

PLANNING STATEMENT

Erection of Canopy to Front Elevation

KCS Cash & Carry, Unit 2 & 3 Silverdale Industrial Estate, Hayes UB3 3BL

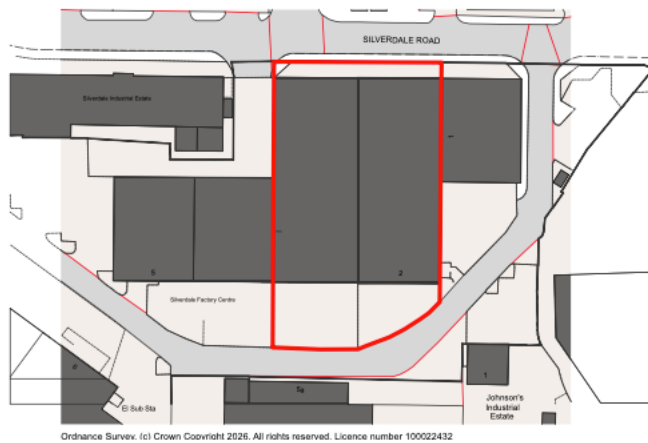
1.0 INTRODUCTION

This Planning Statement has been prepared by WAMM Consulting Limited on behalf of KCS Cash & Carry in support of a full planning application for the erection of a steel-framed canopy structure to the front of Unit 3 at Silverdale Industrial Estate, Hayes.

The proposal seeks to provide weather protection to customers and goods during loading and unloading activities associated with the lawful cash and carry operation.

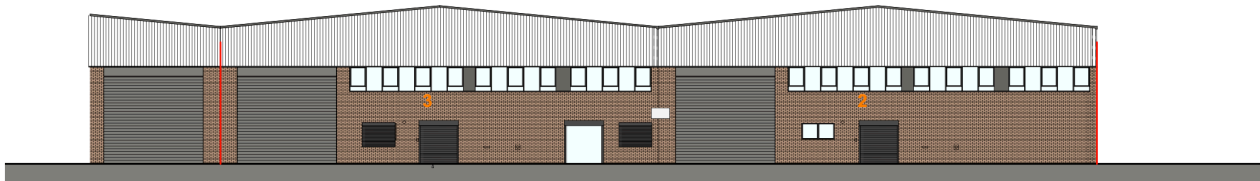
2.0 SITE AND SURROUNDINGS

The site comprises Units 2 and 3 within Silverdale Industrial Estate, located off Silverdale Road, Hayes (see Site Location Plan)



1 **Site Location Plan**
Scale: 1:1250

The building is a two-storey industrial warehouse of brick and profiled metal cladding construction with a shallow pitched roof (Existing Elevations 2608 PL1/06) . The frontage accommodates parking and servicing.



1 Existing Front Elevation(South)
Scale: 1:100

The site lies within a **Strategic Industrial Location (SIL)**, consistent with the designation referenced in the recent Argent Centre decision . APP REF; 79365/APP/2025/766

The character of the area is wholly industrial/commercial.

3.0 RELEVANT PLANNING HISTORY

3.1 Unit 2 – Ref: 28282/APP/2021/3499

Planning permission was granted on 18 March 2022 for:

“Alterations to the existing roof and replacement doors and windows”

This confirms the Council’s acceptance of continued investment and enhancement of the building fabric within the SIL designation.

3.2 Unit 10 Argent Centre – Ref: 79365/APP/2025/766

Planning permission was granted for:

“Erection of a steel-framed shelter structure”

The officer report confirms that such structures within SIL are acceptable where design, highway and amenity impacts are acceptable .

