nestle Factory site, they formed part of a comprehensive development scheme and were carefully considered as part of a much larger site which included their own public space and parks rather than in isolation, which is the case here.

4.4 The ten-storey blank elevation against the north western boundary fronting onto the Squirrels Trading Estate is particularly harmful.

4.5 The scale of the proposed scheme would result in an austere building that would detract from in the townscape and have a harmful impact on the setting of the Botwells/Nestles Conservation Area which the appeal development will fringe.

4.6 The building would appear monolithic in these views appearing to 'turn its back' on the proposed linear park 'Sandow Avenue' and the comprehensive development scheme of the Nestles site. This elevation will also provide a dead inactive frontage at street level that will be exacerbated by the large gates to the end of the access road which prevents permeability through the site.

4.7 The Appellant has attempted to mitigate the harm by introducing brick detailing to help visually break up the elevation but it is not an adequate solution or positive contribution to the townscape setting and the development would still detract from the adjacent Botwells / Nestles Conservation Area, contrary Policies DMHB 1, DMHB 11, and DMHB 12 of the emerging Local Plan: Part 2 (March 2019)

4.8 The appeal scheme will not meet the expectation of preserving or enhancing the character, appearance, and setting of the Conservation Area's, contrary to BE4, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

4.9 The Council would only support tall buildings in this location if proposals form part of a comprehensive development referred to in Policy SA 5 of the Emerging Local Plan (2018). The Council does not support this isolated development which potentially prejudices a comprehensive regeneration of this part of Hayes.

4.10 The recent Planning Inspectorate Appeal Decision for 3 Viveash Close (appeal ref:APP/R5510/W/18/3218824), which is also located in 'Site B' had similar design concerns, where the southern elevations appeared stark and dominated the lower industrial buildings of 'Site B'. The Inspectors comments under paragraph 6 States that:

."*In addition, if the redevelopment of the neighbouring site were not to come forward, then the appeal scheme would appear as harsh and dominant due to the stark contrast between the proposed south elevation and the scale of the existing buildings.*

I appreciate that, perhaps in longer views, the proposals would be seen against the backdrop of taller buildings to the north of the railway and those under construction in the vicinity, but at closer quarters I consider that it would appear unacceptable within the context of the much smaller adjacent buildings. The contrast here would be stark and, in my judgement, unacceptable."

4.11 Because the stark north-westerly 10 storey elevation of the Appallent's scheme will be viewed in southerly directions, rather than those to the north, it would impact on longer views (as well as those closer to the site), as it would not be seen in the back drop of large buildings such as with 3 Viveash Close but would be seen in contrast to the low level light industrial buildings of 'Site B' and the two storey semi-detached houses to the south beyond and seen against the skyline.

4.12 There is very little in the way of supporting visual material that shows the proposed development in its wider context. Verified views of the building from longer distances would be useful as would more illustrative views of its more immediate context with the existing buildings and consented schemes. The application was not submitted with a townscape and visual impact assessment and it appears that the impact of the scale of the proposed development has not been properly assessed.

4.13 Conclusion

4.14 The Appellant's proposals, by reason of its overall size, scale, bulk and detailed design would result in a disproportionately large, dominating and incongruous form of development, which represents an over-development of the site in particular the ten storey blank elevation to the northwest of the site fronting onto the Squirrels Trading Estate which will be seen from Viveash Close and from the consented green pedestrian link 'Sandow Avenue' on the Nestle and Buccleuch Sites

and the Botwell. Nestles Conservation Area which would fail to respect the pattern and scale of development in the immediate area.

4.15 The proposal would be detrimental to the visual amenities of the street scene and the character and appearance of the wider area and the Botwell/Nestles Conservation Area, contrary to Policies 3,4 and 7.6 of the London Plan (2016), Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012); Policies DMHB 1, DMHB 2, DMHB 11, DMHB 12 and DMHB 14 of the emerging Local Plan: Part 2 (March 2019) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

4.16 **Refusal Reason 4:**

4.17 The Appellant's development is proposed to be built up close to the boundaries of the site. This would create a narrow corridor along the eastern boundary with very little landscaping to provide pedestrian and vehicular access. This will be largely overshadowed by 'Block D' of the adjacent Nestle Factory development, the part covered way and the boundary treatment that separates the sites and enclosed at the north end with gates creating a functional unwelcoming austere appearance.

4.18 The principal entrances to the office accommodation and residential units are proposed to front onto this austere access lane. This lane is accessed via a part covered way and the entrances would be largely 'hidden' from view particularly given that the building is set back 15 metres from the Nestles Avenue. The building is less legible as a result and the principle facade fronting onto Nestles Avenue would be characterised by a series of inactive bay windows to the detriment of the streetscene.

4.19 It should be noted that the two adjacent schemes for the Buccleuch and Nestle Factory sites (Sites A and C) have achieved active frontages with front doors onto streets as demonstrated in Figures 6 and 7. The inactive frontage to the Appellant's scheme fails to provide a sense of arrival for future occupiers and visitors to the building.

4.20 This would be in stark contrast to the adjacent developments which have appropriately celebrated entrances to Nestles Avenue not only complementing the respective developments but also the character of Nestles Avenue and houses on the south side of the street. The entrances appear to have been located on the secondary elevation due to site constraints and this could be an issue easily overcome with a comprehensive development scheme for 'Site B', and therefore the new building layout will fail to maximise sustainability contrary to Policies DMHB 11, of the emerging Local Plan: Part 2 (March 2019)

Fig. 6 Buccleuch Site (Site C) Extract from drawing HAY-FAR-CD-DR-PA-05301 submitted with Application no. 73238.APP/2018/1145 showing active frontages to Nestles Avenue with front doors onto the street.

Fig.7 Nestle Factory Site (Site A) Extract from drawing HB402 submitted with approved application 1331/APP/2017/1883 showing active frontages to Nestles Avenue with front doors onto the street. The application site is to the far left hand side.

4.21 Conclusion

4.22 The proposed development, due to its footprint and site coverage would create a narrow corridor along the eastern boundary of the site and fails to provide sufficient landscaping along the eastern boundary. Moreover, the eastern boundary provides the entrance into the office and residential units on a secondary elevation which is hidden along this access road.

4.23 The principal elevation, along the eastern boundary, fails to provide a sense of arrival for future occupants and results in a poor streetscape. The narrow eastern corridor fails to provide a safe, suitable and convenient access for future residents.

4.24 The proposal fails to provide an active residential frontage along Nestles Avenue. The proposal would fail to provide a sense of arrival and would be detrimental to the visual amenities of the street scene and character and appearance of the wider area, contrary to the National Planning Policy Framework, Policies BE13, BE14, BE19 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012); Policies DMHB 1, DMHB 2, DMHB 11, DMHB 12 and DMHB 14 of the emerging Local Plan: Part 2 (March 2019) and the adopted Supplementary Planning Document Hillingdon Design and Accessibility Statement: Residential Layouts SPD (2006); Policies 3.5 and 7.5 of the London Plan (2016) and Chapters 2, 11 and 12 of the NPPF (2019).

5.0 SUGGESTED PLANNING CONDITIONS

5.1 The Council is firmly of the opinion that planning permission was correctly refused and the Inspector is respectfully requested to uphold the Council's decision and dismiss the appeal.

5.2 If, however, the Inspector is minded to grant planning permission then the planning conditions contained in the agreed statement of common ground should be imposed.