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21<sup>st</sup> December 2023

AC/FO – 23/478  
Via PLANNING PORTAL

## **TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

### **APPLICATION FOR FULL PLANNING PERMISSION**

#### **HAYES PARK NORTH, HAYES PARK, HAYES END ROAD, UB4 8EE**

We write on behalf of our client, Shall Do Hayes Developments Limited ('the Applicant') to formally submit an application for full planning permission for a series of external works to several elevations at Hayes Park North, Hayes Park, Hayes End Road, UB4 8EE ('the Site').

The application seeks planning permission for the following development:

*"External alterations to the existing building, including alterations to selected openings and windows, materials and façade detailing, along with other associated works."*

In support of this application, we provide the following documentation:

- This Planning Covering Letter
- Application forms, prepared by Iceni Projects via the Planning Portal
- Daylight and Sunlight Technical Note, prepared by Iceni Projects
- Design and Access Statement, prepared by Studio Egret West
- Existing and Proposed Drawings, prepared by Studio Egret West
- Site Location Plan, prepared by Iceni Projects
- Application fee of £357

#### **The Site and Relevant Background**

The application Site comprises a three-story office building with a basement level dedicated to servicing and deliveries. The Site is situated within the Hayes Park business park, which includes approximately 5.22 hectares of landscaped parkland and two other existing office buildings (Hayes Park Central and Hayes Park South – both of which are Grade II\* Listed).

The Site is bound to the east and north by the open parkland, which is private land owned by the Church Commissioners. The western boundary consists of agricultural land and the associated buildings of Home Farm.

The Site is entirely within green belt land.

The Site has a Prior Approval (ref.12853/APP/2021/2202) that was granted via appeal on 23/06/2023 for:

*'Change of use of offices (Use Class E(g)) to residential use (Use Class C3) to include 64 residential units comprising 6 x studio units, 33 x one-bedroom units, 19 x two-bedroom units and 6 x three-bedroom units (Application for Prior Approval under Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015).'*

Prior to implementation of this permission, the Applicant wants to make external improvements to optimise the building for residential use and improve the appearance of the building.

The site immediately to the south that contains Hayes Park Central and South is currently the subject of a planning application for the conversion of the two buildings from offices to 124 residential units under ref. 12853/APP/2023/1492.

## **The Proposed Development**

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As the original building was designed for office use, the existing façade, windows and entrance way are not optimally designed for residential use and amenity. Following the grant of Prior Approval for the conversion of the building from office to residential, the Applicant is seeking amendments to the building to improve its function and design for the emerging residential use. Furthermore, design changes are also being proposed which improve the general design and compatibility of the building with the nearby listed buildings.

The windows presently do not open, as they were installed with the expected operation of an air conditioning system within the former office. In replacing the windows with more suitable opening windows, and introducing Juliette balconies to selected units also, the proposals seek to create a more hospitable living environment with options for passive cooling for each residential unit. Please note that the window openings will in no case be reduced in size but in some cases enlarged for an overall improvement to living conditions for future residents.

Improvements to the entrance are centred around creating a welcoming environment for residents and visitors, with the added intention of securing privacy and amenity for the units that face directly onto the recessed entryway. Through introduction of high-quality design, legibility features and obscuring of windows that would otherwise compromise privacy, the proposals create a functional entrance for the new residential use. In terms of materiality, finishes, and design, the palettes used across the rest of the building would be employed here for consistency.

The proposals relate to external works only and does not seek any change to GIA and or land use.

Further details of the proposal are set out within the accompanying plans prepared by Studio Egret West. Below we have summarised the key amendments for which we are seeking planning permission:

- Replace unopenable windows with openable windows
- Additional corner windows and glazing
- Introduce Juliette balconies to some windows
- Replace panels beneath windows and on building corners with coloured tiles
- Recessed brick pier with projecting brick details at ground floor

- Improvements to the main building entrance

## **Planning Policy Considerations**

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Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning decisions must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

The relevant Development Plan for the site consists of:

- The London Plan (2021)
- The London Borough of Hillingdon Local Plan Part Two (2020)
- The London Borough of Hillingdon Site Allocations and Designations (2020)
- The London Borough of Hillingdon Local Plan Part One (2012)

An assessment of the relevant planning considerations for the development are provided below.

