



PROGRESS PLANNING

21 and 21B Windsor Street, Uxbridge, Hillingdon, UB8 1AB.

'Conversion from office (Class E) to residential (Class C3) within the Grade 2 listed building of 21 Windsor Street'.

Prepared by Progress Planning on behalf of:

Barry Pond

February 2022

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Executive Summary

This planning statement has been submitted in support of the full planning application for the conversion of office (Class E) to residential (C3) at 21 and 21B Windsor Street, Uxbridge, Hillingdon, UB8 1AB. This statement should be read in conjunction with the full set of planning drawings and all supporting documents, including The Heritage Assessment report.

21 and 21B Windsor Street (herein referred to as the site) is located in the heart of Uxbridge which is a suburban Metropolitan Town in West London. The site has been in our client's family possession since the early 19th century, and it is a grade two listed building sat within the Uxbridge conservation area. The site is located within a highly sustainable location and holds a PTAL rating of 5.

The site is located less than 200 metres from the main high street which features plentiful of facilities and other amenity services. The site benefits from close proximity to Uxbridge tube station which allows for efficient travel to the city and wider boroughs of London.

The proposal seeks to replace two underused and delapidated office facilities and create a net gain of 2 dwellings in a highly sustainable location. It is considered that providing 2 residential units within this Metropolitan Town Centre location would make the most efficient use of the land. Given the local, regional and national planning policies which go to support the increased supply of housing. It is therefore understood that the principle of development is considered acceptable.

Given the nature of the listed building, this proposal is accompanied by a heritage report. Overall, the development would reflect the 12 core principles of sustainable development as set out in the NPPF. The application scheme meets the strategic policy objectives of the London Plan as well as the aims and objectives of local Council policy.

Therefore, it is anticipated that the application will be approved.

Site context

The site is located within Uxbridge and therefore the Local Planning Authority is the London Borough of Hillingdon (herein referred to as the LPA). The building fronts onto the historic Highstreet known as Windsor Street and backs onto the road of Charter Place. Windsor Street is located just off the High Street of Uxbridge and was built to serve the growing population of the town.

The applicant Barry Pond who holds sole ownership of property maintains the importance of the grade 2 listed building. The property has been within the family since the early 19th century and therefore the applicant has seen first-hand the once successful office space become redundant and unfit for modern office purposes. It is their aim to restore the grade 2 listed building.

