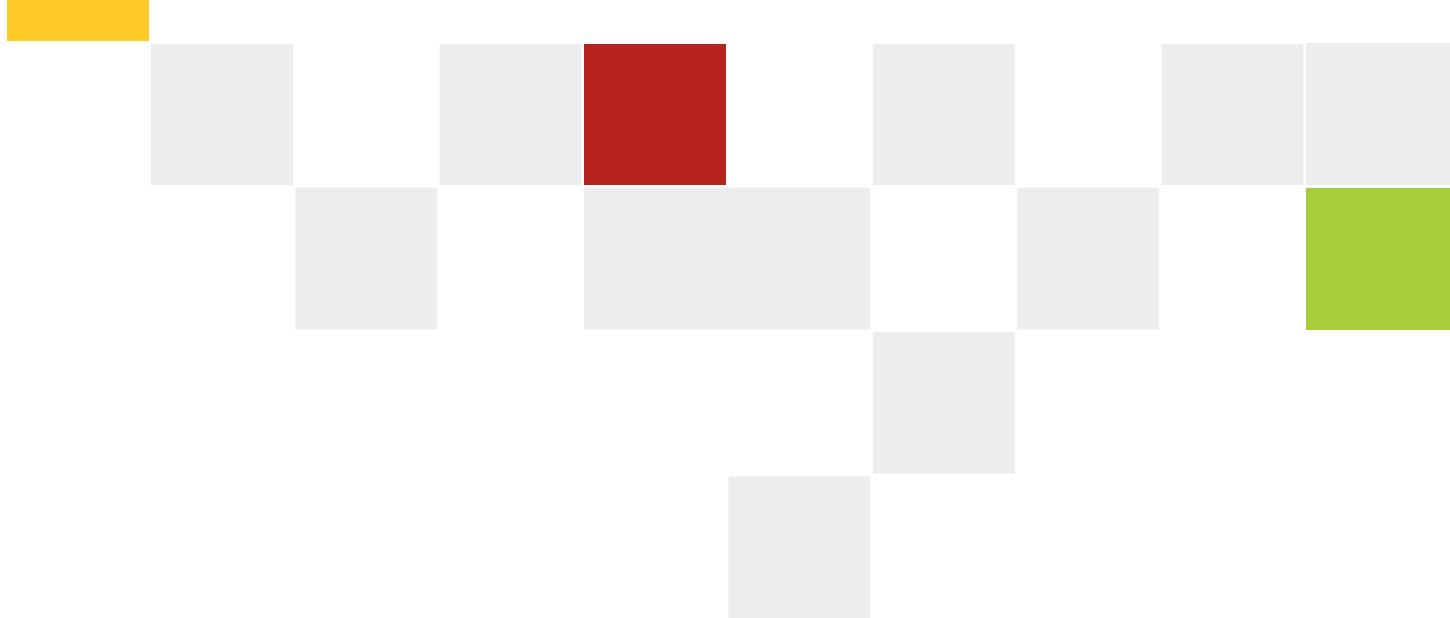


3 Roundwood, Stockley Park

Planning Statement



Boyer

Report Control

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1. INTRODUCTION

- 1.1 This Planning Statement has been prepared by Boyer, on behalf of Spelthorne Borough Council ('the applicant'). This Statement is submitted to the London Borough of Hillingdon Council (LBHC) in support of a Full Planning Application relating to the erection of two single storey extensions to an existing office building with the provision of associated cycle storage at 3 Roundwood Avenue, Stockley Park.
- 1.2 This Planning Statement sets out the relevant planning background to the proposals, presents the application and demonstrates how the proposal complies with the Local Planning Authority's planning policies.

Description of Development

- 1.3 The description of development, as set out on the application form, is as follows:

"Erection of two single storey extensions inset within the front elevation of the existing office building, erection of an associated cycle storage structure, erection of electric vehicle charging units and associated landscaping."

Accompanying Documentation

- 1.4 This submission comprises a number of drawings and reports, which demonstrate how the proposals are consistent with Development Plan policy.
- 1.5 The documents and drawings which accompany this planning application are set out in a separate list, which accompanies this submission.

