

DELEGATED DECISION

Prior Approval Application under Part 3, Class MA of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Class MA

Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (Dwelling-houses) of Schedule 1 to that Order.

The delegation powers schedule has been checked.
Director of Residents Services can determine this application

Case Officer:

Signature:

Date:

A delegated decision is appropriate and recommendation conditions/reasons for refusal and ~~informatives~~ are satisfactory

Team Manager:

Signature:

Date:

The decision notice for this application can be issued:

Director / Member of Senior Management Team:

Signature:

Date:

Report of the Head of Development Management and Building Control

Address: RIVERVIEW HOUSE OXFORD ROAD UXBRIDGE

Development: Change of use from Commercial (Use Class E) to Residential (Use Class C3) to create 56 dwellings (Application for Prior Approval under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)).

LBH Ref Nos: 40050/APP/2025/1876

Drawing Nos:	Date of Plans
103-268_(SK)000A	15-07-2025
103-268_(SK)021C	15-07-2025
103-268_(SK)002C	15-07-2025
103-268_(SK)003C	15-07-2025
103-268_(SK)004C	15-07-2025
Delivery and Servicing Plan - DSP01 Rev C	15-07-2025
Flood Risk Assessment - FRA -2025-000040	15-07-2025
Internal Daylight & Sunlight report	15-07-2025
Noise Impact Assessment - 14457.RP01.NIA.1 Rev 1	15-07-2025
Operational Waste Management Plan - 0004 Rev C	15-07-2025
Phase 1 Contamination Risk Assessment - PH1-2025-000060	15-07-2025
Transport Statement - TS01 Rev C	15-07-2025
Travel Plan - TP01 Rev C	15-07-2025

Drawing Nos:	Date of Amended Plans:
A1452_(SK)110	07-10-2025
A1452_(SK)111	07-10-2025
A1452_(SK)122	07-10-2025

Date Application Valid: 8th July 2025

1.0 RECOMMENDATION

PRIOR APPROVAL GIVEN

REASONS FOR APPROVAL

The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), as the Council has assessed the impacts of the proposal and considers that there would be no unacceptable impacts, subject to the stated planning conditions, concerning:

- (a) transport impacts of the development, particularly to ensure safe site access;
- (b) contamination risks in relation to the building;
- (c) flooding risks in relation to the building;
- (d) impacts of noise from commercial premises on the intended occupiers of the development;
- (e) the impact of that change of use on the character or sustainability of the conservation area;
- (f) the provision of adequate natural light in all habitable rooms of the dwellinghouses;
- (g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses; and
- (h) the loss of services; and
- (i) fire safety impacts on the intended occupants of the building.

CONDITIONS

1. NONSC Time Limit

The development hereby permitted must be completed within three years from the prior approval date.

REASON

To comply with Condition MA.2. (5), Class MA, Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2. NONSC Approved Drawings

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, references:

103-268_(SK)000A
103-268_(SK)021C
103-268_(SK)002C
103-268_(SK)003C
103-268_(SK)004C
A1452_(SK)110
A1452_(SK)111
A1452_(SK)122

Thereafter the development hereby permitted shall be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with Class MA, Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

3. **COM5** **General compliance with supporting documentation**

The mitigation and management measures relating to flood risk, travel and waste management set out in:

Flood Risk Assessment - FRA -2025-000040
Operational Waste Management Plan - 0004 Rev C
Delivery and Servicing Plan - DSP01 Rev C
Travel Plan - TP01 Rev C

shall be implemented, adhered to and maintained for as long as the development remains in existence.

REASON

To ensure that the development complies with Class MA, Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

4. **NONSC** **Materials and Elevations**

Prior to the commencement of the hereby approved development, full details of the proposed elevation designs and external finishes of the building shall be submitted to and approved in writing by the Local Planning Authority.

Details should include information relating to make, product/type, colour and photographs/images.

Thereafter the proposed development shall be carried out in accordance with the submitted elevation plans and materials, unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure the development complies with Condition MA.2.(2)(e) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

5. **NONSC** **Use Class**

The building hereby permitted to be used as dwellinghouses by virtue of Class MA is to remain in use as dwellinghouses within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.

REASON

To comply with Condition MA.2. (6), Class MA, Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

6. **NONSC** **Parking Allocation Plan**

Prior to the first occupation of the development hereby permitted, a Parking Allocation Plan detailing appropriate provision for each of the residential units shall be submitted to and approved by the Local Planning Authority. The allocation and parking plan should also include the provision of 4 accessible parking spaces and 2 motorcycle/scooter parking spaces. Thereafter, the approved Plan shall be adhered to for the lifetime of the development.

REASON

To ensure the development complies with Condition MA.2.(2)(a) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

7. NONSC Electric Vehicle Charging Points

(i) Prior to the first occupation of the development hereby approved, active electric vehicle charging facilities shall be installed and made available for use at eight car parking spaces. The active electric vehicle charging infrastructure shall thereafter be permanently retained on site, maintained, and be kept available for use.