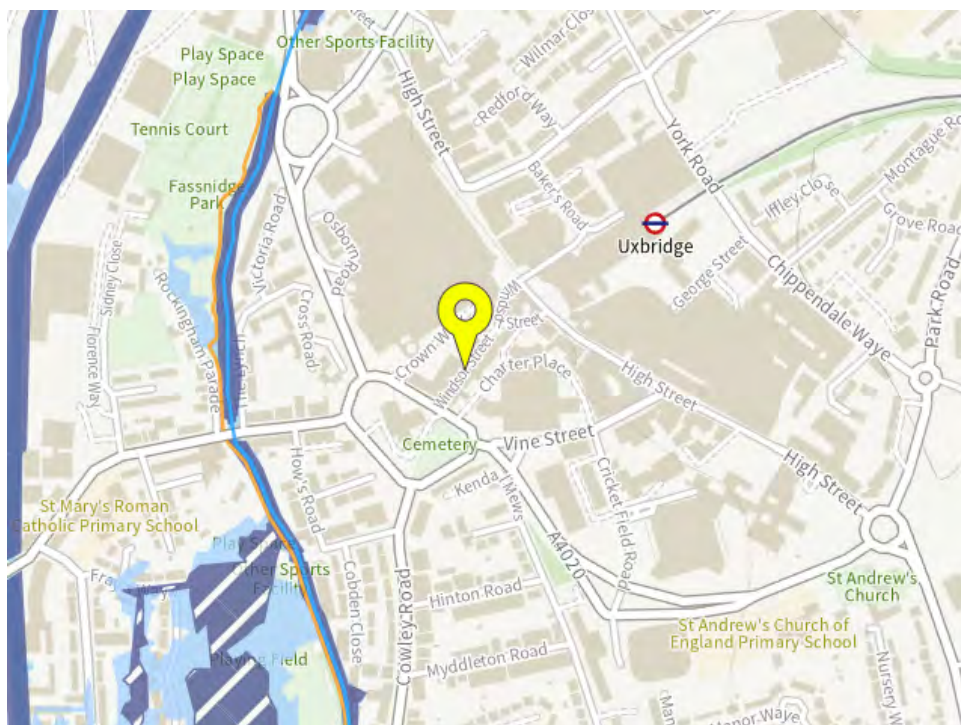




Site location plan

The site is 0.02 hectares in size and split over two levels, the ground floor level features a handful of shops. The proposal only affects the second floor of the site which is currently vacant as an office facility. With this in mind the owners of the site are looking to give the property a new lease of life to the vacant, Grade II listed office premises. The proposal looks to convert the existing upper floor of the building into residential use.

The site represents the conversion of an existing use on a brownfield site, the site is located within flood zone 1 and is less than 1 hectare in size. It is therefore considered that flooding would not be an issue.



EA Flood Zone Map

The site was previously used as two separate office spaces. The vacant front office is 21 Windsor Street, which is accessed off Windsor Street and between the corner shop and Barbers. The rear 21 Windsor Street, Uxbridge, UB8 1AB
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office space is 21B Windsor Street, access is found off Charter Place and via an existing external stairway and balcony.

The application site is located within the Uxbridge Metropolitan Town Centre. It has a PTAL rating of 5 which indicates that there is good public transport provision locally.

Planning history

19842/APP/2017/4477 - Approval (31st January 2018)	Installation of a replacement hanging sign, new window graphic, improvements to existing fascia sign, restoration and repainting of existing shop front and painting of upper shop front (listed building consent)
19842/ADV/2017/136 - Approval (31st January 2018)	Installation of a replacement hanging sign, new window graphic and improvements to existing fascia sign (advertisement consent)
19842/APP/2001/949 - Approval (4th July 2001)	Installation of temporary opening in side wall for removal of internal brick kiln and reinstate elevation upon completion (application for listed building consent)

Relevant planning history

The following section provides recent examples of conversions from class E formally class B1 (offices) to Class C3 (residential). These examples along Windsor Street further confirms the proposal to be acceptable in principle.

36-38 WINDSOR STREET UXBRIDGE UB81AB 13544/APP/2017/3388 - Approval (25th October 2017)	Prior Approval application for the change of use from office accommodation (Use Class B1(a)) to 33 residential units (Use Class C3).
42a WINDSOR STREET UXBRIDGE UB81AB Approval (1st October 2020)	Conversion of upper floors from offices (Use Class B1) to provide 2 x 1-bed and 1 x 2-bed maisonettes (Use Class C3)
43 & 44 WINDSOR STREET UXBRIDGE UB81AB Approval (2nd April 2015)	Change of use of ground floor retail (Use Class A1) to restaurant (Use Class A3), change of use of upper floors to create 3 one-bedroom apartments and 1 studio flat, involving the erection of 3 storey rear extension (with the proposed 3rd storey located within the pitched roof space) involving the construction of 3 side facing dormers windows within the existing and proposed roof space
45 WINDSOR STREET UXBRIDGE UB81AB Approval (11th June 2015)	Retention of ground floor cafe (Use Class A3) and proposed change of use/reinstatement of first floor to a two-bedroom residential unit (Use Class C3)
50 WINDSOR STREET UXBRIDGE UB8 1AB Approval (14th June 2019)	Demolition of existing outbuilding, erection of single storey rear extension for storage with associated landscaping, internal alterations to ground floor retail unit, change of use of upper floors to 1 x 2 bed residential unit (Use Class C3) involving internal alterations

Proposed development

The proposal seeks the conversion from office (Class E) to residential (Class C3) within the Grade 2 listed building of 21 Windsor Street.

The site layout and access to each flat would remain largely the same. The only significant changes are to facilitate the habitable rooms. There are also limited external changes.

