

**Schedule 2, Part 20, Class AA Planning Statement  
Golf House, Nicholls Avenue, Hillingdon, London,  
UB10 0PN**

Prepared by Design Endeavours Ltd

18-Nov-25



## Schedule 2, Part 20, Class AA Planning Statement

### Golf House

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# Schedule 2, Part 20, Class AA Planning Statement

## Golf House

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### 1. Introduction

1.1. This Planning Statement has been prepared by Design Endeavours Ltd in support of a Notification for Prior Approval submitted under Class AA, Part 20, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (“the GPDO”). The application relates to Golf House, Nicholls Avenue, Hillingdon, London, UB10 0PN (“the site”). The proposals seek consent from the London Borough of Hillingdon (“LBH” / “the Council”) to construct an additional storey above the existing building to deliver five residential flats.

#### Description of Development

1.2. Prior Approval is sought for the following:

*“Construction of one additional storey above the existing roof to provide five self-contained residential flats.”*

#### Overview of Development Proposals

1.3. The development therefore proposes the following:

- 5 × residential flats:
  - 1 × 1-bed 2-person flat (50 sqm)
  - 4 × 1-bed 1-person studio flats (38–39 sqm each)
- New metal cladding externally to the new storey.
- New double-glazed windows to match the existing style.
- Provision of 5 car parking spaces with EV points.
- Internal access and servicing arrangements retained with no increase in footprint.
- Provision of additional refuse bins within the existing refuse area for 5 flats.
- Provision of No. 6 long-stay cycle parking spaces for residents in line with London Plan standards;

#### Supporting Information

1.4. This Planning Statement sets out the scheme’s full compliance with the provisions of Class AA, Part 20, Schedule 2 of the GPDO. It should be read alongside the submitted drawings, the Design and Access Statement, and all supporting technical documentation. All Existing and Proposed architectural drawings for this Prior Approval submission have been prepared by Design Endeavours Ltd. The following drawings are submitted for consideration:

- PL-GH-01 — OS Map & Block Plans
- PL-GH-02 — Existing Ground Floor Plan
- PL-GH-03 — Existing Plans & Elevations
- PL-GH-04 — Proposed Ground Floor Plan
- PL-GH-05 — Proposed Third Floor, Roof Plan & Elevations
- PL-GH-06 — 3D Views (Aerial)
- PL-GH-07 — 3D Views (Front & Rear)

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1.5. The documents submitted to explain and justify the development comprise:

- Design and Access Statement
- This Planning Statement,
- Daylight and Sunlight Assessment, prepared by Urban Front;
- Noise Report

## 2. Site and Surroundings

2.1. The application property, Golf House, is located on Nicholls Avenue off Uxbridge Road within a suburban mixed-use area of Hillingdon. The existing building comprises:

- Ground floor: Commercial retail floor space (Topps Tiles)
- First & second floors: Residential units
- Roof level: Flat roof
- The building sits within a spacious plot with parking and servicing to the rear.

2.2. The existing building is set back from Nicholls Avenue, providing a generous forecourt that accommodates parking bays, EV charging stations.

2.3. The application property forms part of a wider cluster of three-storey mixed-use building, comprising commercial use at ground floor with residential accommodation above. The building benefits from an access arrangement for the residential from Nicholls Avenue and vehicular and shop access from Uxbridge Road, with service and parking areas positioned to the rear side of the property.

2.4. The surrounding area features a varied building height profile. Along nearby Uxbridge Road, several larger developments and commercial buildings rise to four and five storeys, including local retail blocks, educational institutions and residential complexes. These provide an established context in which modest upward extensions, such as the one proposed at Golf House, sit comfortably without introducing visual dominance.

2.5. The site is not located within a Conservation Area, is not Statutory or Locally Listed and does not contain any Scheduled Ancient Monuments.

2.6. The site is not located within a site of special scientific interest, a safety hazard area, a military explosives area, or within 3km of the perimeter of an aerodrome.