(ii) Prior to the first occupation of the development hereby approved, passive electric vehicle charging facilities shall be installed at thirty four car parking spaces. The passive electric vehicle charging infrastructure shall thereafter be permanently retained on site and be available for upgrading to active electric vehicle charging.

REASON

To ensure the development complies with Condition MA.2.(2)(a) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

8. NONSC Surplus Parking Strategy

Prior to occupation of the building, a Surplus Parking Strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall demonstrate the method used to ensure that the use of excess/surplus parking spaces on the site shall cease. Thereafter, the excess parking shall not be used as agreed within the Surplus Parking Strategy for so long as the development remains in existence.

REASON

To ensure that the residential use does not have an unacceptable impact on the local highway network or lead to a significant increase in demand for on-street parking, in accordance with Policies DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

9. NONSC Cycle Parking

Prior to the first occupation of the development hereby approved, at least 70 cycle parking spaces shall be installed onsite and available for resident's use. The cycle parking spaces shall thereafter be permanently retained on site, maintained, and be kept available for use.

REASON

To ensure the development complies with Condition MA.2.(2)(a) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

10. NONSC Construction Management Logistics Plan

Prior to the commencement of development (including groundwork and site clearance), a Construction Management and Logistics Plan shall be submitted to and approved by the Local Planning Authority. The Plan shall detail:

- (a) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (b) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (c) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the number of construction vehicles accessing the site during peak hours).
- (d) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (e) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the development process.

REASON

To ensure the development complies with Condition MA.2.(2)(a) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

11. RES17 Noise

For the lifetime of the development hereby permitted the noise level shall not exceed 35 dB LAeq 16 hrs between 0700 and 2300 and 30 dB LAeq 8 hrs, between 2300 and 0700, measured inside any room of any permitted dwelling whilst achieving acceptable internal living conditions with respect to ventilation and temperature.

Reason:

To ensure that the development complies with Class MA, Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and that occupants of the permitted development would not be exposed to noise that would be likely to cause an adverse effect on their health and quality of life. This has regard to the guidance set out in 'Guidance on Sound Insulation and Noise Reduction for Buildings' British Standard Institution BS8233: 2014.

12. NONSC No additional Windows

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) or the requirements of Condition 4 of this permission; no windows shall be added, altered or replaced in any way without the prior written approval of the Local Planning Authority.

REASON

To ensure that the amenity of occupiers of the development site are not adversely affected by noise from external noise sources from adjacent commercial premises in accordance with Policy DMHB

11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and Policies D13 and 14 of the London Plan (2021).

13. NONSC Land Contamination

(i) The development hereby approved shall not commence until a scheme to deal with contamination has been submitted to and approved by the Local Planning Authority (LPA). All works which form part of any required remediation scheme shall be completed before any part of the development is occupied or brought into use unless the Local Planning Authority dispenses with any such requirement specifically and in writing. The scheme shall include the following measures unless the LPA dispenses with any such requirement specifically and in writing:

(a) A site investigation, including where relevant soil, soil gas, surface water and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use; and

(b) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement, along with the details of a watching brief to address undiscovered contamination. No deviation shall be made from this scheme without the express agreement of the LPA prior to its implementation.

(ii) If during remedial or development works contamination not addressed in the submitted remediation scheme is identified an addendum

to the remediation scheme shall be agreed with the LPA prior to implementation; and

(iii) Upon completion of the approved remedial works, this condition will not be discharged until a comprehensive verification report has been submitted to and approved by the LPA. The report shall include the details of the final remediation works and their verification to show that the works have been carried out in full and in accordance with the approved methodology.

(iv) No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping and/or engineering purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the factual results and interpretive reports of this testing shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the development complies with Class MA, Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

14. NONSC **Written Scheme of Investigation**

No groundworks shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no groundworks shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

- A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- B. Where appropriate, details of a programme for delivering related positive public benefits
- C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

REASON

To ensure that the developments archaeological impacts are appropriately managed in line with the requirements of Policy DHMB 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

INFORMATIVES

1. **I15 Control of Environmental Nuisance from Construction Work**

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance' The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

2. **I3 Building Regulations - Demolition and Building Works**

Your attention is drawn to the need to comply with the relevant provisions of the Building

Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Residents Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 558170).

3. I99 Non Standard Informative

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:

- erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge
- altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work
- building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river
- dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
- diverting or impounding the flow of water or changing the level of water in a main river
- quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
- any activity within 16 metres of a sea defence structure
- activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places)

For further guidance please visit Flood risk activities: environmental permits - GOV.UK or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

4. I99 Non Standard Informative

The written scheme of investigation will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London and the condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

5. 170 LBH worked applicant in a positive & proactive (Granting)

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

6. 199 Non Standard Informative

Canal and River Trust informatives

1. The applicant/developer is advised to contact the canal and river trusts works engineering team in order to ensure that any necessary consents are obtained and that the works comply with the canal and river trusts 'code of practice for works affecting the canal and river trust'.