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Principle of Development

In terms of the principle of development, the proposal would introduce a net gain of two residential dwellings in a much-needed town centre location. The proposal would not impact the ground floor shops and therefore the site will retain an active frontage onto the Highstreet.

The redundant offices have remained vacant and are considered to be unfit for modern use. Therefore, the removal of the office in this location and the inclusion of much needed residential is considered acceptable under policy DMH 3 - Office Conversions.

The proposal has benefited from a pre-application with the Council under reference 12884/PRC/2017/153, the pre-application concluded the principle of a change of use from office to residential to be acceptable. This is further compounded by nearby conversions from office to residential in recent years.

The proposal falls in line with Local Planning guidance and policy. The Hillingdon Local Plan Part 1 - Strategic Policies and Part 2 - Development Management Policies.

Planning Policy

The proposed development has been assessed against the London Plan 2021, the Development Plan Policies contained within the Hillingdon Local Plan: Part 1 & 2, the NPPF 2021 and supplementary planning guidance by both the London Borough of Hillingdon and GLA.

Section 54(a) of the Town and Country Planning Act (1990) as amended by Section 38(6) of the Planning and Compulsory Purchase Act 2004, states LPAs should determine planning applications in accordance with the Development Plan, unless material considerations indicate otherwise.

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means approving development proposals that accord with the development plan without delay (paragraph 11). The NPPF states that local planning authorities should approach decision taking in a positive way to foster the delivery of sustainable development. The NPPF stipulates amongst its key planning principles that the planning system has three overarching interdependent objectives (paragraph 8) - to achieve the overall aspiration of the planning system to achieve sustainable development.

The NPPF states at paragraph 38 that Authorities should approach decision making in a positive and creative way – in other words Authorities should look for solutions rather than problems. Authorities are encouraged to work proactively with Applicants to secure developments that will improve the economic, social and environmental conditions of the area in which development is to be located. Decision makers are encouraged to approve applications for sustainable development, for innovative design solutions and to encourage the improvement of local design.

Paragraph 59 requires that in order to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land come forward where it is needed, that the needs of groups of specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

Paragraph 117 advises that Policies promote the effective use of land to meet the need for development uses while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Paragraph 189 requires Applicants to describe the significance of any heritage assets affected proportionate to the asset's importance.

Paragraph 192 requires LPA take account of various factors when assessing applications affecting assets including the desirability of new development to make a positive contribution to local character and distinctiveness and the desirability of sustaining and enhancing the significance of the assets.

Policy DMH 3: Office Conversions



A) Where offices are found to be redundant, their demolition and redevelopment for office accommodation will be supported. Where this is not feasible or viable, proposals for the conversion of offices to residential which fall outside of current permitted development rights will be supported where: i) the conversion of offices provide an external finish that is suitable to a residential building and in keeping with the character of the area; ii) balconies and/or amenity spaces are designed into the development as integral facilities and the creation of well-designed public realm and landscaping is demonstrated; iii) any additional functional features that are needed such as pipes, flues or communications equipment are grouped together and routed through existing features where possible, and kept off publicly visible elevations; and iv) proposed homes have a dual aspect wherever possible (see Mayor of London's Housing SPG). A sole aspect home overlooking a parking court or other shared use rear area will generally be unacceptable.

B) All conversions that fall outside of existing permitted development rights will be expected to accord with National and London Plan minimum space and parking standards and meet the requirements of all other policies in this plan, including those in Policy DME 3: Office Development.

The scheme ensures the preservation of a Grade 2 listed building located within the Old Uxbridge/ Windsor Street Conservation Area, whilst providing much needed housing within the sustainable location of Uxbridge town centre.

Policy DMTC 1: Town Centre Developments A) The Council will support 'main town centre uses' where the development proposal is consistent with the scale and function of the centre. Town centre development will need to demonstrate that: i) adequate width and depth of floorspace has been provided for the town centre uses; and ii) appropriate servicing arrangements have been provided. B) Residential use of ground floor premises in primary and secondary shopping areas and in designated parades will not be supported. C) Proposals for 'main town centre uses' in out of centre locations will only be permitted where there is no harm to residential amenity. D) The Council will: i) expect proposals for 'main town centre uses' to demonstrate that there are no available or suitable sites in a town centre where an edge of centre or out of centre location is proposed, using a sequential approach; and ii) consider the effect of the proposal, either individually or cumulatively on the vitality and viability of existing town centres. Development proposals in out of centre and edge of centre locations, which exceed 200 sqm of gross retail floorspace, or 1,000 sqm of combined main town centres uses, will require an impact assessment.

