

Planning and Heritage Statement

6 Roundwood Avenue,
Stockley Park

Reckitt Benckiser Limited

March 2025

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1 Introduction

1.1 This Planning Statement has been prepared by Newsteer Real Estate Advisers (hereinafter 'the Agent') on behalf of Reckitt Benckiser Limited (hereinafter 'the Applicant') in support of a full planning application at 6 Roundwood Avenue, Stockley Park, UB11 1JA (hereinafter 'the Site'). The Site is located under the jurisdiction of the London Borough of Hounslow, hereinafter 'LBH'.

1.2 The proposals – in support of which this Planning Statement has been prepared – seek minor external alterations to an existing office building to enable the Applicant's occupation. The works include:

- minor extension for the provision of a 17 sqm staff lobby connecting the internal space to the occupier amenity space;
- amendments to the rear elevation to provide an additional door;
- provision of external louvers within the soffit;
- landscaping amendments to the external amenity space;
- amendments to parking arrangements around the building (with no net loss of parking);
- provision of a drop off bay to the rear of the building;
- provision of roof plan in a plant enclosure;
- recladding and addition of a timber deck roof to the existing bin store; and,
- provision of external lighting

1.3 Together these works are known hereinafter 'the Proposed Development'.

1.4 The description of development for which full planning permission is sought is as follows:

"Minor extension to the existing building for provision of staff lobby, installation of external door, reconfiguration of existing external amenity area, provision of louvers in the external soffit, reconfiguration of parking to enable the provision of a drop of bay, provision of rooftop plant and enclosure; and, the addition of landscape lighting "

Supporting documents

1.5 In addition to this Planning Statement, this full application is accompanied by numerous supporting documents. This list has been prepared following a review of LBH's validation checklist and applications of a similar scale recently approved elsewhere within Stockley Park.

1.6 The supporting documents include the following:

- Covering Letter prepared by Newsteer
- Application Form prepared by Newsteer
- CIL Form prepared by Newsteer
- Planning and Heritage Statement (this document) prepared by Newsteer
- Design and Access Statement prepared by Ryder Architecture
- Plant Noise Assessment prepared by Clarke Saunders

1.7 Furthermore, in addition to the supporting reports, a full set of plans, prepared by Ryder Architecture are submitted alongside this application. The precursor to each drawing is JUMP-RYD-00-ZZ-DDR-I-

- 3011-S4-P1-Level 00 - Proposed Ground Floor Plan
- 0100-S0-P1-Site Location Plan
- 0101-S0-P1-Existing Site Plan
- 0400-S0-P1-Level 00 - Existing Plan

- 0401-S0-P1-Level 01 - Existing Plan
- 0402-S0-P1-Existing Roof Plan
- 0403-S0-P1-Existing External Elevations
- 3010-S0-P1-Proposed Site Plan
- 3610-S0-P2-Proposed External Elevations
- 3012-S4-P6-Level 01 - Proposed First Floor
- 3700-S4-P4-Existing Plan & Elevations (Lobby & Outdoor Pergola Seating Area)
- 3701-S4-P5-Proposed Plan, Sections & Elevations (Lobby & Outdoor Pergola Seating Area)
- 3702-S4-P6-Existing & Proposed Plans & Elevations (Goods Doorway)
- 4100-S4-P3-Plan and Section Details (Lobby & Outdoor Pergola Seating Area)
- 4101-S4-P3-Section Details (Lobby & Outdoor Pergola Seating Area)
- 3612-S1-P01-Existing and Proposed Bin Store Elevations
- 3013-S4-P2-Roof Plan

Landscape Plans:

- JUMP-RYD-XX-00-DDR-L-2100-S2-P5-Landscape GA Plan
- JUMP-RYD-XX-00-DDR-L-7000-S2-P1-Planting Plan

Structure of this Statement

1.8 The remainder of this statement is set out in the following sections:

- Section 2 – Site and Site Context;
- Section 3 – The Proposed Development;
- Section 4 – Heritage;
- Section 5 – Planning Policy Context;
- Section 6 - Planning Considerations;
- Section 7 – Planning Balance; and,
- Section 8 – Summary and Conclusions

