SILVERLINE ARCHITECTS

1st April 2021

London Borough of
Hillingdon
3 North Civic Centre,
High Street, Uxbridge
UB8 1UW

Dear Sir/Madam,

Re: BEDFONT CROSS, STANWELL ROAD, FELTHAM, TW14 8NX

Town and Country Planning (General Permitted Development) (Amendment)(England) Order 2015 – Application for Determination as to whether Prior approval is required Under class O.

Sheen Lane Developments ltd is applying for prior approval determination for a change of use from Class B1(a) Offices to Class C3 residential use at Plant room in Bedfont cross, Stanwell road, Feltham, TW14 8NX, under class O of the Town and Country planning (General permitted Development) (Amendment) (England) Order 2015 ("the Order") to create 2 flats. This letter considers the key issues associated with the procedure set out in paragraph N of the Order. For the avoidance of doubt, the site does not lie within an 'exemption' area as listed in the Order (as it is not within the Central Activities Zone).

In addition to this letter the application includes the following documents and Plans:

- Notification of Proposed Change of use to Dwelling(s) Form
- CIL Additional Information form
- Existing Site Plan – Drawing number S00
- Existing Thirdfloor - Drawing number S01
- Existing floor plans - Drawing number S02
- Proposed Site Plan – Drawing number P00
- Proposed Thirdfloor – Drawing number P01
- Elevations – Drawing number P10

We have also enclosed the requisite application fee of £96.00 as part of this submission.

Silverline Architects Ltd, Greyfriars Studios, 25e The Quadrant, Richmond, TW9 1DJ
T 07487 714687: E info@silverlinearchitects.com

Registered Office 107 Bell Street, London NW1 6TL – Registered No. 9628040

The Site

The site is currently used as an office unit (class B1a), and is set over 3 storeys with the main access taken from Stanwell Road.

Legislative Background

Officers will be aware that on the 30th May 2013, the town and country planning (General Permitted Development Order) (Amendment) (England) Order 2013 came into force. The Order introduces a new class of permitted development 'Class J' (changed to class O in 2015 amendment) (amendment 2016) which allows a change of use from Class B1(a) offices to Class C3 residential, without the need for planning permission. Class J includes criteria which should be considered before the permitted development, to change between an existing office use to residential, can take place.

a) The building is on Article a(6a) land;

b) The building was used for a use falling within Class B1(a) (offices) of the schedule to the Use Class Order immediately before 30th May 2013 or, If the building was in use immediately before that date, when it was last in use;

c) the use of the building within Class C3 (dwelling houses) of the schedule to the use classes Order was begun after 30th May 2019;

d) the site is or forms part of the safety hazard area;

e) the site is or forms part of a military explosive storage area; and

f) the building is a Listed building or a scheduled monument.

We can confirm that none of the above criteria apply to the site, which means that permitted development right applies in this case. Turning to the legislative procedure, permitted development under Class O is subject to conditions, that before beginning the development, the developer shall apply to the local authority for a determination as to whether the prior approval of the Authority will be required. This includes;

a) transport and highways impacts of the development;

b) contamination risks to the site and

c) flooding risks on the site

d) impacts of noise from commercial premises on the intended occupiers of the development.

(e)the provision of adequate natural light in all habitable rooms of the dwellinghouses.

the provisions of Paragraph N shall apply in relation to any such application. Paragraph N states that an application shall be accompanied by:

a) a written description of the proposed development - Please refer to the description on the accompanied form and below;

b) a Plan indicating the site and showing the proposed development – please refer to the

enclosed plans;

c) the Developers contact address – Sheen Lane developments Ltd , Greyfriars Studios, 25e The Quadrant, Richmond, TW9 1DJ

d) The developers email address, if the developer is contact to receive communications electronically;

e) together with any fee required to be paid - the requisite fee payment of £96.00 is enclosed/attached.

Proposed Change of Use

The written description as required by Paragraph N(a) is:

Change of use at plant room at Bedfont cross, Stanwell road, Feltham, TW14 8NX, from offices (Class B1a) to residential use (Class C3) to include 2 self-contained dwellings.
The layout of the proposed residential use is shown on an indicative basis on the accompanying plans as above. The change of use relates to internal alterations only and does not require separate planning permission.

Assessment

As set out above, in relation to the restrictions set out in class O, we can confirm that:

a) the building is not located on Article 1(6a) land (i.e., is not within an exempt area as defined in the order);

b) the existing building have an established B1(a) office use which was in place prior to 30th May 2013;

c) the change of use will take place prior to 30th May 2019;

d) the site is not and does not form part of a safety hazard area;

e) the site is not and does not form part of a military explosives storage area;

f) the building is not listed, nor is it a scheduled monument.

In relation to the Conditions set out in Class O, the following considerations are relevant:

Transport and Highway impacts

The proposal seeks to change the plant room from an office premises to 2 residential units. The change of use would not result in a material increase or a material change in the character of traffic in the vicinity of the site.

The area has 79 existing parking spaces on site and we will provide suitable cycle storage and electric charging points if required. Please also refer to previous Transport note by Campbell Reith consulting engineers dated 11/06/2018.

We will be proposing adequate cycle parking which is indicated on our site plan.

Contamination Risks

The change of use of the building will not prevent any risk to human health or other risks from

contamination, as the change of use will not cause any disturbance to the ground beneath the site. There are low risks which will be mitigated through the construction works such as asbestos removal. Please refer to previous Phase 1 study by CBRE dated may 2018.

Flooding Risks

The site does not fall within flood zones 2 and 3, and therefore there is no risk of flooding at this site. The flood risk is within zone 1. Please see planning flood risk assessment.

Impacts of Noise

We will be introducing sound insulating internal walls and floors to further improve the impact of any external noise and will introduce secondary glazing internally where required. Please also refer to our acoustic assessment.

Provision of adequate daylight

The flats will have sufficient daylight from the windows please refer to plans and elevations provided.

Conclusion

It is proposed to change the use of lower ground floor Bedfont cross, Stanwell road, Feltham, TW14 8NX from Class B1(a) office use to Class C3 residential use to 2 residential unit. As of 30th May 2013, this change is permitted development as set out in the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013.

This letter, the accompanying documents and plans comprise an application for determination of the council for prior approval for the change of use, in accordance with the procedure set out in Paragraph N of the Order.

We look forward to hearing from you prior the expiry of 56 days following the date on which this application is received. We will, of course, assume that the prior approval is not required if we do not hear from you within the given timescales.

I trust that the application is satisfactory, please do not hesitate to contact me at this office should you require any further information.

Yours Faithfully

Ash Bhatia

Silverline Architects Ltd

Silverline Architects Ltd, Greyfriars Studios, 25e The Quadrant, Richmond, TW9 1DJ
T 07487 714687: E info@silverlinearchitects.com

Registered Office 107 Bell Street, London NW1 6TL – Registered No. 9628040