The proposal would realise the second-floor conversion from office to residential, the development does not propose the change of use to the ground floor. It therefore ensures the safeguarding of the northern and central bays which as confirmed by the heritage report remain attractive historic shopfronts and contribute to the significance of the building.

Policy DMHB 1: Heritage Assets A) The Council will expect development proposals to avoid harm to the historic environment. Development that has an effect on heritage assets will only be supported where: i) it sustains and enhances the significance of the heritage asset and puts them into viable uses consistent with their conservation; ii) it will not lead to a loss of significance or harm to an asset, unless it can be demonstrated that it will provide public benefit that would outweigh the harm or loss, in accordance with the NPPF; iii) it makes a positive contribution to the local character and distinctiveness of the area; iv) any extensions or alterations are designed in sympathy, without detracting from or competing with the heritage asset; v) the proposal would relate appropriately in terms of siting, style, scale, massing, height, design and materials; vi) buildings and structures within the curtilage of a heritage asset, or in close proximity to it, do not compromise its setting; and vii) opportunities are taken to conserve or enhance the setting, so that the significance of the asset can be appreciated more readily. B) Development proposals affecting designated heritage assets need to take account of the effects of climate change and renewable energy without impacting negatively on the heritage asset. The Council may require an alternative solution which will protect the asset yet meet the sustainability objectives of the Local Plan. C) The Council will seek to secure the repair and reuse of Listed Buildings and monuments and improvements to Conservation Areas on the Heritage at Risk Register, through negotiations with owners, the provision of advice and guidance, the use of appropriate legal action, and through bids for external funding for improvement works.

Policy DMHB 2: Listed Buildings A) Applications for Listed Building Consent and planning permission to alter, extend, or change the use of a statutorily Listed Building will only be permitted if they are considered to retain its significance and value and are appropriate in terms of the fabric, historic integrity, spatial quality and layout of the building. Any additions or alterations to a Listed Building should be sympathetic in terms of scale, proportion, detailed design, materials and workmanship. B) Applications should include a Heritage Statement that demonstrates a clear understanding of the importance of the building and the impact of the proposals on its significance.



C) The substantial harm to or total loss of significance of a statutory Listed Building will only be permitted in exceptional circumstances when the nature of the heritage asset prevents all reasonable use of the building, no viable use can be found through marketing, grant-funding or charitable or public ownership and the loss is outweighed by bringing the site back into use. In such circumstances, full archaeological recording of the building will be required. D) Planning permission will not be granted for proposals which are considered detrimental to the setting of a Listed Building.

Policy DMHB 4: Conservation Areas New development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness. In order to achieve this, the Council will: A) Require proposals for new development, including any signage or advertisement, to be of a high quality contextual design. Proposals should exploit opportunities to restore any lost features and/or introduce new ones that would enhance the character and appearance of the Conservation Area. B) Resist the loss of buildings, historic street patterns, important views, landscape and open spaces or other features that make a positive contribution to the character or appearance of the Conservation Area; any such loss will need to be supported with a robust justification. C) Proposals will be required to support the implementation of improvement actions set out in relevant Conservation Area Appraisals and Management Plans.

The accompanying heritage report issued by Asset Heritage Consulting, confirms the proposals serve to preserve what is significant about 21 and 21B Windsor Street as a listed building. Furthermore, the application complies with both local and national policy on the conservation and enhancement of the historic built environment, including the advice contained in the NPPF and its accompanying PPG, fundamentally Asset Heritage confirms the application to and most importantly of all pass the statutory tests set by Sections 16, 66, & 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990.