Structure of the Planning Statement

- 1.6 This Planning Statement is structured as follows:

- Section 2 sets out the context for the proposed development, including a description of the site and its surroundings;
- Section 3 provides an overview of the planning history of the site;
- Section 4 provides a description of the proposed development;
- Section 5 provides an overview of national and local planning policy and guidance considered relevant to the determination of the application proposal;
- Section 6 provides an assessment of the proposed development against the identified planning policy framework; and
- Section 7 provides a summary of the application and conclusions.

2. SITE AND SURROUNDINGS

Site Context

- 2.1 The application site lies within the administrative boundary of the London Borough of Hillingdon Council (LBHC) and is located between Roundwood Avenue to the east, Longwalk Road to the west and Bennetsfield Road to the north. The site is approximately 0.89 hectares.
- 2.2 The site itself, 3 Roundwood Avenue, is amongst four buildings that form a group local listing of architectural importance for LBHC. As detailed in the local listing, the four buildings are of similar appearance, but not identical. They are all two storeys in height, with shallow hipped roofs and the elevation are finished with white cladding.
- 2.3 The four buildings are set in a well landscaped area, with trees and a large lake to the west. The application site has two small ponds either side of the eastern entrance, the main entrance, which is the location of the proposed extensions.
- 2.4 The application site is located in Stockley Park, which is a registered park and garden, having a Grade II Listing. This listing is relatively new, dating to 18th August 2020. Whilst the listing is recent, the accompanying heritage section of the report and the heritage statement addresses more fully the matters raised by the designation.
- 2.5 Whilst Stockley Park is a designated heritage asset, it is also prioritised as a location for economic growth under Local Plan Part 1 (LPP1) Policy E2: Location of Employment Growth. Within the Local Plan, Stockley Park is identified as one of Europe's premiere business parks and the policies strongly support office expansion in this area. Moreover, specifically, the site within Stockley Park is a designated Locally Significant Employment Location, as specified within the Local Plan Policy Map.
- 2.6 The application site is adjacent to a Nature Conservation Site. Therefore, an ecology report accompanies the submission.
- 2.7 The site is very well connected, with easy access to the M25, M4 and M40. The closest bus stop is located on Roundwood Avenue, 200 metres away. This stop provides access to the following bus routes: A10, 350 and U5. These buses provide services to Uxbridge and Hayes Town and beyond.
- 2.8 The site is also situated in close proximity to Stockley Golf Course, located to the north and is 2.7 miles from Heathrow Airport.
- 2.9 The application site lies within Fluvial Flood Zone 1, a zoning with the lowest probability of flooding and the application site also has a very low risk of surface water flooding.

3. PLANNING HISTORY

- 3.1 Reference 37201/APP/2014/1261 - London Borough of Hillingdon Council approved a planning application to install raising of cladding to external staircases and addition of plant screen to roof at east facade 24th June 2014,
- 3.2 Reference 37201/APP/2000/816 - the council approved the erection of an extension to the existing building to provide new entrance, lift for disabled access and accommodation staircase with elevational alterations. 21st August 2000
- 3.3 Whilst these application proposed minor alterations to the building, this approach is indicative of the acceptability of appropriate alterations to this locally listed building.

4. PROPOSED DEVELOPMENT

- 4.1 This application seeks full planning Permission for the erection of two single storey extensions and an associated cycle storage facility at 3 Roundwood Avenue, Stockley Park.
- 4.2 The description of the development, as set out on the application form, is as follows:

“Erection of two single storey extensions inset within the front elevation of the existing office building, erection of an associated cycle storage structure, erection of electric vehicle charging units and associated landscaping.”
- 4.3 The proposed two single storey extensions will be located at the front elevation of the building, on the eastern side. The extensions will be placed within existing recessed frontage of the building and will be situated either side of the front projection, comprising the entrance.
- 4.4 The new single storey extensions have been designed to reflect the character of the existing building and in consequence it is proposed that they will be glazed to be visually consistent with the design of the existing front entrance.
- 4.5 Materials proposed would reflect the existing building, with glass panelling and dark grey cladding.
- 4.6 New landscaping features are proposed, including chairs, tables, benches, table tennis table and soft landscape planting.
- 4.7 The proposed alterations to the front elevation are required to provide a more flexible use of the existing office space for the multiple tenants occupying the building. This will enable floor space to be subdivided, offering a flexibility for access arrangements for future occupiers.
- 4.8 A new cycle storage structure is proposed to be provided to the north of the building. This is to replace an existing facility of similar size.

