



PLANNING STATEMENT

Thistle Heathrow

Proposed new cladding to front facade

Project Ref: 26013

October 2026

Planning Statement

Proposed Replacement Cladding to Front Elevation

Thistle Hotel Heathrow, Bath Road, Heathrow

1. Introduction

This Planning Statement has been prepared in support of a full planning application for the refurbishment of the existing front elevation cladding at the Thistle Hotel Heathrow.

The proposal comprises external alterations only and does not involve any change of use, increase in floorspace, increase in building height or alteration to the operational characteristics of the hotel.

2. Site and Surroundings

The application site consists of an established hotel located on Bath Road within Heathrow.

The surrounding area is characterised by hotels, airport-related facilities, commercial development and associated infrastructure serving Heathrow Airport.

The proposal relates solely to the refurbishment of the existing building façade.

3. Description of Development

The proposed works comprise:

- Installation of new external cladding systems.
- Associated minor façade improvement works.
- Retention of the existing use as a hotel.

No alterations are proposed to:

- Building footprint.
- Building height.
- Access arrangements.
- Parking provision.
- Servicing arrangements.

4. Planning Considerations

Principle of Development

The proposal relates to the improvement of an existing commercial building and does not alter the established use of the site.

Design and Visual Impact

The proposed cladding will improve the visual appearance of the building and provide a contemporary, high-quality finish.

The proposals will enhance the appearance of the hotel frontage and contribute positively to the character of the surrounding built environment.

The scale and massing of the building remain unchanged, and the works are therefore limited to visual enhancement.

Residential Amenity

The proposal does not introduce additional floorspace, operational changes or intensification of use.

Accordingly, no adverse impacts upon neighbouring occupiers are anticipated.

Highways and Transportation

There are no changes proposed to parking provision, servicing arrangements or access.

The development therefore has no material impact on the local highway network.

Biodiversity

The proposal comprises façade works only and does not involve the loss of habitat, vegetation, trees or landscaping.

The development is considered to fall below the biodiversity impact threshold, and no priority habitats are affected.

Sustainability

The refurbishment and improvement of the existing building fabric represents a sustainable form of development by extending the useful life of the building and improving its ongoing maintenance and appearance.

5. Conclusion

The proposal represents a modest and proportionate enhancement to an existing hotel building.

The development:

- Retains the existing hotel use.
- Creates no additional floorspace.
- Has no adverse highways impact.
- Has no adverse amenity impact.
- Provides a visual improvement to the building.
- Does not affect biodiversity interests.

The proposal is considered to constitute sustainable development and complies with the objectives of local and national planning policy. Planning permission is therefore respectfully requested.