Policy DMHB 17: Residential Density All new residential development should take account of the Residential Density Matrix contained in Table 5.3. Developments will be expected to meet habitable rooms standards.

Policy DMHB 18: Private Outdoor Amenity Space A) All new residential development and conversions will be required to provide good quality and useable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.3. B) Balconies should have a depth of not less than 1.5 metres and a width of not less than 2 metres. C) Any ground floor and/or basement floor unit that is non-street facing should have a defensible space of not less than 3 metres in depth in front of any window to a bedroom or habitable room. However, for new developments in Conservation Areas, Areas of Special Local Character or for developments, which include Listed Buildings, the provision of private open space will be required to enhance the streetscene and the character of the buildings on the site. D) The design, materials and height of any front boundary must be in keeping with the character of the area to ensure harmonisation with the existing street scene.

GG2 Making the best use of land

To create successful sustainable mixed-use places that make the best use of land, those involved in planning and development must:

C. proactively explore the potential to intensify the use of land to support additional homes and workspaces, promoting higher density development, particularly in locations that are well-connected to jobs, services, infrastructure and amenities by public transport, walking and cycling.

As confirmed in policy GG2 of the London Plan, sites must come forward which makes the best use of land. The London plan supports development which seeks to densify suitable locations of which places in sustainable locations with good access to public transport is amongst them. 21 Windsor Street (flat 1) located at the front of the scheme proposes 88.7 square metres of internal space due to the nature of the listed building no outdoor amenity space is proposed as this would fundamentally subtract from the heritage asset. Notwithstanding this the flat surpasses the habitable room standards for a two-bedroom, three person flat. The second flat located to the rear of the scheme (21B Windsor Street) contains a two-bedroom, three people set up as well. The proposal meets the minimum space standards and is the size of 62.9 square metres. Moreover, the proposal enhances the current balcony and creates a 6 square metre private outdoor space for future residents. In line with the London Plan 2021 and London Housing Design SPG.



Policy E4: Uxbridge The Council will strengthen the status of Uxbridge Town Centre as a Metropolitan Centre by delivering growth set out in Table 5.4 and promoting Uxbridge as a suitable location for retail, offices, hotels, recreation and leisure, entertainment and culture, evening and night-time economy, education, community services, and mixed-use development. The Council will secure improvements to Uxbridge public transport interchange and the town centre boundary will be expanded as shown on Map 5.2.

The site lies within the Metropolitan Centre of Uxbridge and is therefore a suitable location for the conversion of office into residential, moreover the London Borough of Hillingdon is extremely constrained by its high Green Belt designation. Therefore, residential units are required to come forward in existing urban settlements.

Policy EM1: Climate Change Adaptation and Mitigation The Council will ensure that climate change mitigation is addressed at every stage of the development process by: 1. Prioritising higher density development in urban and town centres that are well served by sustainable forms of transport. 2. Promoting a modal shift away from private car use and requiring new development to include innovative initiatives to reduce car dependency. 3. Ensuring development meets the highest possible design standards whilst still retaining competitiveness within the market. 4. Working with developers of major schemes to identify the opportunities to help provide efficiency initiatives that can benefit the existing building stock. 5. Promoting the use of decentralised energy within large scale development whilst improving local air quality levels. 6. Targeting areas with high carbon emissions for additional reductions through low carbon strategies. These strategies will also have an objective to minimise other pollutants that impact on local air quality. Targeting areas of poor air quality for additional emissions reductions. 7. Encouraging sustainable techniques to land remediation to reduce the need to transport waste to landfill. In particular developers should consider bioremediation as part of their proposals. 8. Encouraging the installation of renewable energy for all new development in meeting the carbon reduction targets savings set out in the London Plan. Identify opportunities for new sources of electricity generation including anaerobic digestion, hydroelectricity and a greater use of waste as a resource. 9. Promoting new development to contribute to the upgrading of existing housing stock where appropriate. The Borough will ensure that climate change adaptation is addressed at every stage of the development process by: 10. Locating and designing development to minimise the probability and impacts of flooding. 11. Requiring major development proposals to consider the whole water cycle impact which includes flood risk management, foul and surface water drainage and water consumption. 12. Giving preference to development of previously developed land to avoid the loss of further green areas.