2 Site and Site Context

Site Description and Context

- 2.1 The Site comprises a 55,520 sqft office building located centrally within Stockley Park Business Park. The Site is not locally nor statutorily listed, however sits within Stockley Park, which was designated as a Grade II Listed Park and Garden (List entry **1466074**) in August 2020. There are no listed buildings within close proximity to the Site.
- 2.2 Completed on the 6th of June 1986, Stockley Business Park is characterised by 2 – 3 storey modern commercial buildings with associated parking to the rear. The business park was considered the UK's first American-style business park. The design and layout of the business park are key to its historical interest including the landscape design and features.
- 2.3 According with the overall business park design, the Site comprises a modern two storey building with associated landscaping and car parking. The immediate setting of the Site is characterised by an expanse of grassed landscaping to the principal elevation and parking field which is divided by a linear hedging arrangement to the rear. The building was most recently refurbished in 2018, this refurbishment included a 1,120sqm extension to the building as well as the comprehensive re-cladding of the Site. The Site faces on to Furzeground Way and is separated from Roundwood Avenue to the west by a large, landscaped SUDs pond and pedestrian walkway.
- 2.4 Reflective of the Site's office use, Stockley Park is designated as a Locally Significant Employment Site and an Office Growth Location. Consistent with this, the setting of the Site is characterized by a mix of employment uses in modern office buildings. As detailed in Section 4, there are 3 locally listed groups within the park formed of office buildings and uses ancillary to the park's employment function.
- 2.5 The Site has moderate access to public transport options, however, is heavily reliant on last mile connections to the Hayes and Harlington and the West Drayton Train Stations; both of which are served by the Elizabeth Line. Reflecting the limited last mile connections to the Site, it has a Public Transport Accessibility level of 2 (low). Notwithstanding this, the park is well served by a range of café and health and fitness facilities contributing to the locational sustainability. Furthermore, the PTAL rating for the Site does not reflect the park's private shuttle bus which runs from the Site to the Hayes and Harlington Train Station.



Figure 1 - Aerial Photograph of Site (outlined in red) NB: this aerial pre-dates enhancements that have been implemented on Site

- 2.6 The Site is within Flood Zone 1.

Planning History

- 2.7 A search of the LBH Planning Portal has uncovered the following records relevant to proposals at the Site:

- **37403/APP/2018/4475** - Refurbishment and extension of B1 office building including two-storey extension (net increase of 1,120sqm GEA floorspace), recladding of the retained structure and rooftop plant enclosures, and reconfiguration of hard and soft landscaping and vehicular and cycle parking. **Approved. 21-12-18**

2.8 Further to the above application, 5 discharge of submission applications were submitted and granted between 2019 and 2020. This application has been implemented.

Surrounding Planning History

2.9 A search of the LBH Planning Portal has revealed the following applications commensurate to the proposed works. The below applications are considered relevant in light of their age, location in close proximity to the Site and the scope of works being comparative to those proposed.

2.10 Importantly, these applications have all been permitted since Stockley Park was heritage listed.

3 Roundwood Avenue, Stockley Park¹

- 37201/APP/2023/723 – Erection of two single storey front extensions, erection of a cycle storage structure, erection of electric vehicle charging units and associated landscaping. Approved. 10-03-23.

7 Roundwood Avenue, Stockley Park²

- 37203/APP/2023/3422 - Erection of external terraced decking to consist of composite decking boards, double glazed panels and a reinforced glazed balustrade, and amendments to fenestrations. Approved. 27-11-23.

Waterview House 1 Roundwood Avenue, Stockley Park³

- 37200/APP/2023/2150 - Replacement glass panel and feature lighting to building entrance; Replacement cladding to building frontage, installation of bicycle store for 20 cycles, 3 new EV chargers in the car park and retrospective permission for 4 existing EV chargers in the car park. Approved. 19-07-23.