### **Principle of Development**

The conversion of the former office building to residential is secured via prior approval ref.12853/APP/2021/2202. Current proposals represent a minor development with the objective of enhancing the appearance and functionality of the building for the agreed residential use.

Proposals do not alter the use, scale or massing of the Site, but instead offer cosmetic and minor quality of life improvements leading to improved residential amenity and a higher design offer to the surround. In this regard proposals comply with LBH LP Part 2 Policy DMH 3, which although referring to non-permitted development office conversions, sets the Council's aspirations for conversions including provision of an external finish that is suitable to a residential building and in keeping with the character of the area.

Policy DMEI4 of the LBH LP Part 2 relates to development on green belt land. The policy requires development on the green belt to not have an impact on the openness of the green belt land. Due to the current proposals offering no additional bulk or footprint as they are for external works to an existing building, they are considered policy compliant. Policy DMEI4 also requires proposals to not detract from the visual amenity and character of the green belt. As proposals include no addition but comprise only design improvements to an existing building, it is considered that proposals represent an improvement to visual amenity.

### **Design and Heritage**

Policy DHMB1 of the LBH LP Part 2, requires development proposals to avoid harm to the historic environment and heritage assets, and sets out that the Council will support proposals that sustain and enhance the heritage assets and do not lead to harm to an asset. This also sets out the development should make a positive contribution to the local character and distinctiveness of the area. In instances where there are heritage assets nearby, development should not compromise its setting, and should take opportunities to enhance the setting of heritage assets.

Policy DMHB 11 requires that all development be designed to the highest standards by harmonising with the local context by taking into account: scale of development; building plot sizes, building lines, setbacks and streetscape; architectural composition and quality of detailing; and impact on neighbouring open spaces and their environment.

Development should also ensure the use of high-quality building materials and finishes and protect features of positive value within and adjacent to the site including the safeguarding of heritage assets.

The existing Site comprises a an outdated office building, which does not offer much value in terms of design quality or contribution to the setting of the local heritage assets. The development proposals include the introduction of an improved material palette and design scheme to the external building with well-considered detail and composition. It is considered therefore that current proposals are an improvement on the existing design quality and in compliance with Policy DMHB 11.

In heritage terms, as current proposals offer no additional scale or massing, the impact on the nearby listed Hayes Park Central and Hayes Park South in comparison to the existing relationship is limited. Additionally, Hayes Park North is only partially visible from limited parts of the Hayes Park Central and South site. Where it is visible, it is considered that proposals offer an improvement to the setting of the heritage assets through improved material palette and high design quality proposed rather than any harm. Proposals are therefore considered compliant with Policy DHMB1.

### **Amenity**

Policy BE1 of the LBH LP Part 1, requires new development to create successful and sustainable neighbourhoods where people enjoy living and that serve the long-term needs of all residents. The Policy requires new development to:

- Achieve a high quality of design which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place.
- Be designed to make a positive contribution to local area in terms of materials and protect amenity of existing buildings.

Current proposals achieve a high quality of design through high quality materials, detail and a well-considered scheme of interventions to add to the local distinctiveness and also contributes to a greater sense of place than the current building currently offers. The proposals also enhance the amenity of existing nearby buildings in Hayes Park Central and South through the design improvements described, adding to visual amenity.

The proposals also secure the long-term needs of future residents drawn to the Site via the prior approval for residential conversion ref.12853/APP/2021/2202. In introducing Juliette balconies, opening windows and some enlarged window openings, proposals offer increased daylight, cooling and amenity for resident as established in the accompanying technical note on Daylight, Sunlight and overshadowing. Design improvements externally also create a sense of place and bring improved visual amenity to be enjoyed by all future residents.

### **Conclusion**

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Overall, the proposal is considered to represent an improvement to the functionality of the former commercial unit for its new residential use, whilst also offering a much-improved design to its setting. In this regard, proposals satisfy policy requirements for high-quality design, residential amenity and heritage protection and enhancement through very minor interventions.

We trust the enclosed is sufficient for your current purposes and we look forward to receiving confirmation that the application has been registered and validated. In the meantime, please contact Finn O'Donoghue (07795 441 090 or [fodonoghue@iceniprojects.com](mailto:fodonoghue@iceniprojects.com)) should you have any questions.

Yours faithfully,



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enc. As listed above