The scheme would provide a couple of residential units in a sustainable and well-connected urban town centre. The designation of PTAL 5 confirms this to be the case and the scheme would go to reflect the 12 core principles of sustainable development.

Policy H1: Housing Growth

The Council will meet and exceed its minimum strategic dwelling requirement, where this can be achieved, in accordance with other Local Plan policies. The borough's current target is to provide an additional 4,250 dwellings, annualised as 425 dwellings per year, for the ten year period between 2011 and 2021. Rolled forward to 2026, this target equates to a minimum provision of 6,375 dwellings over the period of the Hillingdon Local Plan: Part 1- Strategic Policies. Sites that will contribute to the achievement of this target will be identified in the Hillingdon Local Plan: Part 2- Site Specific Allocations Local Development Document (LDD).

Policy H1 Increasing housing supply

As set out in the London Plan 2021 provides explicit strategic support for the provision of housing in London.

The scheme would provide 2 residential units which would make in however much a small way contribute to Hillingdon's supply of housing.

Policy DMT 6: Vehicle Parking A) Development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity. The Council may agree to vary these requirements when: i) the variance would not lead to a deleterious impact on street parking provision, congestion or local amenity; and/or ii) a transport appraisal and travel plan has been approved and parking provision is in accordance with its recommendations. B) All car parks provided for new development will be required to contain conveniently located reserved spaces for wheelchair users and those with restricted mobility in accordance with the Council's Accessible Hillingdon SPD.



Policy T5 Cycling - Development Plans and development proposals should help remove barriers to cycling and create a healthy environment in which people choose to cycle.

Policy T6 Car parking - Car parking should be restricted in line with levels of existing and future public transport accessibility and connectivity.

The scheme is proposed to hold no car parking and policy compliant levels of cycling parking. Given the sites sustainability credentials and given its location of PTAL 5, it is in line with the sustainable goals set out in the NPPF and therefore should be considered acceptable.

Density

The Hillingdon Local Plan Part 2 Policy DMHB 17 of Residential Density states all new residential development should take account of the Residential Density Matrix contained in Table 5.2. as this scheme is a conversion from office to residential, the scheme proposes the net gain of two residential units.

Policy GG2 of the London Plan states in order to create successful and sustainable mixed-use places, proposals should make the best use of land. As such new developments should seek to optimise the maximum intensity of use compatible with the local context and with public transport capacity. Developments should therefore proactively explore the potential to intensify the use of land to support additional homes and workspaces, promoting higher density development. This is especially akin to the location of the proposal which is situated in a PTAL 5 location (where 6 represents the highest level of public transport accessibility and 1 the lowest). Given the urban character of Uxbridge town centre and high PTAL of the site, and due to the small scale of the proposal, it is not considered to raise any concern with regards to density as it would be comfortably within the appropriate range as set out in London Plan.

Mix of units

Policy H10 Housing size mix of the London Plan states schemes should consist of a range of unit sizes. The proposal would realise two residential homes consisting of 2 bedrooms, in support of the Hillingdon Local Plan policy H1 which looks to increase the number of housing units.

Design driven by heritage and the impact on the character of the area

The design proposals have been developed in accordance with the site's local context. The site has been owned by the same family for well over a century and maintains the significance of the heritage asset located within a Conservation Area and therefore it has been ensured that there are no external works proposed. In accordance with the heritage report the application would not result in an impact on the Conservation Area.



The proposal makes no external changes to the façade except for the balcony

Impact on neighbours

The proposal is located within the Uxbridge Metropolitan Town Centre. The proposal seeks only internal changes save over the increased balcony size; it therefore would have no impact on its neighbours.

Living conditions for future occupiers

Internal living space

21 Windsor Street lies at the front of the property. Flat 1 is made up of two bedrooms of which one is a double and one is a single. The proposal includes 88.7 square metres of internal space, more than adequate for a three-person unit.

