



HILLINGDON

LONDON

Blue Sky Planning Ltd
Bourne House
475 Godstone Road
Caterham
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13/10/2009

Our ref: PE/00154/2009

Dear Mr Craig Blatchford

Suite of Proposals including: a) A full application for external alterations including new shop fronts; b) An application under S73 to vary the goods restriction condition; and c) An application for the installation of a 464 sq.m mezzanine floor. Location: Former MFI Unit, Uxbridge Road, Hayes

I refer to your request for pre-application advice regarding the range of proposals identified above at the Former MFI Unit, Uxbridge Road. The comments within this correspondence are based upon the plans provided within your pre-application submission; namely drawings 622/PL/3.101 (Existing Elevations), 622/PL/3.101 (Proposed Elevations), 622/PL/2.101 (Proposed Unit C3 Ground and Mezzanine Floor Plans), 622/PL/1.101 (Proposed Site Plan) and 622/PL/1.001 (Existing Site Plan).

Please note that the views expressed in this letter represent officers opinion and cannot be taken to prejudice the formal decision of Council in respect of any subsequent planning application, on which consultation would be carried out which may raise additional issues. In addition, the depth of analysis provided corresponds with the scope of information made available to Council Officers.

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The Site

The site is that of the Former MFI unit within the Uxbridge Road Retail Park, a retail park consisting of three retail units within 2 buildings on the junction of Uxbridge Road and Springfield Road.

The units on site currently are:

Unit A - Wickes 2,518 sq.m

Unit B - 1,794 sq.m - CarpetRight

Unit C - 2,100 sq.m Vacant, formerly MFI

UDP Designations

The site is located within the Springfield Road IBA a designated Industrial and Business Area designated within the Saved Policies Unitary Development Plan (September 2007).

The Proposals

The proposal would involve the subdivision of the vacant unit on site (former MFI) to create 3 smaller retail units. The original consent for the site (PP: 2621AC/83/1381) did not restrict subdivision of the unit by means of a planning conditions. As such the internal subdivision of the retail unit is not considered to require planning permission.

Pre-application advice is sought on a suite of three proposals relating to the application site as identified below:

a) A full application for external alterations to the buildings. The external alterations would include the removal of an existing entrance structure and its replacement with three entrances structures on the eastern elevation of the building. The proposals would also result in the replacement of 16 existing parking spaces with 8 disabled/mother and child bays (an overall reduction of 8 spaces).

b) An application under S73 of the Town and Country Planning Act to vary the terms of the goods restriction condition to that set out below:

"The retail floorspace hereby approved shall be used solely for the sale of the following goods: building and decorating materials and related equipment, DIY and garden products; furniture; floor coverings and related ancillary goods, soft furnishings and household textiles, pets and pet products (including food for non human consumption); domestic electrical goods and gas appliances; computers and office supplies and equipment and other products ancillary to these main ranges."



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It should be noted that this represents a variation to condition 10 of the original planning permission 2621AC/83/1381, but has been varied on numerous occasions under S73. The most recent wording is that approved under planning permission 2621BF/97/1525.

c) A full application for the erection of a mezzanine, circa 464 sq.m, within one of the new units.

These proposals will be addressed in turn within this correspondence.

Relevant Planning History

2621BF/97/1525 - Continued use of premises as a non food retail warehouse without complying with condition 1 of planning permission ref: 2621/BC94/0480 dated 03/08/94 Restriction on type of goods to be sold. Approved 22/11/1995.

2621/BC94/0480 - Continued use of premises as a non-food retail warehouse without complying with condition 1 of planning permission ref. 2621AK/86/1208 dated 6.1.87 (restriction on type of goods to be sold). Approved 01/06/1994.

2621AC/83/1381 - Erection of 2 retail warehouses for sale of DIY products, 3 ind. units & access road & parking. Approved 22/06/1984.

Main Planning Issues

Proposal A - External Alterations

Design

The proposed alterations would involve the removal of an existing entrance from the eastern elevation of the building. Three new entrances would then be sited on the eastern elevation.

The proposed entrances would consist of a curved roof structure supported by four steel poles with a band of 3 advertisements situated above the entrance. The entrance doors would be four pane sliding entrances. These proposed entrance features are identical to those currently installed on this elevation of the building.

Subject to appropriate choice of colours for the entrance features the proposals would maintain an appropriate visual appearance within the IBA which would be compliant with policies BE13 and BE25 of the Hillingdon Unitary Development Plan Saved Policies.

You are advised that any application should be supported, where possible by the proposed colour scheme for these aspects of the building.



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Separate advertisement consent is likely to be required for any signage to be displayed on these entrance canopies.

Parking Provision

The proposal would result in the loss of 8 parking spaces; however the overall parking provision for the site would remain at 138 spaces. The provision would remain in excess of the Council's adopted parking standards for retail units (even taking into account the additional floorspace under proposal C) and as such the loss of parking should not give rise to concerns regarding the loss of car parking.

Access

The London Borough of Hillingdon is committed to achieving the highest standards of access and inclusion. All buildings that are open to the public and all housing development schemes must be constructed according to the policies and design details as outlined in the SPD Hillingdon Design and Accessibility Statement (HDAS) Accessible Hillingdon.

The pre-application submission does not contain detailed information with regard to the proposed building entrances; as such you are advised to ensure the detailed design of the proposed entrances accords with guidance within the HDAS - Accessible Hillingdon.

The Council has a dedicated Access Officer, who would be able to assist with any specific queries. Mr Ali Kashmiri can be contacted on 01895 558 833 or via AKashmiri@hillingsdon.gov.uk.

