

Application to determine if prior approval is required for a proposed: Change of Use from Offices (Class B1(a)) to Dwellinghouses (Class C3)

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class O

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Local Planning Authority details:



London Borough of Hillingdon, Residents Services, 3N Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW
Tel: 01895 250230 Web: www.hillingdon.gov.uk

Publication on Local Planning Authority websites

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1. Applicant Name and Address

Title:		First name:	
Last name:			
Company (optional):	Shaviram Hyde Limited		
Unit:		Number:	
		Suffix:	
Building name:	First Floor Offices		
Address 1:	Farley Court		
Address 2:	Allsop Place		
Address 3:			
Town:	London		
County:			
Country:			
Postcode:	NW1 5LG		

2. Agent Name and Address

Title:	Mr	First name:	Daniel
Last name:	Rose		
Company (optional):	D. Rose Planning LLP		
Unit:	19-20	Number:	
		Suffix:	
Building name:	Bourne Court		
Address 1:	Southend Road		
Address 2:			
Address 3:			
Town:	Woodford Green		
County:	Essex		
Country:			
Postcode:	IG8 8HD		

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		Number:		Suffix:	
Building name:	HPH Building 3				
Address 1:	Hyde Park				
Address 2:	Millington Road				
Address 3:					
Address 4:					
Postcode:	UB3 4AZ				

4. Eligibility

Was the building in use on 29 May 2013 (or when last in use before that date) as an Office (Use Class B1(a))?

☒ Yes ☐ No

If you have answered no above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Is any part of the land, site or building:

- in a safety hazard area;
- in a military explosives storage area;
- a scheduled monument (or the site contains one);
- a listed building (or within the curtilage of a listed building).

☐ Yes ☒ No

If you have answered yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

5. Description of Proposed Works, Impacts and Risks

Please describe the proposed development, including (from 1 August 2020) details on the provision of adequate natural light in all habitable rooms of the dwellinghouses:

The application proposes the change of use of the building from Class B1a (Class E) to 113 flats (88no. 1 bedroom/1 person, 20no. 1 bedroom/2person and 5no. 2 bedroom/5 person)

Due to the limitations of Class O, no external changes to the building are proposed as part of this specific application.

The proposals have been the subject to a Daylight and Sunlight Assessment with the report submitted in support of the application. The report concludes following analysis of the proposed residential accommodation that the daylight and sunlight amenity is in excess of expectations for this type of development. It has been further demonstrated that the development is acceptable in the context of the BRE report, the character of the site and its surroundings and the character of the proposed development.

What will be the net increase in dwellinghouses:

Note that this figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development.

Please provide details of any transport and highways impacts and how these will be mitigated:

The application is supported by a Transport Statement. The TS sets out that proposed development is in accordance with car and cycle parking standards and will make provision for 68 car parking spaces and 117 covered and secure cycle spaces. This is consistent with the previously consented proposal.

The TS includes trip generation analysis (using the TRICS database) which demonstrates that the proposed use would generate significantly less traffic than the existing office use resulting in a reduction in the impact on the local highway network.

As the swept path analysis demonstrates refuse vehicles will be able to access the site in a forward gear, service the bin store and then egress in a forward gear.

Accordingly, the TS concludes that there are no transport or highways reasons for refusing the application. It is further confirmed that the applicant (and current owner) will provide a unilateral undertaking pursuant to S106 of the Town & Country Planning Act securing obligations consistent with application ref: 73398/APP/2020/3589.

5. Description of Proposed Works, Impacts and Risks (continued)

Please provide details of any contamination risks and how these will be mitigated:

Consistent with the approval under 73398/APP/2020/3589, this application is supported by a Phase 1 Environmental Assessment which considered there to be a low risk of new contaminant pathways being created by the change of use. However, it is noted that the previous approval is the subject of a contamination-related condition requiring a remediation scheme and it is therefore assumed, on the basis that there has been no change in circumstances, LB Hillingdon will adopt a similar approach.

Please provide details of any flooding risks and how these will be mitigated.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3 (Check online: <https://flood-map-for-planning.service.gov.uk/>); or
- is in an area with critical drainage problems (Check with the Local Planning Authority, it will have been notified of such areas by the Environment Agency).

The application is supported by a Flood Risk Assessment (FRA) which notes that the site is in Flood Zone 1 and is anticipated to remain so throughout the lifetime of the development. The FRA concludes that there are no flood risk related grounds to prevent the change of use. This is consistent with LB Hillingdon's assessment of application ref: 73998/APP/2020/3589.

Please provide details of the impacts of noise from commercial premises on the intended occupiers of the development and how this will be mitigated:

Note that 'commercial premises' means any premises normally used for the purpose of any commercial or industrial undertaking which existed on the date this application including any licensed premises or any other place of public entertainment.

Consistent with application ref: 73998/APP/2020/3589, this application is supported by an Acoustic Report (22 October 2020) and a Supplemental Acoustic Report (4 December 2020) which demonstrates that there are no grounds for refusing the change of use on the account of noise impact from commercial premises. It is further noted that the previous approval was subject to noise related conditions and it is anticipated that a planning application will be made for external works including replacement of the windows.