5. PLANNING POLICY CONTEXT

- 5.1 This section provides a summary of the relevant planning policy framework against which the proposed development has been prepared and against which it should be determined.

Development Plan

- 5.2 The Development Plan, given its statutory status, is the starting point when considering planning applications. Section 70 (2) of the Town and Country Planning Act 1990, states that the Local Planning Authority shall have regard to the provisions of the Development Plan, so far as material to the application, and to any other material considerations.
- 5.3 Section 38 (6) of the Planning and Compulsory Act 2004 requires that regard is to be had to the Development Plan in the Planning Acts and confirms that applications for planning permission must be determined in accordance with the Plan, unless material considerations indicate otherwise.
- 5.4 The Development Plan for LBHC relevant to the application site currently comprises:
- London Plan - The Spatial Development Strategy for Greater London (2021)
 - Local Plan Part 1 – Strategic Policies (2012) ('LPP1'); and
 - Local Plan Part 2 – Development Management Policies (2020) ('LPP2 - DM').
 - Local Plan Part 2 – Site Allocations and Designations (2020) ('LPP2 – SA')

- 5.5 The following documents are also material considerations in the determination of the full application:
- National Planning Policy Framework (July 2021)
 - Planning Practice Guidance
 - Supplementary Planning Documents

National Planning Policy

National Planning Policy Framework (July 2021)

- 5.6 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.
- 5.7 The NPPF does not change the statutory status of the development plan being the starting point for decision making but does provide guidance to local planning authorities and decision takers.
- 5.8 Paragraph 8 of the NPPF establishes that '*achieving sustainable development means that the planning system has three overarching objectives*'. These objectives give rise to the need for the planning system to perform several roles:
- “a) *An economic objective – to help build a strong, responsive and competitive economy, by*

ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

- b) A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- c) An environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy" (p. 5).*

- 5.9 As detailed in Paragraph 10, at the heart of the NPPF is a presumption in favour of sustainable development. In addition, Paragraph 11 advises that development that accords with an up-to-date development plan should be approved "without delay".
- 5.10 Paragraph 81 details 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."
- 5.11 Paragraph 176 details 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."
- 5.12 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."
- 5.13 The Government also attaches great importance to the design of the built environment which is illustrated in Section 12. In particular, Paragraph 130 states that planning policies and decisions should aim to ensure that developments:
- "Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

- Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - *Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience" (p. 38 and 39).*
- 5.14 The Government also strongly encourages local planning authorities to approach decision taking in a positive way to foster the delivery of sustainable development, and Paragraph 38 states that:

"Local planning authorities should approach decisions on proposed development in a positive and creative way... and work proactively with applications to secure development that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible" (p.13).

Planning Practice Guidance (PPG)

- 5.15 The PPG sets out guidance on a wide range of topics, including the following, which are considered relevant to the determination of this application:
- Design;
 - Climate Change;
 - Natural Environment;
 - Historic Environment;
 - Renewable and low carbon energy;
 - Use of Planning Conditions

Local Planning Policy

- 5.16 London Plan - The Spatial Development Strategy for Greater London (2021)
- 5.17 Policies within the London Plan which are relevant to this application are listed below:
- Policy D4 – Delivering good design – states the design quality of developments should be retained by ensuring planning applications provide sufficient detail to ensure quality.
 - Policy E1 – Offices – states that improvements to the quality, flexibility and adaptability of office space of different sizes (for micro, small, medium-sized and

larger enterprises) should be supported by new office provision, refurbishment and mixed-use development.

- Policy E2 – Providing suitable business space – states that development of business uses should ensure that the space is fit for purpose having regard to the type and use of the space.
- Policy HC1 – Heritage conservation and growth – states that development proposals affecting heritage assets, and their settings, should conserve their significance and be sympathetic to their surroundings.
- Policy G6 – Biodiversity and access to nature – states that Sites for Nature Conservation should be protected. Where harm is unavoidable, benefits should clearly outweigh harm.