2. the applicant is advised that any surface water discharge to the grand union canal will require prior consent from the canal and river trust. As the trust is not a land and drainage authority, such discharges are not granted as of right-where they are granted, they will usually be subject to completion of a commercial agreement - please contact utilities inquiries at the canal and river trust to discuss further.

2.0 PLANNING CONSIDERATIONS

2.1 Planning Considerations

Site:

The wider site fronts onto Oxford Road (A4020) and is an island site between the River Colne and the Grand Union Canal. The River Colne is the border between Hillingdon and South Buckinghamshire, which also denotes the administrative boundary of the Greater London Area.

The island site is currently occupied by 3 buildings: Bridge House, Waterside House and Riverview House, all of which were previously occupied by Xerox and have direct access from Oxford Road. The existing Riverside House building is located to the south Waterside House and is adjacent to the River Colne.

The surrounding area is mixed use and contains a number of existing multi storey office buildings. The closest residential properties are located within Denham Lodge, to the north west of the site on the opposite side of Oxford Road. To the north of the site is the Swan and Bottle Public House, which is locally listed.

The site is outside, but on the north western boundary of Uxbridge Town centre and is within an Archaeological Priority Area. The site has a PTAL rating of 2 and is within a developed area. Part of the wider site adjacent to the river is within Flood Zone 3.

The land on the western bank of the River Colne is within Buckinghamshire and is designated as Green Belt and a Biodiversity Opportunity Area. There is also Uxbridge Lock Conservation Area to the north of the site.

Proposal:

The application seeks Prior Approval under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ('the GPDO') for change of use from Commercial (Use Class E) to Residential (Use Class C3) to create 56 dwellings (Application for Prior Approval under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)).

The proposed unit mix is:

45 x 1 bedroom 1 person flats
6 x 1 bedroom 2 person flats
5 x 2 bedroom 3 person flats

Indicative areas for cycle and bins storage are shown on the proposed plans.

42 existing car parking spaces are to be allocated for the 56 new flats.

Planning Considerations:

Schedule 2, Part 3, Class MA, Paragraph M.1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) sets out instances where commercial to residential conversions are not permitted. An assessment into the development compliance with the criteria is set out below:

1) Did the use of the building fall within one or more of the following use classes for a continuous period of at least two years prior to the date of the application for prior approval: (A1 - shops), (A2 - financial and professional services), (A3 - food and drink), (B1 - business), (D1 - non-residential institutions), (D2 - assembly and leisure), or under Class E of Schedule 2 after 1 September 2020 for a continuous period of at least two years prior to the date of the planning application?

YES

2) Does the building or land within the curtilage of the building form part of a site of special scientific interest; a Listed Building or land within its curtilage; part of a scheduled monument or land within its curtilage; forms part of a safety hazard area; or forms part of a military explosives storage area?

NO

3) Is the building within an area of outstanding beauty, an area specified by the Secretary of State under Section 41 (3) of the Wildlife and Countryside Act 1981, the Broads, a National Park or a World Heritage Site?

NO

4) Is the site occupied under an agricultural tenancy?

NO

5) Is the proposed development subject to an Article 4 removing permitted development rights previously used under Class O for a change of use of a building from Class B1 (a) (offices) to a use falling within Use Class C3 (dwellinghouses)?

NO

CONDITIONS

Schedule 2, Part 3, Class MA, Paragraph MA.2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) sets out conditions for commercial to residential conversions. Those Conditions are as follows:

Before beginning development under Class MA, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the following:

- (a) transport impacts of the development, particularly to ensure safe site access.
- (b) contamination risks in relation to the building.
- (c) flooding risks in relation to the building.
- (d) impacts of noise from commercial premises on the intended occupiers of the development.
- (e) where - (i) the building is in a conservation area, and (ii) the development involves a change of use of the whole or part of the ground floor.
- (f) the provision of adequate natural light in all habitable rooms of the dwellinghouses.
- (g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses.
- (h) where the development involves the loss of services provided by a (i) a registered nursery, or (ii) a health centre maintained under section 2 or 3 of the National Health Service Act 2006, the impact on the local provision of the type of services lost.
- (i) where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building.

All of the above relevant points are assessed below.

3.0 CONSULTATIONS

3.1 Comments on Consultation

EXTERNAL CONSULTATION

The Council consulted 143 neighbouring properties, Bucks Council, The Environmental Agency, Historic England and The Canal and River Trust. A site notice was also placed at the site on 21/08/25. During the 21 day consultation periods the following summarised responses were received.

1 comment was received from a neighbouring property advising that improvements to bus/cycle access as a planning gain would be useful.

Bucks County Council: This Council has considered the above application and raises NO OBJECTION to the application subject to your authority ensuring that the proposal complies with all relevant policies contained in the adopted Development Plan and guidance contained in the National Planning Policy Framework.

EA: No objection subject to the inclusion of an informative.

Canal and River Trust: No objection subject to conditions and informatives.

