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Newsteer
Real Estate Advisers

Hillingdon Council
Civic Centre
High Street
Uxbridge
UB8 1UW
CM1 1JE

C/O HubHub London
20 Farringdon Street
London EC4A 4AB

T +44 (0)20 3151 4850

To whom it may concern,

Town and Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015
Planning (Listed Buildings and Conservation Areas) Act 1990

Site: 1 Roundwood Avenue, Stockley Park, Uxbridge, UB11 1FG

Proposal: Replacement glass panel and feature lighting to building entrance; Replacement cladding to building frontage, bicycle store for 22 cycles, 3 new EV chargers in the car park and retrospective permission for 4 existing EV chargers in the car park.

On behalf of our client, COIF Charities Property Fund (hereafter "the Applicant"), Newsteer is pleased to enclose an application seeking planning permission for a series of minor interventions indicated below at 1 Roundwood Avenue, Stockley Park, Uxbridge UB11 1FG.

The application is submitted electronically via the Planning Portal under reference PP-12306793 and seeks full planning permission for the following: -

"Replacement glass panel and feature lighting to building entrance; Replacement cladding to building frontage, bicycle store for 22 cycles, 3 new EV chargers in the car park and retrospective permission for 4 existing EV chargers in the car park."

No pre-application advice has been sought from the Local Authority on this scheme, as the proposals are considered to be relatively minor.

In line with the validation requirements, the application consists of the following documents: -

- Application Forms;
- Covering Letter (including Planning and Heritage Statement);
- Design and Access Statement;
- Site Location Plan;
- Scaled Existing and Proposed Floor Plans, Roof Plans and Elevations;
 - SBP-0 Existing Site Plan
 - SBP-1 Proposed Site Plan
 - SBP-2 Proposed site constraints
 - SBP-3 Proposed bicycle shelter

- SBP-4 Proposed EV parking bays
- G-0 Existing Ground Floor Plan
- G-1 Ground Floor Strip Out Plan
- G-2 Proposed Ground Floor Plan
- 1-0 Existing First Floor Plan
- 1-1 First Floor Strip Out Plan
- 1-2 Proposed First Floor Plan
- R-0 Existing Roof Plan
- R-2 Proposed Roof Plan
- EL-01 Existing & Proposed Front Elevation
- D-04 Existing and Proposed Front Entrance
- CGI Renders

The application fee (£298 incl. VAT and Planning Portal fee) will be paid via the Planning Portal (ref:- PP-12306793).

Property Description

The Site is located within the London Borough of Hillingdon. The Site is located to the south of Bennetsfield Road with Roundwood Avenue to the east and Longwalk Road to the west. The subject building is two storeys and is located on the western portion of the Site with a surface level car park to the eastern.

The Site, along with the three buildings to the south, 3, 5 and 7 Roundwood Avenue, form a group of buildings that are locally listed. The four buildings are set in a well landscaped area, with trees and a large lake to the west. The four buildings have a similar appearance but are not identical. They are all two storeys in height, with shallow hipped roofs and the elevation are finished with white cladding.

The Site is located within Stockley Park, which is a registered park and garden with a Grade II Listing.

The application site lies within Flood Zone 1.

Planning History

The following planning applications associated with the Site are considered to be relevant to the proposals: -

- 37200/APP/2014/998 – Refurbishment of 2-storey central entrance to include new cladding and glazing. **Approved 22/05/2014.**

This application for minor alterations to the building is indicative of the acceptability of appropriate alterations to this locally listed building.

Whilst not specific to the Site, it is noted that in March 2023 a planning application at 3 Stockley Park was submitted that sought: -

“Erection of two single storey front extensions, erection of a cycle storage structure, erection of electric vehicle charging units and associated landscaping”

The Council was satisfied that balance / symmetry was retained along the building and that the sustainable transport measures were supported. The Council found the development to be acceptable and granted planning permission in June 2023.

Proposed Development

The application is seeking planning permission for a series of interventions, as follows: -

- **Replacement glass panel and feature lighting to building entrance.** The existing glass above the front entrance will be replaced.
- **Replacement cladding to building frontage.** Cladding on the building entrance will match the eaves of the building.
- **bicycle store for 22 cycles.** The cycle store will be installed onto existing hardstanding to the south of the building. The cycle store will be covered.
- **3 new EV chargers in the car park and retrospective permission for 4 existing EV chargers in the car park.** There are four existing EV charging points serving eight EV parking spaces on the southernmost row of parking on the Site. Three new EV charging points will also be installed on the southernmost row of parking on the Site to serve five EV parking spaces. All of the EV charging spaces will be sprayed blue on the road surface.

Relevant Planning Policy and Guidance

A key role of the planning system is to regulate the development and use of land in the public interest. At the heart of the planning framework are statutory Development Plans which seek to guide the decision-making process. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that where the Development Plan contains relevant policies, an application for planning permission shall be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

In this case, for the purposes of determining planning applications at the Site, the Local Development Plan comprises:

- The NPPF (2021)
- The London Plan (2021)
- The Local Plan: Part 1 – Strategic Policies (2012)
- The Local Plan Part 2 – Development Management Policies (2020)
- The Local Plan Part 2 – Site Allocations and Designations (2020)

The National Planning Policy Framework

The National Planning Policy Framework (NPPF) (2021) provides the overarching planning policy framework against which all local plans and neighbourhood plans should be prepared and against which all planning applications are to be determined.

At the heart of the NPPF is a presumption in favour of sustainable development (Paragraph 10). In addition, Paragraph 11 advises that development that accords with an up-to-date development plan should be approved "without delay".