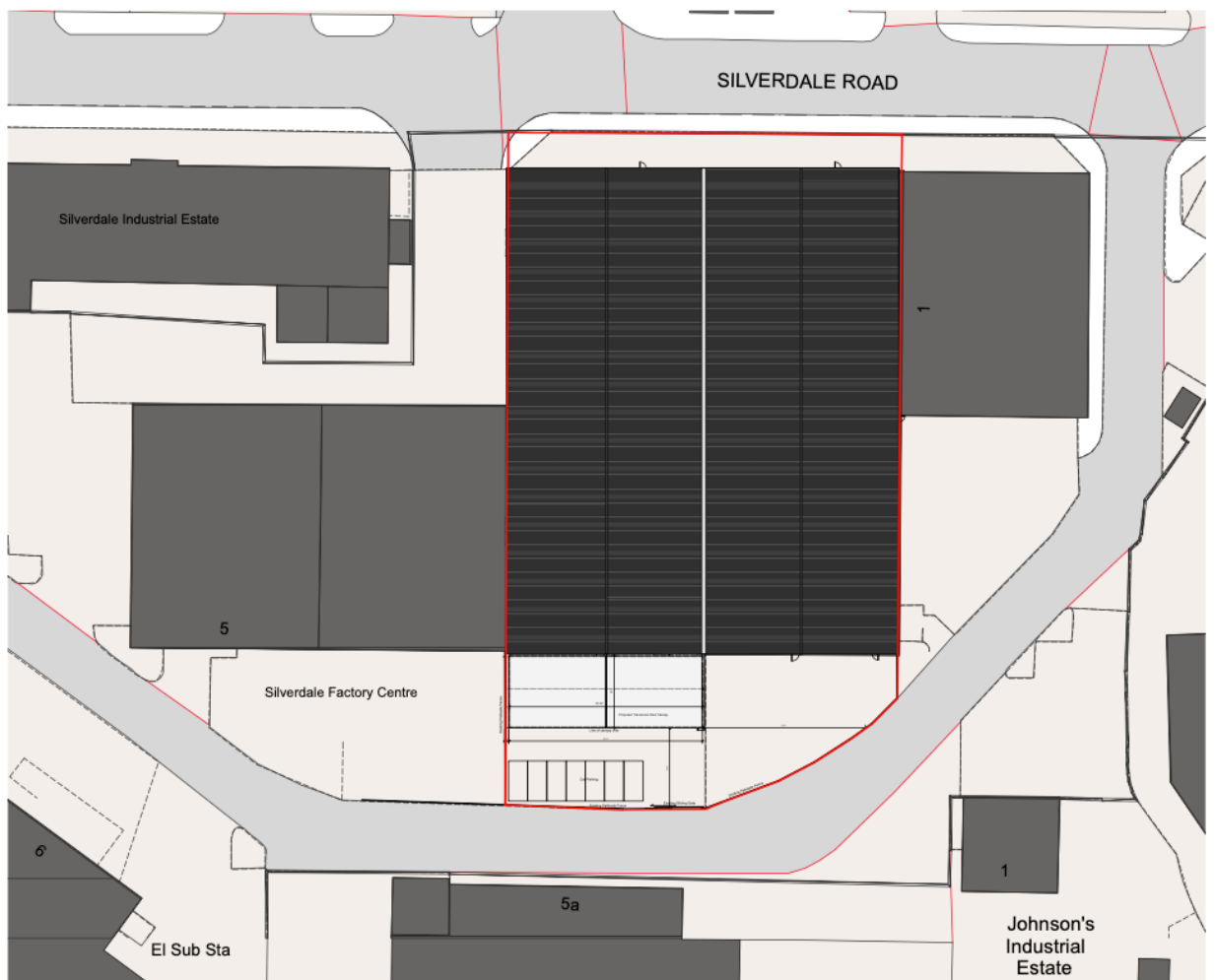
This application is directly comparable in nature and scale.

4.0 THE PROPOSED DEVELOPMENT

The application seeks permission for:

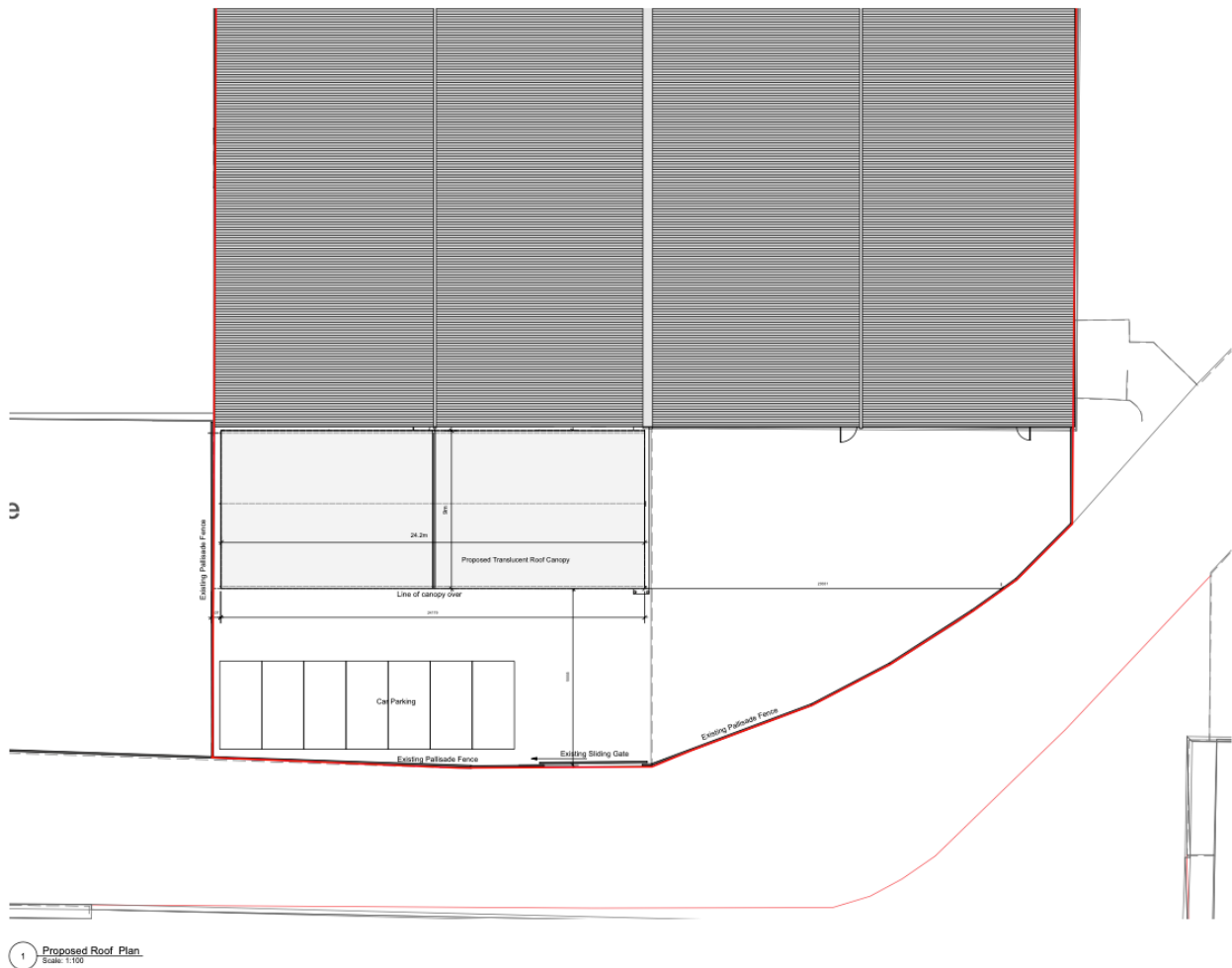
- A **steel-framed canopy structure**
- Approx. **9 metres projection**
- Approx. **24–25 metres in width** across the frontage (see 2608 PL1/03 & PL1/05)

2608 PL1_03-Proposed Block Plan



1 Proposed Block Plan
Scale: 1:250

2608 PL1_05-Proposed Roof Plan



1 Proposed Roof Plan
Scale: 1:100

- Translucent roof covering
- Six supporting steel columns
- West elevation clad in profile metal sheeting to match existing building
- East side elevation with exposed steel frame and backing bay
- Open front elevation facing access road

The canopy:

- Does **not create any additional gross internal floorspace**
- Does not enclose the frontage
- Is ancillary to the established use
- Remains open-sided

The Proposed Elevations (2608 PL1/08 2608 PL1_08-Proposed Elevations)



1 Proposed Front Elevation(South)
Scale: 1:100

demonstrate that the structure sits below the primary roof ridge and integrates with the existing façade.

The following example reference image is provided as a guide to the nature of the proposed structure and translucent covering.



5.0 PLANNING POLICY CONTEXT

Development Plan

- Hillingdon Local Plan Part 1 (2012)
- Hillingdon Local Plan Part 2 (2020)
- London Plan (2021)
- NPPF (2024)

Relevant Policies

As referenced in the Argent Centre approval :

- PT1.BE1 – Built Environment
- DMHB 11 – Design of New Development
- DMHB 12 – Streets and Public Realm
- DMT 1 & DMT 2 – Managing Transport & Highway Impacts
- London Plan Policy E5 – Strategic Industrial Locations
- London Plan Policy T4 – Transport Impacts

6.0 ASSESSMENT OF MAIN PLANNING ISSUES

6.1 Principle of Development

The site lies within a Strategic Industrial Location (SIL). The proposal:

- Does not change the use
- Supports industrial/commercial activity
- Improves operational efficiency

London Plan Policy E5 supports continued industrial function within SIL locations. The proposal fully aligns with this objective.

6.2 Design and Visual Impact

Policy DMHB 11 requires high quality design.

The canopy:

- Is subordinate to the host building
- Uses matching cladding materials
- Remains open-fronted
- Is clearly ancillary

The proposed structure reflects the approach accepted at Unit 10 Argent Centre and will preserve the established industrial character.

There is no adverse impact on townscape.

6.3 Impact on Amenity

There are no nearby residential properties directly affected.