Historic England: No objection subject to conditions and informatives.

Planning Officer Comments:

The local residents comments are noted however the acceptability of the development is solely based on its compliance with the requirements and restrictions set out within Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended); planning gains whilst welcomed are not a consideration. Relevant informatives and conditions recommended by the EA, Historic England and CRT have been added to the decision notice.

INTERNAL CONSULTATION

Contaminated Land Officer: No objection subject to conditions.

Noise Officer: No objection.

Highways Officer: In accordance with the Town and Country Planning General Permitted Development (GPD) (Amendment) Order 2015 (Class MA - Part 3 of schedule 2) (as amended) there is broadly no objection to the conversion from an office to a C3 residential use class in transport and highways impact terms. To expand - the office conversion to 56 flats is highly unlikely to discernibly affect overall traffic generation to and from the site as compared to the much higher user profile of the previous 'baseline' office use. It is recommended that Prior Approval is required and be granted thereafter as the proposal then

satisfies condition MA.2. (1) (a) (transport and highway impacts of the development) of the Class MA GPD Order 2015 (as amended).

Planning Officer Comments:

The Officer's comments are noted and assessments into the proposals impact on Highways, Noise and Contamination have been carried out below. Relevant conditions and informatives have been added.

4.0 RELEVANT PLANNING HISTORY

40050/APP/2025/1875 WATERSIDE
HOUSE OXFORD
ROAD

Change of use from Commercial (Use Class E) to Residential (Use Class C3) to create 56 dwellings (Application for Prior Approval under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)).

40050/APP/2023/1436 RIVERVIEW
HOUSE OXFORD
ROAD

Details pursuant to the discharge of Condition 7 ((i)(a)&(b) Contamination) of application reference 40050/APP/2022/1806 dated 06-02-2023 for 'Section 73 application to vary Condition 1 of application reference 40050/APP/2020/1009 dated 18-05-2020 (Prior Approval for the change of use from office to dwellinghouses, together with ancillary car parking, cycle storage and refuse storage. (Application for Prior Approval under Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)) to remove the third floor resulting in the loss of 2 units, relocation of plant and reduce car parking by 2 spaces.'

Decision: 05-07-23 Approval

40050/APP/2023/1437 RIVERVIEW
HOUSE OXFORD
ROAD

Details pursuant to the partial discharge of Condition 7 (Part (i)(a)&(b) Contamination) of application reference 40050/APP/2022/2897 dated 10-03-2023 for 'Section 73 application to vary Condition 1 of application reference 40050/APP/2021/2467 dated 20-10-2021 'Construction of two additional storeys measuring 6.6m maximum height (18.7m above ground level) to provide 31 residential units (Application for Prior Approval under Schedule 2, Part 20, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended))' for minor internal layout changes and design amendments made to the arrangement of the windows and balcony doors.'

Decision: 03-07-23 Approval

40050/APP/2023/89 RIVERVIEW
HOUSE OXFORD
ROAD

Details pursuant to the discharge of Condition 7 (Bird Hazard Management Plan) of planning consent reference 40050/APP/2021/2467 dated 20-10-2021 for 'Construction of two additional storeys measuring 6.6m maximum height (18.7m above ground level) to provide 31 residential units (Application for Prior Approval under Schedule 2, Part 20, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended))'.

Decision: 28-04-23 Approval

40050/APP/2022/3333 RIVERVIEW
OXFORD ROAD

Details pursuant to the discharge of Condition 3 (Materials) in relation to planning consent reference 40050/APP/2022/2919 dated 14-02-2023 for 'Section 73 application to vary Condition 2 of application reference 40050/APP/2021/1953 dated 13-07-2021 (Proposed alterations to the facade) for amendments to the arrangement of the windows and balcony doors'.

Decision: 17-03-23 Approval

40050/APP/2022/3335 RIVERVIEW
OXFORD ROAD

Details pursuant to the discharge of Condition 4 (Materials) of planning consent reference 40050/APP/2022/2897 dated 10-03-23 for 'Section 73 application to vary Condition 1 of application reference 40050/APP/2021/2467 dated 20-10-2021 'Construction of two additional storeys measuring 6.6m maximum height (18.7m above ground level) to provide 31 residential units (Application for Prior Approval under Schedule 2, Part 20, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended))' for minor internal layout changes and design amendments made to the arrangement of the windows and balcony doors.'

Decision: 23-03-23 Approval

40050/APP/2022/3045 RIVERVIEW
HOUSE OXFORD
ROAD

Details pursuant to the discharge of Condition 5 (Construction Logistics Plan) of application reference 40050/APP/2021/2467 dated 20-10-2021 for 'Construction of two additional storeys measuring 6.6m maximum height (18.7m above ground level) to provide 31 residential units (Application for Prior Approval under Schedule 2, Part 20, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended))'.