2.7. The site has a PTAL rating of 3–4, reflecting moderate accessibility to public transport.

2.8. The site benefits from proximity to key transport infrastructure, including several frequent bus routes along Uxbridge Road, and is situated approximately 1.6–1.7 miles from both Hillingdon and Uxbridge Underground Stations (Metropolitan and Piccadilly Lines). Local bus services provide direct connections to these stations, ensuring convenient access to wider London.

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## 3. Planning History

3.1. The site has an extensive planning history. **Table 1** below outlines the LBE's key planning history records for site.

**Table 1** Planning History

LPA Ref.	Description	Decision Date
4331/APP/2017/4053	<i>Details pursuant to conditions 3 (landscaping), 5 (energy assessment), 10 (vehicular access gate and crossover) and 12 (parking allocation scheme)</i>	Granted 08-11-17
4331/APP/2011/1633	<i>"Conversion of first and second floor for use as 2 x 2-bed and 7 x 1-bed self-contained flats with associated parking and amenity space, to include alterations to elevations and installation of enclosed staircase and lift shaft to roof"</i>	Granted 17-01-2014
4331/APP/2016/187	<i>Installation of solar panels to roof terrace</i>	Granted 15-01-2016
P/2010/3757	<i>Conversion of first floor of warehouse building into four self-contained flats (1 x one-bedroom, 2 x two-bedroom and 1 x three-bedroom) external alterations, associated amenity space and car parking (8 spaces)</i>	Withdrawn 24 November 2010

## 4. Proposals

### The Proposals

4.1. Prior Approval is sought for the following:

*"Construction of one additional storey above the existing roof to provide five self-contained residential flats."*

4.2. The development therefore proposes the following:

- 5 × new 1-bedroom residential flats:
  - 1 × 1-bed 2-person flat (50 sqm)
  - 4 × studio flats 1-person (38–39 sqm each)
- New lead cladding externally to the new storey.
- New double-glazed windows to match the existing style.
- Provision of car parking spaces with EV points
- Internal access and servicing arrangements retained with no increase in footprint.
- Provision of 5x 360L bins and 240L food waste bin.
- Provision of No. 6 long-stay cycle parking spaces for residents in line with London Plan standards;

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Table 2 Accommodation schedule

Flat No.	Bedrooms	Persons	GIA (sqm)
01	1	2	50 sqm
02	1	1	38 sqm
03	1	1	39 sqm
04	1	1	39 sqm
05	1	1	38 sqm

- 4.3. All units meet or exceed the Nationally Described Space Standards (NDSS).
- 4.4. New floor set directly above the existing roof
- 4.5. Metal cladding for a modern, lightweight aesthetic
- 4.6. Windows aligned with existing façade proportions
- 4.7. Additional massing is modest and appropriate for the surrounding context
- 4.8. No external overbearing or overshadowing impacts
- 4.9. The Design and Access Statement, prepared by DE, provides 3D views of the street scene demonstrating how the additional storey fits with the surrounding townscape.
- 4.10. A Daylight and Sunlight Assessment, prepared by Urban Front has been submitted in support of this application and demonstrates that there will be no material change in sunlight / shading to any nearby space or the proposed development.

## 5. Permitted Development Rights

- 5.1. The Government introduced new permitted development rights in August 2020 to amend the Town and Country Planning Act (General Permitted Development) Order 2015 (amended 2020 No. 632).
- 5.2. Development under Schedule 2, Part 20 '*Construction of New Dwelling houses*' permit '*Class AA*' development, where proposals comprise of '*new dwelling houses on detached buildings in commercial or mixed use*'.
- 5.3. Paragraph AA (1) of Class AA of Schedule 2, Part 20 states:

*AA. (1) Development consisting of works for the construction of up to two additional storeys of new dwellinghouses immediately above the topmost storey on a detached building to which sub-paragraph (2) applies, together with any or all, where that development comprises—*