Proposal B - Amended Bulky Goods Condition

Principle of the proposed alteration

The purpose of the condition is to ensure that the retail units operating from the site only trade in bulky goods and prevent their occupation for purposes which could be better located elsewhere in accordance with guidance within Planning Policy Statement 6 Planning for Town Centres and Policy 3D.1 of the London Plan. Thereby protecting the viability and vitality of Town Centres.

The proposed variation would allow for the sale of the following additional goods from the site:

Soft furnishings and household textiles; and
Pets and pet products (including food for non human consumption).



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These additional goods are generally considered to be bulky, would generally require vehicular transportation after purchase by an end user and are commonly located within out of centre retail facilities within the UK.

The proposed amendment to the wording of the condition would likely be acceptable in policy terms.

Proposal C - Mezzanine Floorspace, circa 464 sq.m

Use

The proposed use of the mezzanine floor is unclear from the information submitted alongside the pre-application request, however it is anticipated that the mezzanine would be utilised to increase the retail floorspace and the advice is provided on this basis below.

If this is not the case further details should be provided and further advice could be provided on the basis of any such information.

Procedural Matters

In relation to procedural matters DCLG Circular 01/2006 came into force on 10th May 2006 and Section 4 provides guidance on the most recent changes to the planning system regarding the addition of mezzanine floorspace for retail purposes stating 'From, the coming into force date, internal floorspace increases, such as mezzanine floors, of 200 square metres or more in buildings used for retail purposes (other than the sale of hot food), are classed as development and as such will require planning permission.'

The provisions within DCLG Circular 01/2006 relate to buildings, as such it is interpreted that the 200sq.m limit on additional floorspace applies to the envelope of existing built form on site. The number of units which are located within the building envelope is not considered to impact on this overall limit.

On the basis of this guidance it is considered that the proposal contained within the pre-application request represents the removal of an existing 123sq.m mezzanine and the installation of a new 400sq.m mezzanine. Any application should make this clear within the description.

Notwithstanding the technical description of the proposal any such application would have to be assessed on the total increase in floorspace above that which could be erected without planning permission (an increase of 142sq.m).



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Principal of Development

The application site lies within a designated Industrial and Business Area and in an out of centre location.

Paragraphs 3.1 and 3.4 of Planning Policy Statement 6 confirm that Local Planning Authorities should, for applications to redevelop or extend existing facilities, require applicants to demonstrate:

- i) the need for development;
- ii) that the development is of an appropriate scale;
- iii) that there are no more central sites for the development;
- iv) that there are no unacceptable impacts on existing centres; and
- v) that locations are accessible.

Any application would need to be supported by a Planning Statement or PPS6 Sequential Test addressing these issues.

Parking Provision

On the basis of proposal A obtaining planning permission and being implemented the overall parking provision for the site would be 138 spaces. This level of provision would remain in excess of the Council's adopted parking standards for retail units taking into account the additional floorspace under proposal C and as such should not give rise to concerns regarding the loss of car parking.

General

E-planning

As part of Hillingdon's commitment to provide the best possible e-enabled services, we encourage you to submit your planning applications online.

You can attach drawings and supporting documents, including a professional quality site location plan; downloading the appropriate Ordnance Survey map and calculate the fees as part of submitting your planning applications online.

One satisfied agent wrote this:

'On average the time saving alone is 1 1/4 hours per application, which when added to the consumables and average postage cost is equating to a saving for each application of £101.75'.

Some of the other benefits for submitting planning applications online are:

1. You can send your application at anytime (available 24/7).



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2. You get an immediate response so you know we have received it.
3. It eliminates the need to send multiple paper plans.
4. It eliminates postage costs
5. You can also track your applications progress through the Council's website

If you have any questions or need assistance there is a dedicated team to answer any questions or talk you through the process. We are more than happy for you to submit your application form online and post the plans to us (either on paper or CD). There are some instructions attached for how to submit a planning application at London Borough of Hillingdon.

Neighbour pre-application consultation.

The Council's Statement of Community Involvement sets out how it intends to involve the public when considering planning applications. In addition to the Council's own statutory requirements, applicants are encouraged to carry out pre-application consultation with local residents to explain and assist in the development of proposals.

Section 7 of the Statement of Community Involvement identifies specific 'tiers' of development, and recommends the range of pre-application consultation mechanisms accordingly. This proposal would not fall within the recommended tiers, however you are still encouraged to review the document and undertake any relevant consultation. A copy of the relevant document can be found on the Council's website at the following location:

http://www.hillingdon.gov.uk/media/pdf/c/5/sci_nov06.pdf

Conclusion

Proposal A - there is no objection in principal to establishing additional/amended entrances within the retail park and the proposed design would appear to be largely consistent with the existing design and character of the retail park.

Proposal B - the proposed amendments to the wording of the condition would largely ensure compliance with the intentions and reasons for imposing the condition and is likely to be acceptable in principal.

Proposal C - in order to establish the principle of additional retail floorspace in this out of centre location justification would need to be provided as required under Planning Policy Statement 6.

Given that both proposals A and C would impact on parking numbers/requirements within the retail park, you may wish to consider the submission of a combined



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application addressing all changes to the building and car park in order to ensure these matters can be considered in a comprehensive manner.

Should you have any other enquiries in relation to the above, please don't hesitate to contact me on 01895 250230.

Yours sincerely,

Adrien Waite
Planning Case Manager
Central and South Team



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