Local Plan Part 1 – Strategic Policies (2012) ('LPP1')

5.18 Policies within LPP1 which are relevant to this application are listed below.

- Policy E1 – Managing the Supply of Employment Land – protects strategic industrial and employment locations.
- Policy E2 – Location of Employment Growth – prioritises strategy industrial and employment locations for growth, in order to deliver 9,000 additional jobs during the plan period.
- 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. This will reflect the heritage assets significance and it's setting.

5.19 Policy BE1 – Built Environment – sets out the importance of improving and maintaining the quality of the built environment, ensuring the following are taken into account:

- Achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place;
- Be designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties;
- Be designed to include "Lifetime Homes" principles so that they can be readily adapted to meet the needs of those with disabilities and the elderly, 10% of these should be wheelchair accessible or easily adaptable to wheelchair accessibility encouraging places of work and leisure, streets, neighbourhoods, parks and open spaces to be designed to meet the needs of the community at all stages of people's lives;
- In the case of 10 dwellings or over, achieve a satisfactory assessment rating in terms of the latest Building for Life standards (as amended or replaced from time to time);

- Improve areas of poorer environmental quality, including within the areas of relative disadvantage of Hayes, Yiewsley and West Drayton. All regeneration schemes should ensure that they are appropriate to their historic context, make use of heritage assets and reinforce their significance;
 - Incorporate a clear network of routes that are easy to understand, inclusive, safe, secure and connect positively with interchanges, public transport, community facilities and services;
 - Improve the quality of the public realm and provide for public and private spaces that are attractive, safe, functional, diverse, sustainable, accessible to all, respect the local character and landscape, integrate with the development, enhance and protect biodiversity through the inclusion of living walls, roofs and areas for wildlife, encourage physical activity and where appropriate introduce public art;
 - Create safe and secure environments that reduce crime and fear of crime, anti-social behaviour and risks from fire and arson having regard to Secure by Design standards and address resilience to terrorism in major development proposals;
 - Not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase the risk of flooding through the loss of permeable areas.
- 5.20 Policy EM7 – Biodiversity and Geological Conservation – notes that the council will review all its Sites of Importance for Nature Conservation and will preserve and enhance such sites.

Local Plan Part 2 – Development Management Policies (2020) ('LPP2 - DM')

- 5.21 LPP2 DM comprises the Development Management policies, supporting LPP1.
- 5.22 Relevant policies in the Development Management to this planning application are listed below:
- Policy DME1 – Employment Uses on Designated Sites – notes that the council will support proposals in industrial and employment that retain office/business use.
 - Policy DME3 – Office Development – states that the council will support proposals for new office development in preferred locations, such as Stockley Park.
 - Policy DMHB1 – Heritage Assets – states that the council expect proposals to avoid harm to the historic environment, by:
 - it sustains and enhances the significance of the heritage asset and puts them into viable uses consistent with their conservation;
 - it will not lead to a loss of significance or harm to an asset, unless it can be demonstrated that it will provide public benefit that would outweigh the harm or loss, in accordance with the NPPF;
 - it makes a positive contribution to the local character and distinctiveness of the area;
 - any extensions or alterations are designed in sympathy, without

detracting from or competing with the heritage asset.

- 5.23 Policy DMHB3 – Locally Listed Buildings – notes that the council will favour applications that retain buildings and their features included on the Local List. The council will take into account the significance of the building and the scale of harm proposals would have.
- 5.24 Policy DMHB8 – 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. Applications which impact detrimentally on the significance will normally be refused.
- 5.25 Policy DMHB11 – Design of New Development – notes that all developments, including extensions, alterations and new buildings, are required to be designed to the highest building quality.
- 5.26 Policy DMEI7 – Biodiversity Protection and Enhancement – states that new development should retain and enhance any existing features of biodiversity or geological value. Furthermore, applications for developments adjacent to features of ecological value should submit appropriate surveys and assessments to demonstrate that the proposals will not have harmful impacts.
- 5.27 Local Plan Part 2 – Site Allocations and Designations (2020) ('LPP2 - SA')
- 5.28 LPP2 SA comprises strategic allocations throughout the district.
- 5.29 Map H: Stockley Park Local Strategic Employment Location (LSEL) is designated as a significant Office Growth Location and reflects the importance of this site's business use.