1 Longwalk Road, Stockley Park

- 37103/APP/2022/3110 - Refurbishment of existing office building (Use Class E), extension to form new front entrance with new green roof, replacement of existing facade, and associated landscaping, cycle parking, and ancillary works. Approved. 11-10-22.

^{1,2} This Site is Locally Listed as part of Phase 1, Roundabout Ave

³ This Site is Locally Listed as part of Phase 1, Roundabout Ave

3 The Proposed Development

3.1 The description of development for which full planning permission is sought is as follows:

"Minor extension to the existing building for provision of staff lobby, installation of external door, reconfiguration of existing external amenity area, provision of louvers in the external soffit, reconfiguration of parking to enable the provision of a drop off bay, provision of rooftop plant and enclosure; and, the addition of landscape lighting "

3.2 Specifically, the proposed development comprises:

- minor extension for the provision of a 17 sqm staff lobby connecting the internal space to the occupier amenity space;
- amendments to the rear elevation to provide an additional door;
- provision of external louvers within the soffit;
- landscaping amendments to the external amenity space;
- amendments to parking arrangements around the building (with no net loss of parking);
- provision of a drop off bay to the rear of the building;
- provision of roof plan in a plant enclosure;
- recladding and addition of a timber deck roof to the existing bin store; and,
- provision of external lighting

3.3 The proposal comprises a number of minor amendments and does not alter the existing architectural approach to the building, providing a consistent approach to materiality and retaining that which was approved under the previous refurbishment project.

3.4 This Planning and Heritage Statement should be read in conjunction with all the submission documents, but in particular, the Design and Access Statement which sets out the full details of the proposed development.

3.5 In light of minor nature of the changes proposed no formal pre-application engagement has been undertaken.

4 Heritage

Registered Park and Garden

- 4.1 The Site sits within the wider Stockley Park which was added to the Historic England list on the 18th of August 2020 as a Grade II Registered Park and Garden (RPG). There are no statutory controls for this type of heritage asset (as there is for listed buildings and Conservation Areas i.e. these assets are covered by separate legislation), therefore the assessment of any proposals which may impact an RPG is undertaken against the relevant paragraphs of the National Planning Policy Framework ('NPPF', 2024). This is paragraph 213 which states:

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) *grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*

...

- 4.2 According with this approach Local Plan Part 1 Policy HE1 guides LBH's approach to heritage, seeking to conserve and enhance the historic environment, including RPG's, such as Stockley Park.
- 4.3 The Historic England listing details that the Park and Gardens are Grade II listed owing to their historic interest, design interest and survival, as follows:

Historic interest:

- first established in the mid-1980s, it was a pioneering design from the early phase of business park development in England; and,
- a skilled reuse of highly contaminated land.

Design interest:

- an important collaboration between several prominent late-C20 designers, engineers and landscape architects to create a business park in which design quality was a paramount selling feature;
- an award-winning design which continues to be held in high regard; and,
- the overall site has a fully integrated design with the cellular business park contrasting well with the naturalistic and geometric forms of golf course and public park.

Local Listings

- 4.4 Locally listed buildings are those which are considered to be important to a local area, however, are not considered nationally significant. There are three locally listed groups within Stockley Park, these are as follows.

The Arena, Stockley Park, UB11 1AA

- 4.5 Designed by Architects Arup Associates. The building comprises a sports club, restaurant, management offices and conference centre and provides a long, low focus between park and business area. The listing notes that the building is faced in coursed buff reconstituted stone with a polygonal conservatory to west. The building is set around a circular piazza. The listing considers the Site small but monumental with distinctive roof line, it goes on to note that

the building features wings radiating off and relating to changing ground levels. The group value of the building is noted as part of the listing.

Phase 1 - Roundabout Avenue, Stockley Park, UB11 1AH

- 4.6 The buildings are locally listed given they are original phase 1 buildings by Arup Associates. The listing notes the buildings group value and landscape setting noting they are similar but not identical, light pavilion style buildings of two storeys with shallow hipped roofs with white cladding.

