

Date
16 December 2024

London Borough of Hillingdon
Hillingdon Council
Civic Centre
High Street
Uxbridge
UB8 1UW

Submitted via Planning Portal (PP-13519606)

Dear Sir / Madam,

HEATHROW 360, 2 MILLINGTON ROAD, HILLINGDON, UB3 4AZ APPLICATION FOR FULL PLANNING PERMISSION FOR ALTERATIONS

On behalf of our client, Indurent Propco A2 Ltd, please find enclosed an application for Full Planning Permission for alterations to Heathrow 360, 2 Millington Road, Hillingdon, UB3 4AZ. The Applicant is the freehold owner of the site.

The application consists of the following:

- Application form including ownership certificates;
- Cover letter (this document);
- Community Infrastructure Levy Form 1;
- Design and Access Statement Rev C prepared by UMC Architects; and,
- Existing and proposed drawings:
 - o Site Location Plan (Ref. 24005-UMC-XXXX-SI-DR-A-0501_P02)
 - o Existing Site Plan (Ref. 24005-UMC-XXXX-SI-DR-A-0504_P02)
 - o Proposed Site Plan (Ref. 24005-UMC-XXXX-SI-DR-A-0601_P06)
 - o Existing Ground Floor Plan (Ref. 24005-UMC-XXXX-OO-DR-A-1001_P03)
 - o Proposed Ground Floor Plan (Ref. 24005-UMC-XXXX-OO-DR-A-1005_P03)
 - o Existing First Floor Plan (Ref. 24005-UMC-XXXX-01-DR-A-1002_P03)
 - o Proposed First Floor Plan (Ref. 24005-UMC-XXXX-01-DR-A-1006_P03)
 - o Proposed Building Layout - Ground Floor (Ref. 24005-UMC-XXXX-OO-DR-A-1007_P03)
 - o Proposed Building Layout - First Floor (Ref. 24005-UMC-XXXX-01-DR-A-1008_P03)
 - o Existing Roof Plan (Ref. 24005-UMC-XXXX-R1-DR-A-1101_P03)
 - o Proposed Roof Plan (Ref. 24005-UMC-XXXX-R1-DR-A-1102_P03)
 - o Existing Gatehouse Floor Plan and Elevations (Ref. 24005-UMC-XXXX-ZZ-DR-A-1071_P01)
 - o Proposed Gatehouse Floor Plan and Elevations (Ref. 24005-UMC-XXXX-ZZ-DR-A-1072_P01)
 - o Existing Sections Through Offices (Ref. 24005-UMC-XXXX-ZZ-DR-A-1111_P02)

- Proposed Sections Through Offices (Ref. 24005-UMC-XXXX-ZZ-DR-A-1112_PO2)
- Existing Elevations (Ref. 24005-UMC-ZZZZ-EL-DR-A-1301_PO2)
- Proposed Elevations (Ref. 24005-UMC-ZZZZ-EL-DR-A-1302_PO2)

1. Site and Background

The site is located 15 miles from central London and is well connected by road and public transport. It is approximately 0.5 mile from Hayes and Harlington Railway Station, which provides direct access to overground trains and the Elizabeth line. There are multiple bus stops close to the site, including one directly adjacent to its eastern boundary, on the A473, providing good local public transport connections.

The 2.32ha site comprises an industrial/warehouse unit with ancillary offices (11,644sqm GIA), car parking and service yard areas. The unit has recently been vacated and the modest alterations proposed within this application are a package of refurbishment works aimed at securing a new tenant.

2. Relevant Planning History

The following planning permissions have been granted previously for external alterations:

- Advertisement consent (ref: 62644/ADV/2007/11) was granted in 2007 for '*Siting of 2 Non-illuminated external surface fixed signs on the premises of Nippon Express*'.
- Planning permission (ref: 62644/APP/2009/309) was granted in 2009 for '*Extension of lorry yard, involving alterations to parking at front and rear, including cycle spaces and disabled person spaces and alterations to fencing at rear*'.