- (a) up to two additional storeys, in the case of an existing building consisting of two or more storeys;*
- (b) one additional storey, in the case of an existing building consisting of one storey, together with any development under sub-paragraph (3).*

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(2) *This sub-paragraph applies to a building which is—*

(a) *used for any purpose within Class A1 (shops), Class A2 (financial and professional services), Class A3 (restaurants and cafes) or Class B1(a) (offices) of the Schedule to the 1987 Order, or as a betting office, pay day loan shop or launderette;*

(b) *in a mixed use combining—*

(i) *two or more uses within paragraph (a); or*

(ii) *a use falling within Class C3 (dwelling houses) of the Schedule to the 1987 Order, together with one or more uses within paragraph (a).*

(3) *Development consisting of any or all—*

(a) *engineering operations reasonably necessary to construct the additional storeys and new dwelling houses;*

(b) *works for the replacement of existing plant or installation of additional plant on the roof of the extended building reasonably necessary to service the new dwelling houses;*

(c) *works for the construction of appropriate and safe access to and egress from the new dwelling houses and existing premises, including means of escape from fire, via additional external doors or external staircases;*

(d) *works for the construction of storage, waste or other ancillary facilities reasonably necessary to support the new dwelling houses.*

(4) *In relation to Class AA, “the 1987 Order” means the Use Classes Order as in force on 5<sup>th</sup> March 2018.*

- 5.4. Paragraph AA.1 sets out instances where development would not be permitted by Class AA. The following **Table 2** within Section 6.0 sets out compliance with criteria of Paragraph AA.1.
- 5.5. Paragraph AA.2 (1) sets out the conditions to which the development is subject to Prior Approval. The following Section 6.0 sets out compliance with the conditions listed in Paragraph AA.2.
- 5.6. Section 6.0 also sets out compliance with Paragraph C (3) of Part 20 and Paragraph 3. (1) 9(A) of the Order.

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## 6. Planning Assessment

### Paragraph AA.1 of Class AA

**Table 3** Compliance with Paragraph AA.1

Class A.1 Criteria	Assessment
<i>(a) the building was constructed before 1st July 1948 or after 5th March 2018;</i>	The building was constructed between 1st July 1948 and 5th March 2018.
<i>(b) on 5th March 2018 the building was in a use other than— (i) a use or mixed use within paragraph AA(2)(a) or (b); or (ii) a use falling within Class C3 of the Schedule to the Use Classes Order;</i>	The building falls within a mixed use specified within Paragraph AA (2)(a). Ground floor retail (Topps Tiles), upper floors residential.
<i>(c) the additional storeys are constructed other than on the principal part of the building;</i>	The extension is built on the principal part of the building only as evidenced by the roof plan.
<i>(d) the floor to ceiling height of any additional storey, measured internally, would exceed the lower of— (i) 3 metres; or (ii) the floor to ceiling height, measured internally, of any storey of the principal part of the existing building;</i>	Measured internally, the floor to ceiling heights of the proposed storey will be 2450mm, which is less than 3 meters and the same or lower than the all-existing storeys.
<i>(e) the new dwellinghouses are not flats;</i>	5 residential flats within Use Class C3 are proposed.
<i>(f) the height of the highest part of the roof of the extended building (not including plant) would be greater than 30 metres;</i>	The height of the proposed building is approx 14.7m.
<i>(g) the height of the highest part of the roof of the extended building would exceed the height of the highest part of the roof of the existing building by more than 7 metres (not including plant, in each case)</i>	The building will extend by approximately 2.6m.