Supplementary Planning Documents

- 5.30 There are no relevant Supplementary Planning Documents which apply to the proposals the subject of this planning application.

6. PLANNING CONSIDERATIONS

- 6.1 This Section provides an assessment of the proposed development against relevant planning policy and other material considerations.

Principle of Development and Economic Benefits

- 6.2 3 Roundwood Avenue is located within Stockley Business Park, identified one of Europe's premiere business parks and which is prioritised for growth under LPP1 Policy E2: Location of Employment Growth.
- 6.3 Furthermore, the application 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.
- 6.4 The proposed development would involve the erection of two single storey extensions within the recessed section of the front elevation of the building, which is situated on the building's eastern elevation. This alteration will provide additional floorspace for the office building and provide greater flexibility for future tenants in terms of the units occupation. Currently the building provides limited flexibility or security for multiple occupants. The proposal would provide separate entrances and would facilitate the subdivision of the ground floor space, so that multiple occupants can use the building in a secure and flexible way.
- 6.5 Covid-19 and the general trend of businesses downsizing their office space requirements, has led to a greater degree of staff working from home with the consequence that this has occurred more often and there are, therefore less staff using office premises on a daily basis. The proposed alterations will provide greater flexibility for access and in turn this will allow greater opportunities in the subdivision of the floor space, to meet the needs of the post covid office market. These proposals will enable the building to be used to its full potential and will allow multiple businesses occupying smaller areas of floor space within the building.
- 6.6 The proposals and their affect are consistent with policies E1 and E2 of the London Plan 2021 which encourages local decision makers to allow improvements to the quality, flexibility and adaptability of office space of different sizes (for micro, small, medium-sized and larger enterprises) and therefore supports the proposals the subject of this application.
- 6.7 LBHC's LPP1 identifies that 9,000 additional jobs, (Policy E2 – Location of Employment Growth) will be delivered during the plan period. Whilst the proposed development in size and scale, it will provide the opportunity for the building to be fully occupied, to meet market demand. Therefore, whilst the capacity of the building will not be significantly altered, the ability to provide suitable flexible working space within the borough will be significantly improved. The applicant seeks to maintain and improve this prime office space, which is in accordance with Policy DME1 and DME3 of the LPP 2 DM, and Policy E1 of LPP1.
- 6.8 Accordingly, given the foregoing and having regard to the fact that the site is situated, within a Locally Significant Employment Location which is prioritised for growth and the proposal

accords with local development plan policy, the proposed development can be considered acceptable in the context of this policy requirement.

Heritage and Design

- 6.9 A Heritage Statement has been prepared by Duncan Coe (Heritage Consultant) to address the matters highlighted previously (paragraph 2.4) This Statement is comprised within the submission documents.
- 6.10 The application site No 3 Roundwood Avenue is among a group of buildings which appear on the Council's Local List of Buildings of Architectural or Historic Importance (serial No. 098). 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.
- 6.11 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'*
- 6.12 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.
- 6.13 The proposal, as noted throughout this statement, would erect two single storey extensions to the front elevation at the eastern side of the building. The extensions will be subservient to the existing building and will be set back from the existing building line. Proposed materials will reflect the existing building and be structured to follow architectural cues of the building.
- 6.14 The proposals will not appear dominant in the street scene, appearing as a characteristic addition to the building. The Heritage Statement concludes that proposes will not alter the original design concept of the building, the extensions are minor in size and scale, and the original fabric of the building will largely be retained. Therefore, proposals accord with namely NPPF 2021 paragraph 194, London Plan 2021 Policy HC1, LBHC LPP1 Policy HE1, LBHC LPP2-DM Policy DMHB1 and LBHC LPP2-DM Policy DMHB3.
- 6.15 It is also important to note that the site is located within Stockley Park, which is a Registered Park and Garden with a Grade II Listing. Appendix 1 of the Heritage Statement details the reasons for its inclusion within the register. However, in summary Stockley Park was registered due to its pioneering architecture and landscaping, and close proximity to golf course.
- 6.16 LBHC put great importance to the maintenance and retention of registered parks and gardens, as acknowledged in LPP1 Policy HE1 and LPP2-DM Policy DMHB8.