The structure does not introduce:

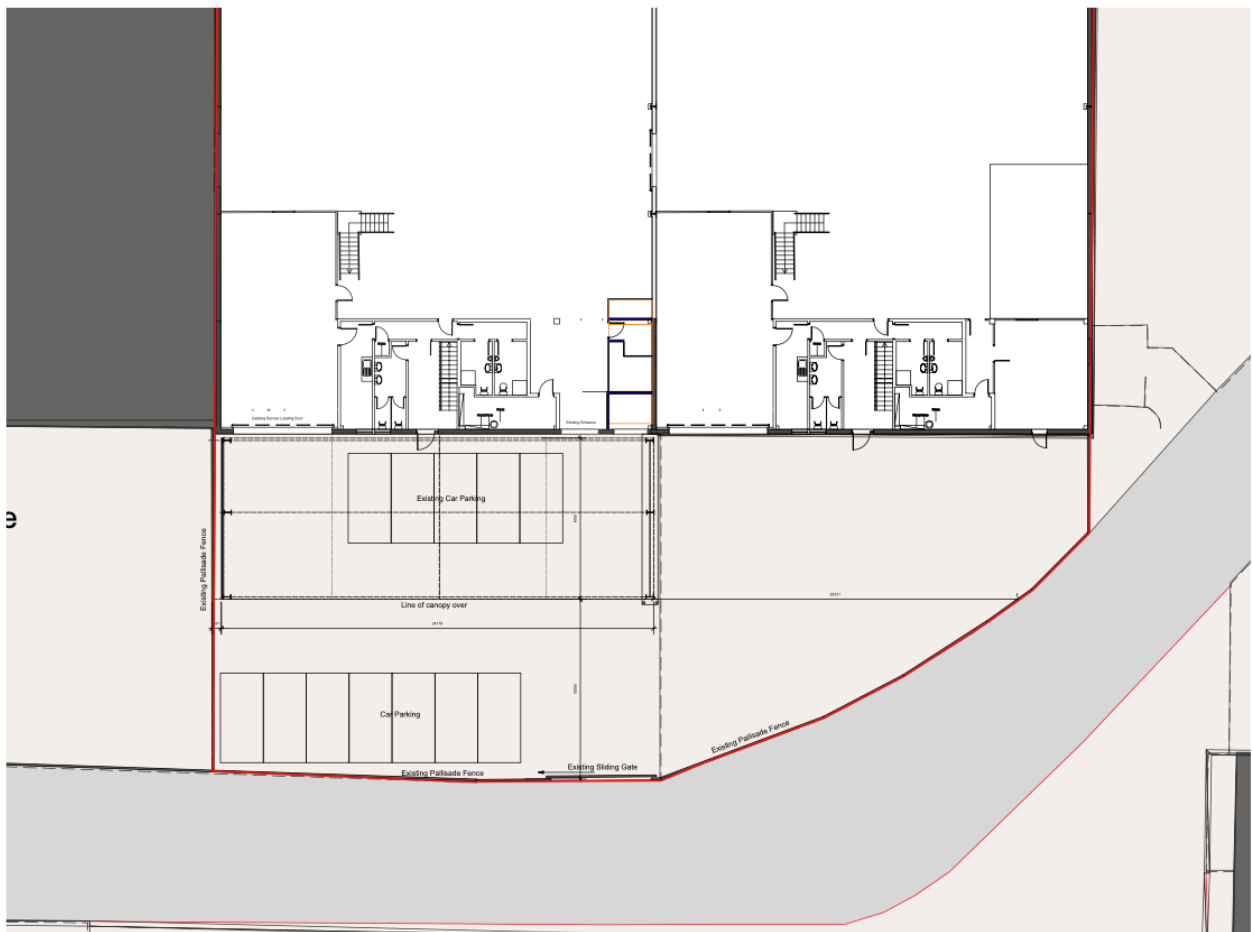
- Noise
- Additional hours of operation
- New plant or equipment

As concluded in the Argent Centre decision, such minor industrial structures do not raise amenity concerns.

6.4 Highway and Servicing Considerations

The canopy covers existing forecourt parking and loading areas (see 2608 PL1/04

2608 PL1_04-Proposed Floor Plan).



1 Proposed Ground Floor Plan
Scale: 1:100

Importantly:

- No loading will occur on the public highway.
- The proposal does not remove servicing capacity.
- No additional trips are generated.

The Highway Authority accepted a comparable canopy at Unit 10 subject to a condition restricting loading from the highway . The applicant is agreeable to similar wording if required.

6.5 Biodiversity Net Gain

The canopy is located entirely over existing hardstanding.

As confirmed in the Argent Centre decision, development over hardstanding areas is typically exempt from BNG requirements.

7.0 PLANNING BALANCE

The proposal:

- Supports an established industrial operator
- Improves customer safety and usability
- Prevents weather damage to goods
- Enhances business resilience
- Has no adverse impact on character, amenity or highways

The development complies with the Development Plan when read as a whole.

8.0 CONCLUSION

The proposed canopy is a modest, well-designed, and policy-compliant enhancement to an existing industrial unit within a designated Strategic Industrial Location.

The development accords with:

- Hillingdon Local Plan Parts 1 & 2
- London Plan (2021)
- NPPF (2024)

Accordingly, planning permission should be granted.

