



# Planning, Design and Access Statement




Introduction of external plant on  
existing industrial storage building  
at:

Unit 1 Helix Logistics Park  
Edginton Way  
Sidcup  
Kent  
DA14 5BN

By:

Kingsway Group

23/98

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**1. INTRODUCTION**

- 1.1. We have been instructed by Kingsway Group to prepare and submit an application for Full Planning Permission for the introduction of additional extract plant and external louvres in association with air conditioning to be installed along with new toilet extract louvres and new condenser unit to serve a computer 'server' room within the building at Unit 1, Helix Logistics Park, Edgington Way, Sidcup, DA14 5BN.
- 1.2. The preparation of this application follows a visit to the site and a review of all relevant planning policy that is principally contained within the National Planning Policy Framework, the London Plan and the adopted Bromley Local Plan.
- 1.3. This statement is accompanied by full proposed elevations of the existing building detailed where the plant it to be introduced in conjunction with internal floor plans showing how the plant is to be installed inside the building. In addition, this statement is accompanied by technical specification of the units that are required, that are provided by Daikin.

**2. THE APPLICATION SITE**

- 2.1. The application site comprises Unit 1 of the Helix Logistics Park, Edgington Way, Sidcup Kent DA14 5BN.
- 2.2. The building in question (Unit 1) comprises a large warehouse unit, with the development originally approved by the London Borough of Bromley under reference 18/05599/FULL1. Subsequent to this, planning permission was approved on the 2<sup>nd</sup> of May (DC/22/04789/FULL1) for the introduction of a mezzanine floor and the existing storage and distribution unit has a total internal floor area of some 4507m<sup>2</sup>.
- 2.3. The site is located within a Strategic Industrial Location as defined by the Adopted London Plan (2021) and the Bromley Local Plan (2019).
- 2.4. The site is positioned close to the Tesco supermarket that is located to the east and is set amongst other industrial buildings within this defined Strategic Industrial Location. The site is positioned away from any residential properties and shares a boundary with the A20 major road to the south.

### **3. THE PROPOSAL**

3.1. This application for full planning permission seeks to introduce an external plant to the existing building that would comprise the following:

- New condenser units System 03 x2 (1 on southwest elevation, 1 on southeast elevation)
- DX Condenser units x2 on southwest elevation
- New condenser unit for server room on southwest elevation
- Toilet extract louvres x2 on southeastern elevation
- New intake air louvres x2 (1 on northwestern elevation, 1 on southwest elevation)

3.2. The new plant to be introduced is of modest proportions and would not result in any detriment to the character and appearance of the existing building. The information provided includes a detailed technical specification of the units from Daikin and the plans provided also annotate further details of the required plant.

#### **4. RELEVANT PLANNING POLICY CONSIDERATIONS**

- 4.1. Relevant planning policy to the determination of this application principally comprises that contained within the National Planning Policy Framework (2023), the London Plan (2021) and the Bromley Local Plan (2019).

##### ***National Planning Policy Framework***

- 4.2. Section 6 of the Framework focuses on building a strong, competitive economy with paragraph 85 stating that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt.
- 4.3. Paragraph 86 specifies that planning policy should set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth having regard to local industrial strategies and other local policies for economic development and regeneration.

##### ***The London Plan (2021)***

- 4.4. Table 6.2 of the London Plan lists the defined Strategic Industrial Locations within the capital and this includes the Foots Cray Business Area (reference 34). This includes the application site.
- 4.5. Policy E5 – Strategic Industrial Locations states that policies should be adopted to protect and intensify the function of SILs and enhance their attractiveness and competitiveness this includes improvement to access, public transport, digital connectivity and other related infrastructure.

***Bromley Local Plan***

- 4.6. Policy 37 of the Bromley Local Plan is used to assess the general design of development. This requires for all new development to be of a high quality of design that respects the privacy and amenities of surrounding properties.
- 4.7. Policy 119 concerns noise pollution and states that noise sensitive development should be located away from existing noise emitting uses and must not cause harm to amenity.
- 4.8. Policy 121 concerns ventilation and odour control although this more specifically relates to restaurants and hot food uses.
- 4.9. Policy 81 concerns the Boroughs Strategic Industrial Locations which encourages the enhancement and new development in such areas in association with existing business uses including Class B8 (storage and distribution).

**5. PLANNING MERITS AND CONCLUSIONS**

- 5.1. The application proposes very modest changes to the external appearance of the existing building and the Council could form the subjective view that the external changes do not materially affect the appearance of the building and therefore do not require the benefit of planning permission. However, for the avoidance of doubt, this application for full planning permission submitted shows the detail of the external plant that is required.
- 5.2. The plant is necessary to support the continued use of the building for B8 (storage and distribution) with appropriate ventilation and air conditioning required in association with the existing use. This would benefit the functioning of the building and the contribution it makes to the local economy.
- 5.3. The changes to the building would not cause detriment to its external appearance and would appear in keeping with the industrial setting of the site and its surroundings.
- 5.4. The plant would not cause any significant noise harm as confirmed within the accompanying technical information provided by Daikin and that shown on the proposed plans. The existing building is however located well away from any residential properties and therefore the application complies with the terms of Policy 37 of the Bromley Local Plan.
- 5.5. The application is supported by the fact that the site is positioned within a Strategic Industrial Location where policy seeks for new development to be approved where it enhances existing business uses. This minor application would accord with the thrust of this material policy consideration.
- 5.6. Taking these factors into account, it is requested for full planning permission to be granted.