- 6.17 It is noted that a very small part of the designated park and gardens will be impacted by the proposals. However, no landscaping, trees or hedging will be lost as a result of the development. Furthermore, the development will not encroach on existing landscaping. Therefore, this statement and accompanying Heritage Statement attributes no harm to the designated heritage asset and therefore fully complies with LPP1 Policy HE1 and LPP2-DM Policy DMHB8.

Ecology

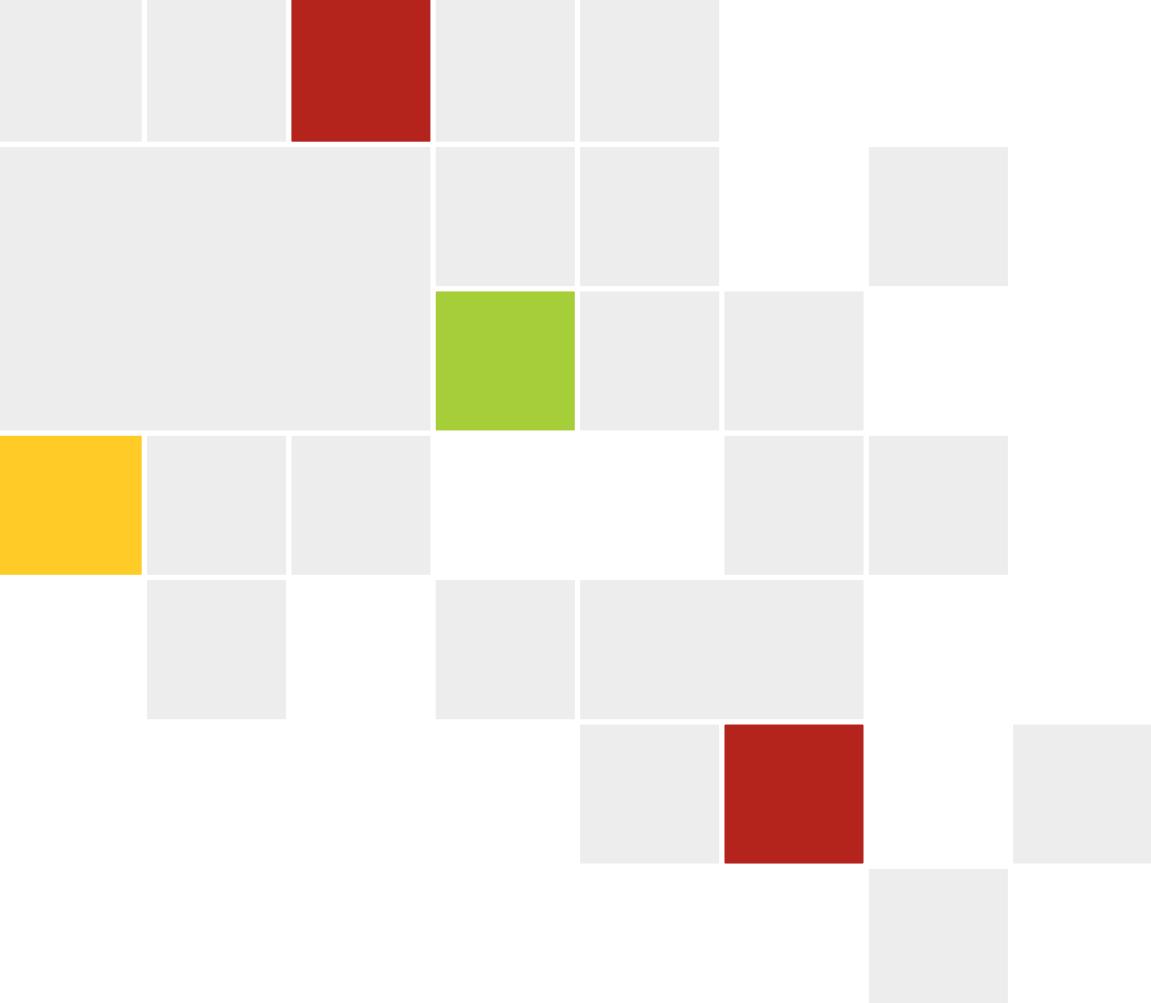
- 6.18 The application includes an ecology report from Derek Finnie Associates. It is acknowledged that a natural conservation area surrounds the building, however the report demonstrates that the proposal would not result in any harm to the ecology of the immediate or surrounding areas.
- 6.19 The existing pond has been identified as having no ecological value, due to being concrete lined, manmade hard landscaping around it. This concludes that the pond is not suitable to support protected species and therefore the proposed landscaping and extensions would not result in any harm.
- 6.20 Therefore, the proposed development is in full compliance with London Plan Policy G6, LPP1 Policy EM7 and LPP2-DM Policy DMEI7.