Flat 2 is located to the rear contains a two-bedroom, three person set up as well. The internal dimensions of the flat is 62.9 square metres. Both proposals meet the minimum space standards

External Amenity Space

The proposal does unfortunately fall down against the local plan standards of external space. It is understood that the councils' expectations set out in the local plan of 20 square metres of external amenity space is unviable in this particular urban location. The site is highly constrained by its grade listed status and Conservation quality. Due to the nature of the heritage asset, it is considered as in line with the Housing Design Guide SPG that the proposal is of special circumstances and therefore the proposed generous and overly large internal space would compensate against the lack of external amenity space.

21B Windsor Street is accessed via an existing external stairway and balcony, it is proposed the space will be extended to comply and exceed with the standards set out in both the London Plan 2021 and London Housing Design SPG. An external space of 6 square metre is proposed for future residents.

Highway impacts and Car/ Cycle parking

The proposed scheme will not contain any car parking spaces. This is in line with the table 10.3 set out in the London Plan 2021 which in forms that any development of a high PTAL rating (5-6) should be car free. In this instance the site is considered to be PTAL 5 and therefore there will be no implications on the existing highway. The scheme proposes safe and secure cycle storage for future residents of the scheme, the storage unit will be contained at the rear of the building and provide 4 spaces across both flat 1 and flat 2 in line with the London Plan Table 10.3.

The majority of roads within the vicinity of the site have parking restrictions. The stretch of parking along Windsor Street nearest to the Site has restricted parking (8am-6.30pm Monday to Saturday) with parking to other areas subject to double yellow lines restrictions. To the rear of the property lies Charter place, this is a private road which leads to The Charter Building and is subject to double yellow lines restrictions and a barrier.

Whilst the rationale behind the approach to parking provision is considered acceptable in its own regard, the Applicant is willing to enter into a Unilateral Undertaking to restrict owners of the dwellings from being able to obtain resident parking permits.

Security and Accessibility

In assessing the application, the accessibility of the site has been considered. The site is located within the core centre of Uxbridge and as such is accessible by a number of transportation links. Overall, the proposed layout of the development will function well, creating a safe and accessible environment. It would ensure the delivery of a two 2-bedroom apartments and go to meet the identified needs of residents and an ageing population, within the spirit of regional and local planning requirements.

Noise Issues



The proposal, comprising two 2-bedroom properties and are situated above a corner shop, barbers, tattoo parlour and beauty salon. It is considered that the proposal would not suffer negatively from surrounding facilities and instead the future occupiers would benefit from the array of services the metropolitan town centre has to offer.

Waste management

The collection of waste from the site will be conducted via a private refuse collection. Both recycling and general waste bins will be transported to the rear of the property once a week and collection will take place off Charter Place. A general storage for waste is positioned to the rear of the property.

Tree and landscaping

The proposal consists of a brownfield site which is proposed to be converted from an office use to residential use, save from the rear balcony the site consists of hard landscaping and does not have any ecological value.

Contamination & Environmental Impact

There are no known contaminants on this site and the proposal would not involve significant ground works. Therefore, the proposal would not raise any environmental contamination issues, in accordance with Policy DMEI 12: Development of Land Affected by Contamination.

Summary

In conclusion the principle of development remains clear, the proposal seeks to convert and restore this tired and dilapidated listed building, bringing it back into use as much needed housing. Located within the Metropolitan Town Centre of Uxbridge and with the site having a PTAL of 5, the proposal would make the most efficient use of the land and given local, regional and national planning policies are supportive of increasing housing supply, the principle of development and the principle of a no car parking scheme is considered acceptable in this location.

The site is extremely constrained given its grade listed status. Nonetheless, the applicant maintains the significance of the listed building which is further confirmed by the accompanying heritage report. The heritage report maintains there to be no harm to any nearby listed building through the effect on its setting nor to the character and appearance of the Old Uxbridge/Windsor Street Conservation Area. Going further the proposed conversion would serve to preserve what is significant about 21 Windsor Street as a listed building.

The proposal realises two 2-bedroom units in a suitable location. The application is considered to comply with all policies set out in the Hillingdon local plan, London Plan 2021 and NPPF.