Decision: 30-11-22 Approval

40050/APP/2022/3049 RIVERVIEW

HOUSE OXFORD
ROAD

Details pursuant to the discharge of Condition 5 (Construction Logistics Plan) of application reference 40050/APP/2020/1009 dated 18-05-2020 for 'Prior Approval for the change of use from office to dwellinghouses, together with ancillary car parking, cycle storage and refuse storage. (Application for Prior Approval under Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended))'.

Decision: 30-11-22 Approval

40050/APP/2022/2919 RIVERVIEW
HOUSE OXFORD
ROAD

Section 73 application to vary Condition 2 of application reference 40050/APP/2021/1953 dated 13-07-2021 (Proposed alterations to the facade) for amendments to the arrangement of the windows and balcony doors.

Decision: 14-02-23 Approval

40050/APP/2022/2897 RIVERVIEW
HOUSE OXFORD
ROAD

Section 73 application to vary Condition 1 of application reference 40050/APP/2021/2467 dated 20-10-2021 'Construction of two additional storeys measuring 6.6m maximum height (18.7m above ground level) to provide 31 residential units (Application for Prior Approval under Schedule 2, Part 20, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended))' for minor internal layout changes and design amendments made to the arrangement of the windows and balcony doors.

Decision: 10-03-23 Approval

40050/APP/2022/1844 BRIDGE HOUSE,
RIVERVIEW
HOUSE AND
WATERSIDE
HOUSE OXFORD
ROAD

Section 73 application to vary Conditions 2 and 6 of application reference 40050/APP/2019/1865 dated 27-03-20 (Section 73 application to vary the approved plans list condition of application reference 40050/APP/2017/2438 dated 01/09/2017 for (Prior Approval Application for the change of use of Bridge House, Riverview House and Waterside House from office accommodation (Class B1) to residential units (Class C3) together with ancillary car parking, cycle storage and waste and recycling storage (as amended by application reference 40050/APP/2019/3869 dated 21/01/20)).

Decision: 06-02-23 Approval

40050/APP/2022/1806 Riverview
OXFORD ROAD

Section 73 application to vary Condition 1 of application reference 40050/APP/2020/1009 dated 18-05-2020 (Prior Approval for the change of use from office to dwellinghouses, together with ancillary car parking, cycle storage and refuse storage. (Application for Prior Approval under Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)) to remove the third floor resulting in the loss of 2 units, relocation of plant and reduce car parking by 2 spaces.

Decision: 06-02-23 Approval

40050/APP/2022/1775 RIVERVIEW
HOUSE OXFORD
ROAD

Non-material Amendment to application ref: 40050/APP/2020/1009 dated 18-05-20: Prior Approval for the change of use from office to dwellinghouses, together with ancillary car parking, cycle storage and refuse storage. (Application for Prior Approval under Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)). The plans show 58 residential units, comprising 1 x studio, 56 x 1-beds, and 1 x 2-bed.) to change the description of development to read:

'Prior Approval for the change of use from office to dwellinghouses, together with ancillary car parking, cycle storage and refuse storage. (Application for Prior Approval under Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)).'

Decision: 05-08-22 Approval

40050/APP/2021/1953 RIVERVIEW
HOUSE OXFORD
ROAD

Proposed alterations to the facade

Decision: 13-07-21 Approval

40050/APP/2021/2467 RIVERVIEW
HOUSE OXFORD
ROAD

Construction of two additional storeys measuring 6.6m maximum height (18.7m above ground level) to provide 31 residential units (Application for Prior Approval under Schedule 2, Part 20, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended))

Decision: 18-08-21 Approval

40050/APP/2021/747 RIVERVIEW
HOUSE OXFORD

ROAD

Construction of two additional storeys measuring 6.6m maximum height (18.7m above ground level) to provide 31 residential units (Application for Prior Approval under Schedule 2, Part 20, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended))

Decision: 19-04-21 Refusal

40050/APP/2020/1001 RIVERVIEW
HOUSE OXFORD
ROAD

Prior Approval for the change of use from office to dwellinghouses, together with ancillary car parking, cycle storage and refuse storage. (Application for Prior Approval under Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended))

The plans show 43 residential units, comprising 4 x studios, 7 x 1-beds, and 32 x 2-beds.

Decision: 07-05-20 Approval

40050/APP/2020/1009 RIVERVIEW
HOUSE OXFORD
ROAD

Prior Approval for the change of use from office to dwellinghouses, together with ancillary car parking, cycle storage and refuse storage. (Application for Prior Approval under Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended))

The plans show 58 residential units, comprising 1 x studio, 56 x 1-beds, and 1 x 2-bed.

Decision: 07-05-20 Approval

40050/APP/2019/4042 RIVERVIEW
HOUSE OXFORD
ROAD

Prior Approval for the change of use from office to dwellinghouses, together with ancillary car parking, cycle storage and refuse storage.

Decision: 18-03-20 Refusal

40050/APP/2019/4051 RIVERVIEW
HOUSE OXFORD
ROAD

Prior Approval for the change of use from office to dwellinghouses, together with ancillary car parking, cycle storage and refuse storage.