3. Development

The proposed works are described within the accompanying Design and Access Statement and comprise:

- Amendments to the cladding of the southern end of the main offices;
- The main entrance is to be repositioned within the new core glazing;
- The existing entrance door removed and replaced with glazing to match existing;
- Removal of 4 level access doors from the rear of the building, replaced with cladding to match existing;
- Installation of new windows and doors to the transport office;
- Replacement of paving leading from car park to the relocated entrance to meet developer's standard specification;
- Erection of 2 illuminated bollards on either side of the relocated entrance doors;
- Installation of 13 non-illuminated bollards to rear of parking spaces;
- Installation of new M&E louvres on west elevation;
- Installation of new access hatch to CAT ladder on roof level; and
- Internal reconfiguration.

In addition to the above, planning permission is also sought for the works set out below:

- Installation of photovoltaic panels on roof level;
- Installation of 8 electric car charging columns in the existing car park;
- Installation of new external lighting; and,
- Replacement of plant equipment within the existing roof top compound.

This application for the entirety of the refurbishment is submitted for the avoidance of doubt, as some of the elements may not actually need planning permission by virtue of

Schedule 2, Part 7, Class H ("extensions etc of industrial and warehousing") of the Town and Country Planning (General Permitted Development) (England) Order 2015. As the technical specification of the replacement plant is not yet available it is proposed that these details and a noise impact assessment be reserved by a planning condition.

4. Planning Policy Context

The application should be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the London Plan (2021) and the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020). Material considerations include the recently published National Planning Policy Framework (2024).

Designations

The site is not allocated in the Hillingdon Local Plan Part 2: Site Allocations and Designations (2020). It is not located in any policy designations.

5. Assessment

The principle

Policy E4 of the London Plan (2021) is supportive of providing and maintaining land and premises in different parts of London for industrial and related functions, including for light and general industry (former Use Class B1c and existing Use Class B2), storage and logistics/distribution (Use Class B8), and, flexible (former B1c/B2/B8) hybrid space to accommodate services that support the wider London economy and population. The retention, enhancement and provision of additional industrial capacity should be prioritised in locations that are accessible to the strategic road network, rail and water transport.

Policy GG5 of the London Plan (2021) requires planning and development to plan for sufficient employment and industrial space in the right locations to enhance London's economic development and competitiveness.

Policy GG6 of the London Plan (2021) requires planning and development to improve energy efficiency and support the move towards a low carbon circular economy.

Policies E1 and E2 of the Hillingdon Local Plan Part 1 (2012) are supportive of economic and employment growth in highly accessible locations, including the provision of 9,000 jobs over the plan period.

Paragraph 87 of the NPPF (2024) states that planning decisions should recognise and address the specific locational requirements of different sectors, including making provision for storage and distribution operations at a variety of scales and in suitably accessible locations.

The proposed development would enhance the quality of the existing industrial, warehouse and distribution floorspace. It would also improve the design and energy efficiency of the existing building, which would allow the site to continue providing high quality of industrial floorspace. The site is well-connected by the road network and public transport, and therefore, the proposed development would enable retention and enhancement of the existing industrial floorspace in a sustainable location, supporting efficient and reliable handling of goods.

The proposed development would support the industrial and logistics sector, and contribute positively to London's economic development and employment growth. Therefore, the principle of development is considered compliant with the London Plan (2021), the Hillingdon Local Plan Part 1 (2012) and the NPPF (2024).

Design

Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020) requires all development to be designed to the highest standards and incorporate principles of good design, including ensuring the use of high quality building materials and finishes.

The proposed alterations would achieve a high quality industrial and commercial design. The neutral materials palette for the new cladding would ensure the appearance of the building is in keeping with existing materials and the surrounding context. The feature banding around the main office core would also create a clearer visual hierarchy and aid wayfinding. Therefore, the proposed development is considered compliant with the design principles set out in the Hillingdon Local Plan Part 2 (2020).

6. Conclusion

The proposed development is needed to meet the new occupier's operational requirements. It would enhance the quality of the existing building through internal and external alterations. It would improve the quality of the existing industrial floorspace, and continue to provide employment opportunities. Overall, the proposed development would contribute positively to London's economy. The proposed changes are supported by policy and, therefore, this planning application should be considered favourably.

This application has been submitted via Planning Portal (PP-13519606). An application fee of £2,605 has been paid electronically at the time of submission. We trust that you have sufficient information to validate and determine this application. Should any additional information be required and if you have any questions about this application, please do not hesitate to contact Nick Delaney or Christy Ng (email and phone number provided below) of this firm.

Yours faithfully,



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