7. CONCLUSION

- 7.1 In conclusion, this application proposes to erect two single storey extensions as set out in the plans accompanying this planning application to the front elevation of an existing office building and erect a cycle storage structure to the north of the building.
- 7.2 The building itself is locally listed and is located in the Stockley Business Park, which is a Grade II Listed Park and Garden. Extensions to the building are small in size and scale, and do not visually intrude into the overall townscape which comprises the character of this part of Stockley Park. Furthermore, the design of the extensions through their subservient scale and form and with the careful use of materials are reflective of those used in the existing building, and would in consequence would not alter its character and harm the integrity of this Locally Listed building.
- 7.3 The proposed cycle storage structure replaces an existing shelter and is significantly set back from the street scene. It is also screened by significant tree and hedging, therefore would not be a prominent feature.
- 7.4 The proposed development also respects the Grade II Listed Park and Garden. The proposed extensions and cycle storage structure are small in size, and do not detract from the designation. Landscaping, trees and hedges that provide an important part of the designation are retained and are not encroached upon. Therefore, no harm is identified to the registered park and garden.
- 7.5 The Heritage Statement in Section 7 confirms that the current proposals envisage the construction a small area of new internal space on the ground floor either side of the projecting reception area. The materials and forms used match the original design intent. The internal changes will have no impact on the external appearance of the building.
- 7.6 The proposed changes will have no impact on the overall design of the landscape of Stockley Park and no harm to the significance of the Registered Park and Garden will result from its implementation. All of the key characteristics that contribute to the significance of the designated heritage asset will be retained.
- 7.7 Although a small area of fabric on the ground floor will be lost the architectural appearance of the building will remain unaltered. The key features that contribute to its significance as a locally listed building, and therefore a non-designated heritage asset, will be retained.
- 7.8 Given that no harm has been identified it is concluded that the current proposals do not trigger NPPF paragraphs 201 or 202, concerning impacts to designated heritage assets, or paragraph 203, concerning impact on non designated heritage assets.
- 7.9 As significance will be retained Policy DMHB 3 of the Hillingdon LPP2 - Development Management Policies is satisfied.
- 7.10 The accompanying ecology report finds that the proposal would not result in any harm to protected species and that the natural conservation area around the site will not be affected.

Therefore, the proposed development is in full compliance with London Plan Policy G6, LPP1 Policy EM7 and LPP2-DM Policy DME17.

- 7.11 As this statement establishes, the site is located within the prime Locally Significant Employment Location of Stockley park and is prioritised for growth. This application would enable a building to be used to its fullest potential, providing greater flexibility for future tenants and provide high quality working environment. The proposal would also support the council's aim to provide additional jobs within the borough.
- 7.12 This Planning Statement and accompanying reports have demonstrated that all key planning constraints and policy considerations have been taken into account in the development of the current scheme and there are no development issues which prevent the granting of planning permission. The proposed development has been sensitively planned to ensure that environmental impacts are minimised and mitigated.
- 7.13 The proposed development accords with the policies of the Development Plan, specifically policies: London Plan 2021 Policy HC1; LPP1 Policies HE1, E1; LPP2-DM Policies DMHB8, DMHB1, DMHB3, DME1 and DME3; and the guidance within the National Planning Policy Framework. The proposed development clearly amounts to appropriate, sustainable development. Therefore, in accordance with paragraph 10 of the NPPF, the proposed development benefits from the 'golden thread' presumption in its favour and should be approved without delay.



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