Decision: 18-03-20 Refusal

40050/APP/2019/1865 Bridge House,
Riverview House
and Waterside
House Oxford Road

Section 73 application to vary the approved plans list condition of application reference 40050/APP/2017/2438 dated 01/09/2017 for (Prior Approval Application for the change of use of Bridge House, Riverview House and Waterside House from office accommodation (Class B1) to residential units (Class C3) together with ancillary car parking, cycle storage and waste and recycling storage (as amended by application reference 40050/APP/2019/3869 dated 21/01/20)).

Decision: 17-07-19 Approval

40050/APP/2017/3357 RIVERVIEW
OXFORD ROAD

Prior Approval application for the change of use of Riverview from office accommodation (Class B1) to 37 residential units (Class C3) together with ancillary car parking, cycle storage and recycling storage.

Decision: 25-10-17 Approval

40050/APP/2017/2438 BRIDGE HOUSE,
RIVERVIEW
HOUSE &
WATERSIDE
HOUSE OXFORD
ROAD

Prior Approval Application for the change of use of Bridge House, Riverview House and Waterside House from office accommodation (Class B1) to 237 residential units (15 x Studio and 224 x 1-Bed) together with ancillary car parking, cycle storage and waste and recycling storage.

Decision: 23-08-17 Approval

4.1 Comments on Planning History

The relevant planning history is listed above. However the following should be noted:

In 2017 Prior Approval was granted to change Riverview House into 37 dwellings. Prior Approval was again obtained in 2020 for the change of use of Waterside and Riverview House from office to residential, under Class O of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (GPDO). Two consents were obtained per building for up to 58 residential units.

In 2021 Prior Approval consent was granted under Class AA of the GPDO for a two-storey vertical extension to each building to create 31 additional units. At the same time a full

planning application was submitted per building for a new facade and external works which aligned with the Class AA applications and gave the building a more residential and fit for purpose appearance.

In 2022 a Section 96a application was submitted pursuant to the original Class O consents to amend the description of development to remove reference to the number of units (ref. 40050/APP/2022/1759 & 40050/APP/2022/1775). This was obtained to enable the submission of a Section 73 application to the original Class O consents to reduce the number of units per building from 58 to 56 (ref. 40050/APP/2022/1806 & 40050/APP/2022/1804). This was undertaken to enable the Class O and Class AA consents to be built out concurrently. Therefore, a total of 87 units per building were granted permission (174 in total).

In 2022, Section 73 applications (ref. 40050/APP/2022/2918 & 40050/APP/2022/2919) were submitted pursuant to the original facade permissions to make minor changes to windows and doors to take account of detailed design work to enable the delivery of the scheme. In addition, Section 73 applications (40050/APP/2022/2886 & 40050/APP/2022/2897) were also submitted pursuant to the Class AA permissions to address detailed design development.

The original Class O permissions lapsed in May 2023 and the Class AA permissions in October 2024. The facade permissions have been implemented as a result of the works undertaken to the building. These permissions included the provision of a Section 106 agreement which was updated by way of a Deed of Variation under each Section 73 permission, with the latest signed in February and March 2023.

The buildings are now shells of their former selves due to the part implemented facade alterations but are lawfully still offices. The Council's Legal Officer has confirmed this position.

It is noted that the previous PO applications (referenced above) included S106 agreements for public realm and highways improvements. Given the policy compliant nature of the proposed development (with regard to its highways impacts) and changes to the policy landscape since the previous apps were granted, it is not deemed necessary or reasonable to secure similar contributions for the proposed development.

5.0 PRIOR APPROVAL MATTERS

5.1 Transport Impacts

Condition MA.2.(2)(a) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ('the GPDO') requires the developer to apply to the Local Planning Authority for prior approval as to the transport and highways impacts of the development.

The Council's Highways Officer has been consulted and raised no objections subject to conditions, discussed below, and attached to the grant of prior approval.

VEHICLE PARKING

London Plan (2021): Policy T6.1 (Residential Parking) requires that new residential development should not exceed the maximum parking standards as set out in table 10.3. The proposal is for the conversion of the established office use to 56 residential flats. The overriding regional plan demands up to 42 spaces and this quantum is proposed. The Council's Highways Officer recommends a Parking Allocation Plan be secured by condition to ensure appropriate parking provision for each of the new units. A suitable planning condition has been added.

10% of the 42 spaces affiliated to the flatted development should be disabled compliant, a condition has been added to secure the provision.

2 Motorcycle/scooter parking spaces are also required and a condition has been added to this affect.

EV CHARGING

In line with The London Plan (2021), within the final parking quantum there is a requirement for a minimum of 20 per cent 'active' Electric Vehicle Charging Points with all remaining spaces being designated as 'passive' provisions. In this case, at least 8 'active' and 34 'passive' charging points should be provided. A condition has been added to secure the provision.