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<i>(i) the existing building has been enlarged by the addition of one or more storeys above the original building, whether in reliance on permission granted under this Part or otherwise;</i>	The building has not been extended upwards since its construction.
<i>(j) development under Class AA(1)(a) would include the provision of visible support structures on or attached to the exterior of the building upon completion of the development;</i>	No visible support structures are proposed.
<i>(k) development under Class AA(1)(a) would consist of engineering operations other than works within the existing curtilage of the building to— (i) strengthen existing walls; (ii) strengthen existing foundations; or (iii) install or replace water, drainage, electricity, gas or other services;</i>	Engineering operations other than those listed in (k)(i)-(iii) are not proposed.
<i>(l) in the case of Class AA(1)(b) development there is no existing plant on the building;</i>	No plant is proposed.
<i>(m) in the case of Class AA(1)(b) development the height of any replaced or additional plant as measured from the lowest surface of the new roof on the principal part of the extended building would exceed the height of any existing plant as measured from the lowest surface of the existing roof on the principal part of the existing building;</i>	No plant is proposed.
<i>(n) development under Class AA(1)(c) would extend beyond the curtilage of the existing building;</i>	All of this development falls within the curtilage of the existing building.
<i>(o) development under Class AA(1)(d) would—</i>	Cycle parking is provided on the ground floor next to the existing stairs. Waste disposal is provided at the rear of the site behind the principal elevation as shown on the ground floor drawings.

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<p>(i) extend beyond the curtilage of the existing building;</p> <p>(ii) be situated on land forward of a wall forming the principal elevation of the existing building; or</p> <p>(iii) be situated on land forward of a wall fronting a highway and forming a side elevation of the existing building; or</p>	
<p>(p) the land or site on which the building is located, is or forms part of—</p> <p>(i) article 2(3) land;</p> <p>(ii) a site of special scientific interest;</p> <p>(iii) a listed building or land within its curtilage;</p> <p>(iv) a scheduled monument or land within its curtilage;</p> <p>(v) a safety hazard area;</p> <p>(vi) a military explosives storage area; or</p> <p>(vii) land within 3 kilometres of the perimeter of an aerodrome.</p>	<p>The site does not form part of designations listed in (p) (i) – (vi) and is not within 3km of an aerodrome.</p>

### Paragraph AA.2 (1) of Class AA

6.1. Paragraph AA.2 (1) states that development under Class AA is permitted subject to the condition that before beginning the development, 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:

- (a) *transport and highways impact of the development;*
- (b) *air traffic and defense asset impacts of the development;*
- (c) *contamination risks in relation to the building;*
- (d) *flooding risks in relation to the building;*
- (e) *the external appearance of the building, including—*
  - (i) *the design and architectural features of—*
    - (aa) *the principal elevation; and*
    - (bb) *any side elevation that fronts a highway; and*
  - (ii) *the impact of any works under paragraph AA(1)(c) or (d);*

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- (f) *the provision of adequate natural light in all habitable rooms of the new dwelling houses;*
- (g) *impact on the amenity of the existing building and neighboring premises including overlooking, privacy and the loss of light;*
- (h) *impacts of noise from any commercial premises on the intended occupiers of the new dwelling houses;*
- (i) *impacts of the introduction of, or an increase in, a residential use of premises in the area on the carrying on of any trade, business or other use of land in the area;*
- (j) *whether, because of the siting of the building, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 2012 issued by the Secretary of State.*
- (k) *where the existing building is 18 metres or more in height, the fire safety of the external wall construction of the existing building,*
- (l) *where the development meets the fire risk condition (see paragraph C(3) of this Part), the fire safety impacts on the intended occupants of the building*

### Assessment

#### Transport Impacts

- 6.2. The NPPF clearly states at Paragraph 111 that highways can only be used as a reason for refusal where the adverse impact would be severe.
- 6.3. The existing parking area is used for the proposed new car parking with existing entry/exit points are retained.

