

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

HERITAGE AND PLANNING STATEMENT

Cladding of entrance canopy structure, installation of planters,
erection of smoking shelter and associated alterations

THE SHIPPING BUILDING, BLYTH ROAD, HAYES, UB3 1HA



RTPI

mediation of space · making of place

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1 SITE AND SURROUNDINGS

- 1.1 The application site is located on the eastern side of Dawley Road. It is a seven-storey flat roof building which is currently used as offices. The structure is largely comprised of concrete, render and glazing and benefits from a generous parking area to the north of the building.
- 1.2 The immediate surrounding area is commercial in character and is largely comprised of mid-rise industrial buildings of similar sizes and styles.
- 1.3 The application site is not located within a conservation area, however it is identified as a locally listed building of merit by the Council for its historical significance in regard to the Borough's industrial history.
- 1.4 The application site has a Public Transport Accessibility Level (PTAL) of 2 out of 6 which indicates a moderate level of accessibility by public transport.

2 PROPOSAL

- 2.1 Cladding of entrance canopy structure, installation of planters, erection of non-illuminated signs, erection of smoking shelter and associated alterations.

3 RELEVANT PLANNING HISTORY

- 3.1 No relevant planning history.

4 PLANNING POLICY

- 4.1 MHCLG's National Planning Policy Framework (2019)

- 4.2 GLA's London Plan (2016)
- 4.3 Hillingdon Local Plan Part 1: Strategic Policies (2012)
- 4.4 Hillingdon Local Plan Part 2: Development Management Policies (2015)

5 PLANNING ASSESSMENT

- 5.1 It is proposed make a number of minor alterations to the structure to update and improve the aesthetics and functions of the building. This will include the cladding of the entrance canopy, the installation of planters, the erection of non-illuminated signage and the erection of a smoking shelter with associated alterations.

Character and appearance

- 5.2 Policy HE1 of the Local Plan Part 1 states that the Council will conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape, including locally listed buildings, and will actively encourage the regeneration, reuse and modification of heritage assets. This is supported by Policy BE1 which states that the Council will require all new development to improve and maintain the quality of the built environment by ensuring that new development achieves a high quality of design in all alterations and extensions.
- 5.3 Policy DMHB 3 of the Local Plan Part 2 states that the Council will consider the effect of a proposal on the significance of locally listed buildings and that proposals will be permitted where they retain the significance, appearance, character and setting of a locally listed building. Policy DMHB 11 states that all development will be required to be designed to the highest quality should have regard to the scale, height, mass, form and established patterns of the surroundings.
- 5.4 The proposed alterations to the property would be minor and sympathetic additions which would preserve and enhance the character of the main building. The proposed signage and canopy seeks to upgrade the existing entrance to the property and improve the general

appearance through the addition of cladding and planting; the materials used in the cladding will be sympathetic to the design of the main structure and will complement the existing materials, therefore the significance of the building will be unharmed.

- 5.5 Similarly, the design of the smoking shelter will be similar in materials and style to the main structure. The sympathetic design combined with its modest size will ensure that it will not have any harmful visual impact on the character of the locality and will not harm the overall significance of the structure.
- 5.6 As such, the proposed development would have positive visual contributions to the locality and it would preserve and enhance the significance of the locally listed building in accordance with the Policies HE1, BE1, DMHB 3 and DMHB 11.

Neighbours' living conditions

- 5.7 Policy EM8 of the Local Plan Part 1 states that development should not cause deterioration in the local air quality levels and should ensure the protection of both existing and new sensitive receptors. It also states that the Council will promote the maximum possible reduction in noise levels and will minimise the number of people potentially affected.
- 5.8 Policy DMEI 14 of the Local Plan Part 2 states that development proposals should include sufficient mitigation to ensure there is no unacceptable risk from air pollution. Policy DMHB 11 also states that development should not adversely impact upon the amenity of adjacent properties and open space.
- 5.9 The proposed alterations will be of an exceptionally modest scale and will be wholly subordinate to the main structure. Given the small scale of the proposed additions and the fact that the building is positioned within an industrial location surrounded by similar commercial properties with no immediate residential neighbours, it is considered that the proposals will have no impact on neighbouring amenity in terms of overlooking, loss of daylight, outlook or dominance.

- 5.10 Furthermore, although there is a smoking shelter proposed as part of the alterations, it is considered that the resulting impact in terms of air and noise pollution will be negligible. It will be positioned to the side of the main building away from the main entrance and will comply with the appropriate smoking ban legislation. In addition, given the use of the main structure and its industrial setting, it is considered that its use will be secondary and ancillary to the main building and will not be in such an intensive use so as to cause any harm to the amenity of the users of the building.
- 5.11 As such, the proposed development would successfully protect the amenities enjoyed by nearby properties in accordance with the aims and provisions of the Policies EM8, DMHB 11 and DMEI 14.

6 CONCLUSION

- 6.1 It is proposed make a number of minor alterations to the structure to update and improve the aesthetics and functions of the building. This will include the cladding of the entrance canopy, the installation of planters, the erection of non-illuminated signage and the erection of a smoking shelter with associated alterations.
- 6.2 The proposed development would have positive visual contributions to the locality and it would preserve and enhance the character and historical significance of the building.
- 6.3 The proposed development would not have any significant impacts on neighbouring amenity.
- 6.4 The proposed development would affect the local road network or existing parking facilities.
- 6.5 The proposed development is consistent with the relevant aims and provisions of the national framework and the LPA's Development Plan.
- 6.6 The LPA is respectfully requested to grant planning permission for the proposed development at the application site.