CYCLE PARKING

In total, and in line with the regional plan, there should be a provision in the region of 67/3 secure and accessible 'long stay' & 'short stay' spaces respectively. A cycle store to the south of the building is to be provided to accommodate 70 spaces, which is considered an acceptable arrangement.

Given the moderate on-plot parking provision and physical parking constraints on the local highway network, the proposal does not raise concerns, as it would be anticipated that any traffic imposition can be absorbed within the local road network without notable detriment to traffic congestion and road safety.

ACCESS AND TRIP GENERATION

There is no 'in principle' objection to utilising the existing access road to enter and exit the site. The anticipated trip generation impact on the highway related to this PA application indicates a likely activity in the region of up to 21 two-way movements during the most crucial and sensitive peak morning and late afternoon/early evening traffic periods. This predicted level of activity is accepted by the Borough's Highway Officer and would be substantively lower than that generated by the previously established office use which had the potential to register up to 128 two-way movements during peak traffic hours. The proposal's likely traffic activity is therefore considered relatively absorbable in trip generation terms and can be accommodated within the local road network without notable detriment to traffic congestion and road safety. As a consequence, the existing vehicular access on Oxford Road is considered 'fit for purpose' and does not require alteration.

SERVICING

The sites layout and parking arrangement would allow small-medium sized delivery vehicles and refuse vehicles to enter and leave the site in forward gear (as indicated on the submitted swept path analysis plans), which is the recommended practice on highway safety grounds and therefore acceptable.

WASTE

In terms of refuse collection, waste collection distances between bin stores (or suitable collection points) and a refuse vehicle should not exceed 10m with carrying distances from each residential unit not exceeding a distance of 30m in order to accord with the council's waste collection standard. A formal bin store is to be provided on either side of the building in proximity of the internal roadway which allows for conformity to the former parameter. In terms of the 30m carrying distance to either of the stores. this would be expected to be subject to a formal on-plot management regime to ensure that any refuse is positioned within this store on collection days. On this basis there are no objections to the proposed arrangement.

TRAVEL PLAN

The proposal would require a Travel Plan (TP) due to the amount of residential properties proposed, as set out within Transport for London's (TfL's) guidelines. Implementation, monitoring and management of the TP would be undertaken by an appointed travel plan co-ordinator (TPC) who would work in partnership with Hillingdon and TfL together with relevant stakeholders. The applicant has submitted a TP which is considered broadly fit for purpose by the Borough's Highways Officer. Implementation of the plan has therefore been secured by condition.

Construction Management Plan (CMP)

A full and detailed Construction Management Plan is required given the constraints and sensitivities of the local road network to avoid/minimise potential detriment to the private and public realm. A suitable planning condition has been added to the decision notice.

CONCLUSION

Subject to the necessary planning conditions, the proposal is acceptable regarding transport and highways and prior approval is granted under Condition MA.2.(2)(a) of the GPDO.

5.2 Contamination Risks

Condition MA.2.(2)(b) of the GPDO requires the developer to apply to the Local Planning Authority for prior approval as to the contamination risks in relation to the building.

The Site is on Potentially Contaminated Land. This application is for the change of use of the existing building with no demolition or notable groundworks. Furthermore, the majority of the Site consists wholly of developed land (buildings and hardstanding). Consequently, the land contamination risks to the Site are low. Notwithstanding this, a condition is recommended in the event of contamination is found when constructing the development requiring the submission of a investigation and risk assessment to be submitted and remediation scheme to be agreed in writing with the LPA.

As such, prior approval can be granted under Condition MA.2.(2)(b) of the GPDO.

5.3 Flooding Risks

Condition MA.2.(2)(c) of the GPDO requires the developer to apply to the Local Planning Authority for prior approval as to the flooding risks in relation to the building.

The application Site is located within Flood Zone 1, 2 and 3. However the majority of the site and more importantly building proposed for conversion is in Flood Zone 1. This position is confirmed by the up to date FRA which has been submitted in support of the scheme and also previous permissions at the site (40050/APP/2020/1009 and 40050/APP/2020/1001).

Residential development in Flood Zone 1 is appropriate development and the application of the sequential and exceptions test are not necessary due to the nature of the proposed development (change of use in FZ1).

An FRA has been submitted in support of the application outlining a number of measures to ensure resident safety in the event of a flood. Such measures include, appropriately raised finished floor levels, ensuring residents sign up to the EA's flood warning service, safe egress and access through flood zone 1 as the building and site access are in Flood Zone 1. The development is therefore not considered to put residents at risk in the event of a flood.

Furthermore, the proposal would not involve any extension or significant external alterations to the existing building and, therefore, it is not anticipated that the risk of flooding would increase on or off-site because of the proposed works.

The EA and CRT have been consulted on the proposed development and have raised no objections.

The proposed development is therefore considered to be acceptable on flooding grounds.

As such, prior approval can be granted under Condition MA.2.(2)(c) of the GPDO.

5.4 Impacts on Noise

Condition MA.2.(2)(d) of the GPDO requires the developer to apply to the Local Planning

Authority for prior approval where there would be impacts of noise from commercial premises on the intended occupiers of the development.