#### *Cycle Parking*

- 6.4. Table 10.2 of the London Plan (2021) requires that studio and 1-person 1-bedroom dwellings provide a minimum of 1 long-stay cycle space per dwelling, with 1 long-stay space also required for 1-bedroom 2-person dwellings. For this proposal, which includes 4 × studio flat 1-person and 2 × 1-bedroom 2-person flat, the minimum cycle parking requirement is therefore:
  - 4 long-stay spaces (for the four 1p studio dwellings),
  - 2 long-stay space (for the 1b2p dwelling)
- 6.5. This results in a minimum requirement of 6 long-stay cycle parking spaces. The proposal provides 6 long-stay cycle parking spaces to the rear of the site in secure double-tiered racks, which fully meets—and is consistent with—the requirements of Table 10.2 of the London Plan.

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#### *Car Parking*

- 6.6. The proposed provision of five dedicated parking spaces, each equipped with electric vehicle charging points on the rear side of the property within the existing car parking.
- 6.7. By integrating EV charging infrastructure and maintaining a balanced parking ratio appropriate to the scale of the development, the scheme promotes a shift towards low-emission transport and aligns with local and national planning objectives for reducing carbon emissions and encouraging sustainable mobility.

#### *Refuse and Servicing*

- 6.8. The required level of refuse and recycling provision is set out in the London Borough of Hillingdon's Waste and Recycling Storage Requirements. For residential developments where the average number of bedrooms per dwelling is one and studio, the Council typically requires:
  - 90-120L per dwelling (general waste) for studio & 1 bedroom
  - 90-120L per dwelling (recycling) for studio & 1 bedroom
  - Food waste:
- 6.9. For 5 units proposed under this Prior Approval application, this equates to a minimum requirement of approximately:
  - 480L general waste
  - 480L recycling
  - Food waste provision (shared 240L bin acceptable)
- 6.10. This results in a combined refuse and recycling requirement of 1100L, excluding food waste.
- 6.11. The proposed refuse storage provision has been designed in accordance with local authority waste management requirements, ensuring that waste and recycling can be stored, accessed, and collected safely and efficiently.
- 6.12. By locating the refuse area within the existing enclosed ground-floor storage space, the scheme ensures that bins are screened from public view and do not detract from the street scene. The arrangement allows for direct and unobstructed movement of bins to the collection point on designated collection days, preventing any impact on pedestrian routes or parking areas.
- 6.13. The Proposed Ground Floor Plan identifies a dedicated refuse storage area located at the front of the site, providing a total capacity of 2,860L.

#### **Summary**

- 6.14. All of the above demonstrates that the site is a sustainable location, suitable for residential development, and will promote sustainable forms of transport, therefore, it is considered that there will be no adverse '*transport and highways impacts of the development*' as required under Paragraph AA.2(1)(a) of Class AA Air Traffic Defense Asset Impacts.
- 6.15. The application site is located within an established suburban/urban environment and is not in close proximity to any safeguarded aerodrome, air traffic infrastructure, or defense-related assets. The

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surrounding area features several buildings that are already significantly taller than the existing structure, including commercial and mixed-use developments along Uxbridge Road that reach four to five storeys in height. In this context, the proposed upward extension—resulting in an overall height increase of approximately 2.6 meters—is modest and will clearly have no impact on air traffic or defense safeguarding interests. The development falls well below any height thresholds that would trigger concern under relevant safeguarding criteria.

6.16. This demonstrates that there will be no adverse ‘air traffic and defense asset impacts of the development’ as required under Paragraph AA.2(1)(b) of Class AA.

#### Contamination Risk

6.17. The proposed development is for one additional storey on an existing mixed-use. No ground works are proposed as part of the application, meaning there is no increased contamination risk as a result of the proposals.

6.18. Therefore, there will be no ‘contamination risks in relation to the building’ as required under Paragraph AA.2(1)(c) of Class AA.

#### Flood Risks

6.19. The site is located in Flood Zone 1 representing the lowest flood risk area. The site is also located outside of a Critical Drainage Area; therefore, risk of surface water flooding is low. The proposals do not result in the increase in building footprint or impermeable surfaces. therefore, there is no additional risk of flooding as a result of the proposals.