5 Longwalk Road, Stockley Park, UB11 1FE

- 4.7 This listing relates to three staggered blocks of 3 storeys each. The buildings are listed due to their architectural significance and townscape group value. The listing notes that the buildings were designed by Architect Norman Foster and are characterized by sheer glass walls suspended from lofty Y frames. The glazing varies between opaque and white spotted glass panes giving a hazy mirage-like effect.

Assessment

- 4.8 Considering the existing context of the Site, Local Plan Part 1 reflects on the role of Stockley Park as one of the borough's Locally Significant Employment Locations, noting that the Park includes a range of high-quality modern buildings (Local Plan Part 1 'Built Environment and Heritage', page 13).
- 4.9 Despite the Site's location within the Grade II listed Stockley Park and Garden, there are no further listed or locally listed buildings within the vicinity of the Site. It is noted in the listing that there are no views out of the business park, with limited views of buildings within the business park from the golf course.
- 4.10 As detailed above, the Site itself comprises a contemporary office building that was renovated and extended following the grant of permission in 2018. The proposal seeks minor amendments to the existing building which are in keeping with the design of the current building. Accordingly, it is considered unlikely that the proposal would result in any impact on the wider RPG or surrounding locally listed buildings.

5 Planning Policy Context

- 5.1 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.
- 5.2 In this case, LBH's Development Plan comprises: -
- Local Plan Part 1 – Strategic Policies and Errata Sheet (2020)
 - Local Plan Part 2 – Development Management Policies, Site Allocations and Designations and Policies Map (2020)
 - London Plan (2021)
 - Relevant supplementary planning documents
- 5.3 The NPPF and NPPG are also material considerations in any proposal at the Site.
- 5.4 The Site is subject to the following Planning Policy Designations: -
- Locally Significant Employment Location
 - Office Growth Location

6 Planning Considerations

- 6.1 This planning application proposes minor works, including a minor extension and external alterations to the existing office building within Stockley Park.
- 6.2 The key planning considerations in the determination of this planning application will be set out under the respective headings below.
- The Principle of Development
 - Design and Proposed Enhancements
 - Heritage
 - Amendments to Staff Outdoor Amenity Space and Landscaping
 - Acoustics
 - Transport Matters
 - External Lighting

The Principle of Development

- 6.3 Further to the NPPF presumption in favour of sustainable development (Paragraph 11), Section 11 of the NPPF requires the effective use of land with substantial weight to be given to the value of using suitable brownfield land for identified needs. Policy GG2 of the London Plan expresses a clear desire to make the best use of land with a focus on well-connected brownfield sites. As a sustainably located brownfield Site, development at the Site is acceptable in principle.
- 6.4 The principle of development was established as part of the overall permission for the Site and was most recently reconfirmed through application ref. 37403/APP/2018/4475. Consistent with this assessment, all cases included within the Surrounding Planning History section reached the same conclusion with the principle of enhancing an existing office space within an identified employment area supported by the Local Plan, London Plan and NPPF.
- 6.5 The proposed development includes a series of amendments to enhance the existing building. These amendments will enhance the function of an existing office building within an identified employment area, with the aspiration being to occupy the Site for office use. Accordingly the proposal supports the aspirations detailed in Strategic Policy E2 and Development Management Policy DME3 which direct office uses to preferred locations such as Stockley Park.
- 6.6 Paragraph 85 of the NPPF recognises the importance of supporting conditions for businesses to thrive with paragraph 85 guiding that “*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*”. As the proposal seeks to enable the Applicants occupation to allow for business growth, the proposal speaks to the heart of paragraph 85 enabling the business to thrive in a location recognised for its employment function and thus should be given significant weight.
- 6.7 The principle of development is therefore considered acceptable, subject to other relevant policies of the Development Plan.

Design and Proposed Enhancements

- 6.8 As stated above there is clear support from the NPPF, London Plan and Local Plan to make best use of brownfield land. The enhancement of the existing building therefore aligns with

these principles, as well as those which acknowledge the role of the Park as being one of Europe's premier business parks.