Paragraph 81 states that "*Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.*"

Paragraph 176 states that "*great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.*"

Paragraph 203 states "*The effect of an application of a non designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or and the significance of the heritage asset.*"

We highlight the key planning policies that are considered particularly relevant in the determination of this application: -

Hillingdon Local Plan

The following policies of the Local Plan are considered to be relevant to this planning application:

The Local Plan: Part 1 – Strategic Policies (2012): -

- **Policy BE1 – Built Environment** requires that new development will 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.
- **Policy HE1 – Heritage** – states that the council will conserve and enhance the districts historic landscape, which includes listed buildings, conservation areas, registered park and gardens, and locally listed buildings.

The Local Plan Part 2 – Development Management Policies (2020): -

- **DME 1 – Employment Uses on Designated Employment Sites** states that the council will support employment proposals in Strategic Industrial Locations, Preferred Industrial Locations, and Industrial Business Parks.
- **DME 3 – Office Development** states that will support proposals for new office development in the preferred locations of Stockley Park and Uxbridge Town Centre.
- **DMHB 1 – Heritage Assets** states that the Council will expect development proposals to avoid harm to the historic environment.
- **DMHB 3 – Locally Listed Buildings** states that the Council will take into account the effect of a proposal on the building's significance and the scale of any harm or loss when considering planning applications, including those for major alterations and extensions.
- **DMHB 8 – Registered Historic Parks, Gardens and Landscapes** states that development within, or adjacent to a registered or historic park, garden or landscape, must respect its special character, environmental quality, important views and vistas.
- **DMHB11 – Design of New Development** states that all development, including extensions, alterations and new buildings will be required to be designed to the highest standards and incorporate principles of good design.
- **DMHB 14 – Trees and Landscaping** states that all developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.
- **DMT 1 – Managing Transport Impacts** states that development proposals will be required to meet the transport needs of the development and address its transport impacts in a sustainable manner
- **DMT 2 – Highways Impacts** states that development proposals must ensure that they do not contribute to the deterioration of air quality, noise or local amenity or safety of all road users and that safe, secure and convenient access and facilities for cyclists and pedestrians are satisfactorily accommodated.
- **DMT 5 – Pedestrians and Cyclists** state that development proposals will be required to ensure that safe, direct and inclusive access for pedestrians and cyclists is provided on the site connecting it to the wider network.
- **DMT 6 – Vehicle Parking** states that development proposals must comply with the Council's 'maximum' car parking standards.

Planning Considerations

Principle of Development

The development seeks to enhance an existing office space within an identified employment area, such development is supported by the Local Plan. 1 Roundwood Avenue is located within Stockley Business Park, identified as one of Europe's premiere business parks and which is prioritised for growth under LPP1 Policy E2: Location of Employment Growth. The Site itself occupies the northern section within Stockley Park, designated as a Locally Significant Employment Location, as found on Map H within the Local Plan Part 2, Site Allocations and Designations.

The land use at the Site will remain the same, whilst the interventions will make the Site more commercially attractive.

Heritage and Design

The Site is among a group of buildings that appear on the Council's Local List of Buildings of Architectural or Historic Importance. As such, the building is classified as a Non-designated Heritage Asset and any decision has to have regard to national and local policy.

In this case NPPF 2021 paragraph 194, London Plan 2021 Policy HC1, LBHC LPP1 Policy HE1, LBHC LPP2-DM Policy DMHB1 and LBHC LPP2- DM Policy DMHB3.

The Local Listing notes the following regarding the group of buildings: -

“Architectural: Original phase 1 buildings by Arup Associates. Similar but not identical, two storeys with shallow hipped roofs with white cladding. Light, pavilion type buildings. Grey and white panelling. Landscaped setting. Townscape: Group Value”

It is important to note that whilst the group of buildings have a similar design, none of the buildings are identical. Therefore, by making minor alterations to one building, this does not automatically by definition harmfully impact the significance of the group of non-designated heritage assets.

Local Plan Policy DMHB 11 states that all development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design. The Proposed materials will reflect the existing building and be structured to follow architectural cues of the building. The design will retain the balance along the principal façade and would not deviate significantly away from the current design.

In the wider context, the Site is positioned within the Registered Park and Garden at Stockley Park. The current proposals would impact very little on the designated area. All of the existing designed hard and soft landscaped elements would be retained. It is reasonable to conclude therefore that the development would not cause harm to the significance of the Registered Park and Garden.

The proposed development will not harm the non-designated heritage asset nor the Registered Park and Garden, and therefore fully complies with LPP1 Policy HE1 and LPP2-DM Policy DMHB8.

EV Charging and Car Parking

This application does not propose any amendments to the existing number of car parking spaces provided.

The EV charging points would be provided for existing and future users of the building encouraging sustainable modes of transportation. The proposed development would cause no harm to the local highways network.

The proposals with regard to the EV charging points are therefore considered to adhere with the Council's Development Plan, and the push towards sustainable transport measures in line with the London Plan targets.

Cycle Parking

The cycle parking storage will provide safe, secure parking for future occupants of the building in a discreet location on the Site. The provision of cycle parking is in line with local Policy DM5.

The proposed works are in accordance with both national and local planning policies and there are no other material considerations to indicate that this application for planning permission should not be approved.

In conclusion, the proposed development would cause no harm to the character and appearance of the locally listed building or the Grade II Listed Stockley Park. Nor would the development cause any harm to the local highways network, neighbouring amenities or the character and appearance of the Site. The development would provide improved office space within an identified employment area which is supported by the Local Plan, London Plan and NPPF.

We trust that you have all the necessary information to progress this application and look forward to receiving confirmation of validation. If you have any queries, please contact me on the details below.

Yours faithfully,



David Brown
Planning Director
David.Brown@newsteer.co.uk