6.20. This demonstrates that there will be no adverse ‘flooding risks in relation to the building’ as required under Paragraph AA.2(1)(d) of Class AA.

#### External Appearance

6.21. The GPDO establishes the general principle of enlarging the building by adding additional storeys where it satisfies the various criteria in Paragraph AA.1. As these are satisfied in the above section, the result is that a building of a greater scale would naturally flow from such a right to enlargement. As such, a denial of prior approval simply on the grounds that a bigger building would result, runs contrary to the principle that the GPDO establishes, unless it is accompanied by a deeper level of specific justification through the application of the conditions for prior approval in Paragraph AA.2.

6.22. ‘External appearance’ is undefined in the GPDO. Paragraph AA.2 specifies what is included in the consideration, however, this does not, as recent case law explains, mean that it can be entirely limited to the external appearance of a building in isolation. A reasonable assessment of the external appearance on the locality is therefore appropriate.

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- 6.23. Whilst the additional floor is a necessary requirement to deliver the improvements to the appearance of the building, those improvements also provide the basis in terms of the external appearance test for allowing the additional floor.
- 6.24. Given the site is not located within a Conservation Area, not adjacent, or near to, any other heritage assets and that the wider area lacks an overall consistency, the area's sensitivity to change is relatively low.
- 6.25. The proposed additional floor provides a subordinate and set back addition soften the overall mass of the building and allow it to sit comfortably within its local context.

### Summary

- 6.26. In summary, the existing building is functional but architecturally unremarkable and contributes little to the character of the surrounding streetscape. The proposed upward extension has been informed by a careful analysis of the local context and introduces a more coherent and contemporary architectural expression. The use of consistent cladding materials, refined window proportions, and a clean, streamlined horizontal emphasis ensures that the new storey integrates sensitively with the building below. Subtle articulation to the façade, including the considered placement of windows and the lightweight materiality of the new upper level, helps to soften the visual massing and creates a more balanced elevation. Overall, the proposals significantly enhance the appearance of the property, resulting in a more visually engaging and architecturally well-resolved building that sits comfortably within its mixed-use setting.
- 6.27. The proposed additional set back floor is subordinate and consistent with the height range found in other buildings in the area. In order for the building to be delivered as a consistent design, this prior approval can be subject to a condition to ensure both the planning permission and prior approval are delivered together.
- 6.28. In light of the above, '*the external appearance of the building*' would be acceptable as required under Paragraph AA.2(1)(e) of Class AA.

### Provision of Natural Light

- 6.29. A Daylight and Sunlight Report, prepared by Urban Front, has been submitted in support of this application.
- 6.30. The analysis shows that the daylight and sunlight available to future residents within the proposed development will meet the levels recommended within the BRE Guidelines.
- 6.31. This demonstrates that there will be acceptable '*provision of adequate natural light in all habitable rooms of the new dwelling houses*' as required under Paragraph AA.2(1)(f) of Class AA.

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#### 6.32. Impact on Neighboring Privacy and Light

##### *Privacy and Overlooking*

6.33. Regarding privacy and overlooking, there is no building or unit closest to the proposed development on any side. Therefore, there is no prospect of overlooking.

##### *Daylight and Sunlight*

6.34. The NPPF specifically states at Paragraph 125c that daylight and sunlight standards must be applied flexibly so not to unduly constrain density.

6.35. A Daylight and Sunlight Report has been submitted in support of this application.

- All VSC values approx. 39–40%, greatly above BRE 27% benchmark.
- All habitable rooms exceed NDSS and daylight standards.
- Minor shortfalls on north-facing windows are due to orientation, not overshadowing.

6.36. No windows overlook sensitive neighboring areas. Separation distance to nearest dwelling is approx. 30 m. No harmful overshadowing or overbearing impacts.