- 6.9 The proposed development accords with these principles in seeking to ensure the existing building is fit for purpose and in turn can be brought back into occupation. The Site comprises a modern office building characterised by large areas of glazing providing a clean and contemporary scheme. Aligned with this design, the proposal seeks the addition of a 17 sqm lobby enhancing the function of the Site and providing occupants direct access to the outdoor amenity area without affecting the existing office floorspace. The new lobby is attached to the rear of the existing eastern projecting stairwell and uses similar materials to those existing on Site. It is therefore considered an overall enhancement to the scheme.
- 6.10 In order to ensure the functionality of the Site and enable the fitout the proposal includes the addition of a double door on the northeastern elevation. The proposed door is considered a minor alteration to the existing scheme and seeks to match the existing materials and finishes.
- 6.11 At roof level, the scheme includes the provision of additional plant and enclosures necessary to service the building. In order to accommodate this plant, the proposal includes the provision of 3 additional plant enclosures located on the existing cores to the north, east and west elevations. The proposed enclosures have been designed to blend seamlessly with the existing design and reaching between 1.1m and 1.8 m do not extend above the existing plant enclosures. As shown on the images in the enclosed DAS, the addition of these enclosures result in a limited change to the overall appearance of the building.
- 6.12 In step with the provision of plant the proposal includes the provision of a number of louvers at the external soffit level. Located at the ground floor soffit level the addition of these louvers is imperceptible in views of the Site.
- 6.13 Finally, the Site currently includes a bin store located to east of the existing building. The existing bin store is functionally suitable for the development, however is unsightly and detrimental to the overall appearance of the building. To improve the appearance of the bin store and to align with the overall improvements to the building, it is proposed to be re-clad with materials matching those applied elsewhere in the Site, with the addition of a timber deck roof to address unsightly views into the bin store from within the building. This is considered an overall improvement to the appearance of the Site.
- 6.14 The proposed enhancements seek to enhance the functionality of the existing building whilst retaining the overall design. With these principles in mind, it is considered that the proposal accords with the approach set out in Local Plan Policy Part 1 BE1 and Local Plan Part 2 Policy DMHB 11 delivering high quality design and finishes.

Heritage

- 6.15 As detailed in the Heritage Section of this Statement, the Site is located within the Stockley Park RPG where proposals must ensure the significance of the heritage asset is retained. Additionally the Site is within close proximity to the locally listed Phase 1 Roundabout Avenue (detailed in the Heritage Section above).
- 6.16 Whilst Phase 1 Roundabout Avenue is within relatively close proximity to the Site, the asset is surrounded by high boundary treatments shielding it from surrounding development. Moreover, the proposed works seek to enhance the existing modern office building, retaining the function and character of the building and thus do not result in any impact on the locally listed buildings nor the significance, character and appearance of the RPG.

- 6.17 The surrounding planning history indicates that LBH accepts the principle of comparable interventions on surrounding sites and notes the significant screening of the locally listed buildings from external influence, subject to the sensitive use of materials and the detailed design. It is therefore similarly considered that the proposal, which will enable the occupation of the office space, would result in a positive impact on the setting and significance of the RPG and locally listed buildings.
- 6.18 Paragraph 212 guides that when considering the impact of a proposed development on a designated heritage asset, great weight should be given to the asset's conservation. Throughout the development of the proposal careful consideration has been given to the character role and function of the RPG with the proposals developed accordingly. Furthermore, it is noted that NPPF paragraph 215 guides the application of the Planning balance where proposals result in heritage harm, as the proposal does not result in harm to designated nor non-designated heritage assets it is our position that this test is not engaged. Notwithstanding this, should any perceived harm be identified we considered the benefits of the proposal as set out in Section 7 of this report would weigh strongly in favour of the proposal.
- 6.19 Accordingly the proposal accords with the principles set out in the NPPF and Local Plan Part 2 Policy DMHB 8 respecting and supporting the heritage and character of the RPG.

