

OCC, Building
A, 105 Eade
Road, London
N4 1TJ

Email: info@eadeplanning.com

Office: 020 8150 1820

Mobile: 07815 794 958

Design, Access & Heritage Statement v2

For the

**“Part change of use of rear ground floor from Class E to
C3 use to provide a 2-bed flat”**

Land at

**1 School Parade, High St,
Harefield, Uxbridge, UB9 6BT**

By

Eade Planning Ltd

December 2023

The Site

1. The land is at 1 School Parade. High Street, Harefield, Uxbridge, UB9 6BT.
2. The subject site is on the western side of the High St and comprises a three storey end of terrace property. The surrounding area is mixed in character and with various uses in the immediate vicinity.
3. The application site is mixed use; Class E to ground floor although it is understood this part has been vacant for a few years. The floors above are in C3 use as are the adjacent neighbours.
4. The rear of the property backs onto a rear passage for access and parking.
5. The site does not sit within a conservation area and is not a statutory listed building.
6. Below is an aerial view of the site.



Introduction

7. The proposal is for the part change of use of the ground floor from commercial to create a two-bedroom residential flat with associated alterations to the side and rear elevations.
8. The associated works include the replacement of the side-facing windows which increase in size to allow for reasonable outlook and natural light.
9. The structure to the rear also increases in height by an additional 30cm to allow for sufficient headroom in the living area.
10. In fact, the change of use to residential would be achievable by way of a prior notification relying on Class MA of the GPDO. However, an Article 4 Direction averts this in order to protect the local area. The applicant also considers that a more higher quality flat could be achieved by utilising the planning application process.

The Proposal

Part change of use of ground floor

11. As mentioned above, the retail use of this property is no longer functioning as the unit has indeed been vacant for a long period of time. In order to retain the commercial use to the front of the property which would be in character with the rest of the parade the development divides the ground floor to make use of the rear for residential use. Therefore, there will be no loss of valuable retail space.
12. The commercial unit proposed would be considerably more affordable for local opportunists, pop-up shops or possibly a space the school could make use of with the necessary permissions.
13. The flat proposed will have good living space and will comply with the London Space Standards in terms of individual rooms and the flat overall.
14. The flat will have good sunlight & daylight and outlook throughout.
15. There is ample space for the provision of cycle parking and waste storage, the location serves an existing commercial waste bin and the addition would be in-keeping.

Alterations to side and rear elevations

16. The alterations include a change to the side; the enlargement of two windows which no new impacts will arise. Similarly, to the additional to the rear structure, it will pose no impacts to neighbouring structures nor to privacy or onlooking.

Conclusion

17. In conclusion, the application complies with all requirement of the GPDO and the development complies with all conditions therein.

Heritage Statement

1. National Planning Policy Framework - February 2019

Section 16 - **Conserving and enhancing the historic environment**, stresses the importance of preserving or enhancing historic environment.

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

192. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

Considering potential impacts

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site;*
and

- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Designated heritage asset: *A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.*

The application site is identified and recognized as holding very little degree of significance related to its status as a contributor to the conservation area. Distinctive features which have been identified in the area are not present on this particular structure. Buildings in this part of the conservation area have been moderately adapted, extended and modernized.

The changes that are proposed are in one main area; the rear elevation at ground level.

The windows which are inserted at street level are to the rear of the site will cause no such issues on the invasion of privacy. The development will cause no such impacts on the appearance of the street scene and is likely to go unnoticed due to its scaling.

It is considered the proposal will not detract or cause harm to the original architecture as a heritage asset.

There is a degree of enhancement to the occupants with the internal changes and it is therefore concluded that the proposal meets local policy and NPPF requirements and the statutory duty in section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.