6.37. The report concludes that overall, the development is considered to have minimal impact upon the neighbors and is considered in line with the BRE guidelines and relevant planning policy in terms of daylight and sunlight.

##### *Summary*

6.38. In summary, it has been demonstrated that there will be no adverse '*impact on the amenity of the existing building and neighboring premises including overlooking, privacy and the loss of light*' as required under Paragraph AA.2(1)(g) of Class AA.

#### Noise

An Environmental Noise Survey and Acoustic Design Report, prepared by Aran Acoustic & Air Tight Building Solutions has been submitted in support of this application.

The report states that appropriate target internal noise levels have been proposed and these should be achievable with the use of conventional mitigation measure and that the assessment shows the site is suitable for the proposed development in terms of noise.

As such it is considered that there will be '*impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses*' as required by Paragraph AA.1(1)(h) of Class AA.

#### Impact on commercial premises

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6.39. Regarding impacts of residential uses on surrounding commercial premises, there are existing flats at second floor level, as well as many residential uses in the immediate area which coexist peacefully with existing commercial uses along Uxbridge Road. Furthermore, the additional residential occupiers will benefit the surrounding commercial uses through additional trade.

6.40. As such it is considered that there are no detrimental '*impacts of the introduction of, or an increase in, a residential use of premises in the area on the carrying on of any trade, business or other use of land in the area*' as required by Paragraph AA.2(1)(i) of Class AA.

#### Impact on Protected Views

6.41. The site is not located within or in close proximity to a 'protected view' as identified in the Directions Relating to Protected Vistas dated 15 March 2012 issued by the Secretary of State

6.42. As such, there will be no adverse impacts '*because of the siting of the building*' meaning, '*development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15 March 2012 issued by the Secretary of State*' and as required under Paragraph AA.2(1)(j) of Class AA.

#### **Fire Safety - Paragraph C (3) of Part 20**

##### Fire Safety

6.43. Paragraph C (3) of Part 20 states that developments meet fire risk condition if the development relates to a building which will:

- a) *contain two or more dwelling houses; and* (Our emphasis)
- 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.*

6.44. Paragraph (3) of article 9A (fire statements) states that the height condition is that:

- a) *the building is 18 meters or more in height; or*
- b) *the building contains 7 or more storeys.*

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6.45. Neither the existing building or the proposed building is 18m or more than 7 storeys, therefore the proposed development does not meet the fire risk condition.

#### NDSS – Paragraph 3. (1) 9(A)

6.46. Paragraph 3. (1) 9(A) states that Schedule 2 does not grant permission for, or authorize any development of, any new dwellinghouse:

*(a) where the gross internal floor area is less than 37 square meters in size; or*

*(b) that does not comply with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015*

6.47. The following **Table 3** demonstrates that all of the proposed units will meet or exceed the NDSS.

**Table 4** Proposed Flats vs NDSS

Flat	GIA	NDSS Required Compliant?	
1	50 sqm	50 sqm	✓
2	38 sqm	37 sqm	✓
3	39 sqm	37 sqm	✓
4	39 sqm	37 sqm	✓
5	38 sqm	37 sqm	✓

6.48. As such it is clear that the proposed flats meet or exceed the NDSS as required by Paragraph 3.(1) 9(A).

## 7. Summary

7.1. This Planning Statement demonstrates that the proposals:

- Fully comply with Class AA criteria (Paragraph AA.1)
- Address all Prior Approval matters satisfactorily (Paragraph AA.2)
- Provide high-quality new homes in a sustainable location
- Cause no adverse impact on neighbours or local character
- Improve the appearance of the building
- Deliver excellent daylight/sunlight conditions for future occupiers
- Meet all NDSS requirements

7.2. Accordingly, it is respectfully requested that the London Borough of Hillingdon grant Prior Approval for the construction of one additional storey at: Golf House, Nicholls Avenue, Hillingdon, London, UB10 0PN