Amendments to Staff Outdoor Amenity Space and Landscaping

- 6.20 The proposed development includes amendments to the existing staff external amenity space located to the east of the Site. The proposal retains the location of the staff amenity area whilst including improvements to enhance its usability and enclosure with a low landscape screen and the addition of a retractable sun canopy.
- 6.21 The amendments to the external amenity space seek to remove existing landscaping to provide a hardscaped area with greater capacity in order to accommodate employees at the Site. Whilst the proposal seeks a minor reduction in the overall landscaping in the area, the resulting scheme ensures the space is fit for purpose with greater usability for more occupants. Balancing the removal of the low quality landscaping within the existing amenity area, the proposal includes the provision of additional landscaping across the Site with a minor reduction of circa 6.3sqm of planting. Whilst the proposal includes a minor reduction in planting, this should be considered in the context of the overall improvement to this important amenity space for occupants of the office which will contribute to future occupant's wellbeing, as well as contributing to the attractiveness of the office building, improving its occupation potential. The overall benefits of the proposals are considered in Section 7.
- 6.22 This approach accords with Local Plan Part 2 Policy DMHB 14 which seeks for schemes to retain or enhance existing landscaping, trees and biodiversity where possible and Policy DMHB 11 which seeks for the delivery of high quality and well-designed spaces. Furthermore, the proposals do not include amendment to the boundary landscaping that characterises the Site's setting, in light of the limited amendments proposed to landscaping it is considered the landscape proposals will not result in change to the character of the Site nor the character of the surrounding RPG.

Acoustics

- 6.23 To support the plant provision at the roof level a Plant Noise Impact Assessment was undertaken by Clarke Saunders in support of this application. This assessment concludes that the noise emissions from the plant proposed remains within the limits set by LBH for residential receptors and is unlikely to have an adverse impact on the nearest commercial receptors, concluding that no further mitigation measures are required. Notwithstanding this and as detailed above, visual screening is proposed to retain the coherent design of the Site.

Transport Matters

- 6.24 The proposal seeks a minor extension to the existing building in order to enhance the functionality of the existing space. As this proposal does not include changes to the functional floorspace of the existing building it will not have any impact on the parking demand or requirements for the Site.
- 6.25 With the aim of enhancing the functionality of the building, the proposal includes the re-configuration of 6no. of the disabled parking spaces located directly adjacent to the building. These amendments include the relocation of 3no. disabled parking bays to the first bank of spaces within the existing car park allowing for the provision of a drop-off/loading bay. The siting of the 3no. reallocated blue badge spaces remains within close proximity to the staff entry on the eastern elevation.
- 6.26 The 3no. standard parking spaces have been removed from the parking field and relocated to the area adjacent to the main entrance of the Site. The reconfiguration of this area enables the retention of the 3 disabled spaces in this area together with the re-provided spaces from the rear with the provision of additional soft landscaping as shown on Plan JUMP-RYD-XX-00-DDR-L-2100-S2-P5-Landscape GA Plan.
- 6.27 The re-allocation of these spaces enables the provision of the drop-off/servicing bay which thereby enhances the servicing strategy for the Site whilst supporting the use of public transport with the ability for last mile journeys from the nearby stations to be made by uber or taxi.
- 6.28 This approach seeks to prioritise the use of public transport whilst retaining the existing parking provision, including disabled parking according with Local Plan Policy DMT 1 and DMT6.

External Lighting

- 6.29 As detailed in the submitted Design and Access Statement the proposal includes the providing of external lighting within the enhanced outdoor amenity space. The proposed lighting is formed of low level Miko Bollard's approximately 1m high. Located within the outdoor amenity area the lighting is well shielded from the surrounds and wider views of the Site. Accordingly, whilst enhancing occupier amenity the proposed bollards will not result in any amenity impact to commercial neighbours.