The Borough's Noise Officer has reviewed the application and raised no objection to the proposed development. The site is located amongst office and residential uses, which are not considered to be significant noise generators. Furthermore, the need to confirm with building regs requirements for residential dwellings would ensure that each flat is appropriately noise insulated. A condition has also been added ensuring the noise levels are in line with appropriate noise standard levels for each room.

It is therefore considered that occupants of the new dwellings would not be adversely impacted by surrounding noise levels.

As such, prior approval can be granted under Condition MA.2.(2)(d) of the GPDO subject to relevant conditions.

5.5 Location

Condition MA.2.(2)(e) of the GPDO requires prior approval and consideration for the following:

(e) where -

- (i) the building is located in a conservation area, and
- (ii) the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area.

There would be no undue impact caused to the character or sustainability of the Conservation Area as the development site is not located within a Conservation Area.

As such, prior approval is not required under Condition MA.2.(2)(e) of Class MA of the General Permitted Development Order 2015 (as amended).

5.6 Provision of Natural light

Condition MA.2.(2)(f) requires prior approval and consideration for the provision of adequate natural light in all habitable rooms of the dwellinghouses.

Riverview House has several windows in the north, south, and west elevations and six rooflights. Furthermore, the building depth of approximately 4.5 metres allows light penetration.

The Applicant submitted a daylight/sunlight assessment (Interior Day and Sunlight report, July 2025) in support of the application. The document has been assessed for the development in accordance with the 2022 (3rd Edition) Building Research Establishment's 'Site Layout

Planning for Daylight and Sunlight - A Guide to Good Practice' (The BRE Guide) and BS EN 17037:2018.

Regarding daylight, all rooms assessed achieve SDA values above the BRE guidelines.

Regarding sunlight, the main living areas pass the sunlight exposure test.

All units would meet The London Plan (2021) minimum space standards.

As such, prior approval can be granted under Condition MA.2.(2)(f) of the GPDO.

5.7 Impact on Intended Occupiers

Condition MA.2.(2)(g) of The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2021 requires developers to seek prior approval from the Local Planning Authority for changes of use from a commercial to residential use (Use Class E to Use Class C3) if the development's introduction of residential use could impact intended occupiers due to the area being important for industry. Specifically, this applies if the area is deemed significant for general or heavy industry, waste management, storage, distribution, or a mix of these uses.

The surrounding area is mixed use and predominantly made up of residential and commercial properties. The Site does not fall within a Strategic Industrial Location (SIL), Preferred Industrial Locations (PIL), or Industrial Business Parks (IBP). The building has previously been deemed suitable for residential accommodation and others within the area have recently changed from office to residential use, such as Bridge House. Therefore, the development's introduction of residential use would not impact intended occupiers of the area, as the area already comprises residential properties and is not significant for general or heavy industry, waste management, storage, distribution, or a mix of these uses.

As such, prior approval can be granted under Condition MA.2.(2)(g) of the GPDO.

5.8 Loss of Services

Condition MA.2.(2)(h) requires prior approval and consideration for the following:

- (h) where the development involves the loss of services provided by -
 - (i) a registered nursery, or
 - (ii) a health centre maintained under section 2 or 3 of the National Health Service Act 2006,

The proposal would not result in the loss of services provided by a nursery or health centre.

As such, prior approval can be granted under Condition MA.2.(2)(h) of the GPDO.

5.9 Fire Safety

Condition MA.2.(2)(i) requires prior approval and consideration where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building.

Development meets the fire risk condition referred to in paragraph MA.2(2)(i) if the development relates to a building which will-

- (a) contain two or more dwellinghouses; and
- (b) satisfy the height condition in paragraph (3), read with paragraph (7), of article 9A (fire statements) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

The Town and Country Planning (Development Management Procedure) (England) Order 2015 states:

9A - (3) The height condition is that-

- (a) the building is 18 metres or more in height; or
- (b) the building contains seven or more storeys.

(7) For the purpose of paragraph (3)-

- (a) the height of a building is to be measured from ground level to the top floor surface of the top storey of the building (ignoring any storey which is a roof-top machinery or plant area or consists exclusively of machinery or plant rooms);
- (b) when determining the number of storeys a building has-
 - (i) any storey which is below ground level is to be ignored; and
 - (ii) any mezzanine floor is a storey if its internal floor area is at least 50% of the internal floor area of the largest storey in the building which is not below ground level.

The building subject to this application does not measure 18 metres or more in height and does not contain seven or more stories. The proposed residential units would be on three floors, with internal staircases and exit points on 3/4 elevations. As such, the development does not exceed the fire risk threshold. Accordingly, the proposal is acceptable regarding fire safety.

As such, prior approval can be granted under Condition MA.2.(2)(i) of the GPDO.

CONCLUSION

Subject to the necessary planning conditions, the proposed development would be considered to accord with the requirements outlined under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). It is recommended that prior approval is required and granted.

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