

Planning Statement

21 Windsor Street, Uxbridge, UB8 1AB

Proposal: Conversion of First Floor to Three Residential Flats with Small External Infill Extension

Reference to Previous Approval: 12884/APP/2022/529

1. Introduction

This Planning Statement supports a full planning application for the conversion of the first floor of 21 Windsor Street, Uxbridge, UB8 1AB into three self-contained residential flats (Use Class C3), including a modest external infill extension. This proposal builds upon and extends the scope of a previously approved planning permission (Ref: 12884/APP/2022/529), which permitted the creation of two flats within the same area.

The site is located within the Old Uxbridge/Windsor Street Conservation Area and comprises a Grade II listed building with a retained commercial use at ground floor level. The proposal seeks to sensitively optimise the use of vacant first-floor space in a sustainable and heritage-conscious manner.

2. Site Description

21 Windsor Street is part of a historic terrace (Nos. 10–23) comprising a row of Grade II listed buildings within Uxbridge town centre. The property is a two-storey structure with traditional sash windows, a painted render façade, and tiled pitched roof.

The site benefits from:

- Central location within Uxbridge Town Centre
- Excellent access to Uxbridge Underground Station (serving the Metropolitan and Piccadilly Lines)
- Proximity to retail, leisure, and employment amenities

The property's first floor is currently vacant, and the ground floor is in commercial use. The site is located within a highly sustainable, walkable urban setting.

3. Planning History

- **12884/APP/2022/529 – Approved:** Conversion of the first floor into two self-contained residential flats. This established the acceptability of residential use at this level and the principle of internal reconfiguration.

The current proposal introduces a modest external infill extension to better optimise internal layout and achieve an additional unit without adversely impacting the listed fabric or street scene.

4. The Proposed Development

The application seeks:

- Conversion of the first floor to create three self-contained flats.
- A small-scale rear infill extension at first-floor level to improve internal layout and circulation.
- Retention of all principal heritage features of the listed building

Key features:

- No alterations to the principal elevation
- All proposed changes are either internal or to the concealed rear of the building.
- Cycle and refuse storage will be provided in line with London Borough of Hillingdon standards.

5. Design and Heritage Justification

A Design and Access Statement and Heritage Statement are submitted in support of this application.

- The proposed infill extension is modest in scale, located to the rear of the property, and designed to be subservient to the main building.
- All materials will be sympathetic to the host building and conservation area.
- The layout ensures the protection of key historic elements and ensures reversibility of internal works.

The overall character and appearance of the Conservation Area will be preserved, and the listed building will not be subject to harm.

6. Policy Context

This application accords with the following national, regional and local policies:

National Planning Policy Framework (NPPF 2024):

- Promotes sustainable development and the optimal use of land (Para 124)
- Encourages residential use in well-located town centres.
- Requires great weight be given to conservation of heritage assets.

The London Plan (2021):

- **Policy H1:** Increasing housing supply
- **Policy D3:** Optimising site capacity through good design
- **Policy HC1:** Heritage conservation
- **Policy T6:** Reducing car dependency in well-connected locations.

Hillingdon Local Plan: Part 1 and Part 2:

- **Policy H1:** Housing growth and sustainable communities
- **Policy DMH 4:** Residential conversions
- **Policy DMHB 1:** Heritage assets
- **Policy DMHB 4:** Conservation Areas
- **Policy DMT 2 & DMT 6:** Promoting sustainable transport and car-free development.

The site is ideally suited to low-car or car-free development, supported by local policy and transport infrastructure.

7. Housing Need and Sustainability

London Borough of Hillingdon has a recognised need for additional housing, particularly in sustainable urban locations. This scheme contributes by:

- Delivering a net gain of one residential unit
- Making efficient use of existing urban space
- Meeting minimum internal space standards
- Supporting housing targets while respecting the historic character of Uxbridge

Given the borough's transport links and planning policy direction, this small-scale, sensitive residential intensification is entirely appropriate.

8. Access and Servicing

- **Pedestrian Access:** No changes to existing ground-floor access and internal stair arrangement
- **Public Transport:** Excellent access to rail, underground and bus services
- **Cycle and Bin Storage:** To be accommodated within the footprint of the site in accordance with LBH standards.
- **Parking:** No off-street parking proposed. The site is highly accessible and suited to car-free occupation.

9. Conclusion

This application presents a sustainable and heritage-led opportunity to optimise residential use at 21 Windsor Street. It builds upon a previously approved scheme, delivering an additional flat and modest infill extension with no adverse impact on heritage significance.

The proposal is consistent with:

- National and London-wide housing objectives
- Hillingdon's Local Plan and conservation policies
- Sustainable transport principles
- Preserves the character and significance of the heritage asset and surrounding conservation area.
- Supports local housing targets through sustainable reuse of existing floorspace.
- Fully complies with all relevant national, regional, and local planning policies.

The Local Planning Authority is respectfully requested to approve the application.

Submitted in support of application for conversion to three flats with minor external extension.

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