7 Planning Balance

7.1 The planning balance exercise is generally known as the process through which the benefits of a scheme are weighted against elements of the scheme that would be considered harmful. This takes into consideration impact on heritage assets as detailed in paragraphs 214 - 217 of the NPPF and the proposed benefits of a scheme including matters such as supporting economic development and sustainable development.

7.2 Paragraph 7 of the NPPF guides that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 of the NPPF guides that three overarching objectives cumulatively define sustainable development. These objectives are economic, social, and environmental. When breaking down these elements as they relate to this proposal the benefits can be detailed as follows:

Economic Objective

- The proposal seeks to secure the long term occupation of the existing office space.
- The scheme will enable the Applicant to occupy the Site, introducing a new business into the borough.
- Through the upgrades and refurbishment, the proposal represents a significant investment in the park and thereby improving the function of a Locally Significant Employment Location and an Office Growth Location.
- In the short term, the proposal will also result in construction jobs for the implementation of the proposal and fit out works.

Social Objective

- The proposal seeks to provide an enhancement to the working environment for occupiers through the provision of suitable plant and servicing, reinforcing the role of Stockley Park as a premier business environment.
- The proposal further improves the quality of the Site through the enhancements to the external amenity space ensuring this space is able to accommodate a greater number of employees, contributes to their wellbeing and is usable year round.
- The proposals retain the important setting of the listed RPG as well as preserving the character of the locally listed buildings on the wider Stockley Park site.
- By enabling the occupation of the Site, the proposal supports the development objectives within the Local Plan concentrating employment uses within an office growth location.

Environmental Objective

- The proposal is a retrofit proposal retaining and enhancing the existing building as far as possible, introducing sustainable plant where required.
- The proposal seeks to promote the use of sustainable transport through the provision of a drop of bay supporting the use of taxi's and Uber's for last mile journeys from wider sustainable connections such as the Hayes and Harlington Train Station.
- Through the upgrades to the building the proposal seeks to extend the lifespan of the building making overall carbon savings through the retention of the building fabric.

7.3 Further to meeting these objectives, paragraph 10 places presumption in favour of sustainable development at the heart of the NPPF, with paragraph 11 guiding that for decision-taking this means approving development proposals that accord with an up-to-date development plan without delay. It is our assessment that the proposal meets and exceeds local, regional and national policy standards for the Site and thus we would urge the taking of a positive decision accordingly.

7.4 It is therefore contended that in this case, there is a very strong planning case in favour of the benefits of delivering the enhancements to 6 Roundwood Avenue for the Applicant's

occupation. The interest of ensuring the occupation and enhancement to the Site, would significantly outweigh any perceived harm related to the proposal. In summary, the proposal:

- Ensures the occupation of a sustainably located office building located in an Office Growth Location;
- Preserves the setting of the RPG and supports the economic development priorities of LBH through reinforcing the role of Stockley Park as a Locally Significant Employment Location.

7.5 It is our assessment that the proposal meets and exceeds local, regional and national policy standards for the Site, thus the planning balance does not apply. Notwithstanding this, in the case that the planning balance is applied under NPPF, it should be found to weight in favour of the proposal with the numerous benefits of the proposal outweighing any potential harm.

8 Summary and Conclusions

8.1 A full planning application is submitted seeking:

“Minor extension to the existing building for provision of staff lobby, installation of external door, reconfiguration of existing external amenity area, provision of louvers in the external soffit, reconfiguration of parking to enable the provision of a drop of bay, provision of rooftop plant and enclosure; and, the addition of landscape lighting ”

8.2 This application is accompanied by a full suite of plans and technical assessments which demonstrate that the proposals are acceptable and in accordance with local, regional and national policy, unless where material considerations indicate otherwise.

8.3 The proposal makes best use of the Site and provides a well-designed, safe, and secure place to work while providing a multitude of benefits as set out in Section 7.

8.4 The proposed development constitutes “sustainable development” in accordance with Paragraph 8 of the NPPF and according to the provisions of Paragraph 11 of the NPPF, the development should be granted Planning Permission “without delay”.