

PLANNING STATEMENT

CONSULTANT: ART CONSULTANTS

SITE ADDRESS: 1A VILLIER STREET UXBRIDGE

PROPOSAL: VARIATION OF CONDITION
(APPROVED PLANS)

1. Introduction

This statement is submitted in support of an application under Section 73 of the Town and Country Planning Act 1990 to vary the approved plans attached to permission ref: **76186/APP/2024/3188**, granted by the London Borough of Hillingdon. The application seeks approval to replace the approved **timber double entrance doors** with a **roller shutter door** as part of the previously approved change of use to an MOT centre (Sui Generis).

The application site is located within the **Greenway Conservation Area** and falls within an **Air Quality Focus Area**. It has a **PTAL rating of 2**. This submission explains the justification for the proposed variation, taking account of the site's context and relevant planning policy.

2. Site Context and Background

The site at 1A Villier Street comprises a part single, part two-storey building located on the southern side of the street. While the building has been vacant for some time, planning history indicates it was last used for industrial purposes with ancillary office space at first floor level.

The surrounding area is primarily residential, interspersed with small-scale commercial activity. Properties in the immediate vicinity are typically two-storey and constructed in a variety of materials including brick, render, and pebble dash. Roofs are predominantly pitched, and fenestration commonly features balanced openings with traditional proportions. A modern residential scheme is situated immediately to the west, accessed via a private road, which allows for clear views of the application building's frontage.

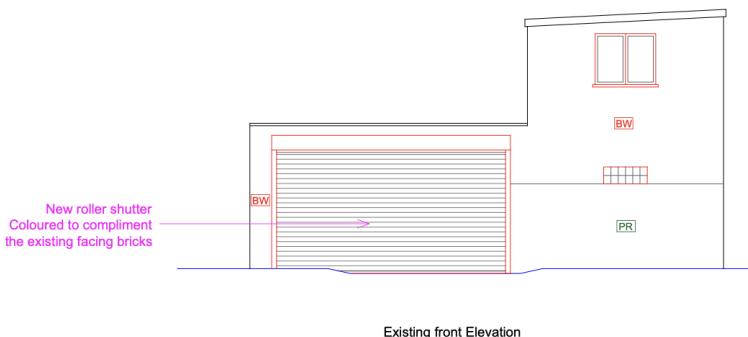
3. Planning History

Under application reference **76186/APP/2024/3188**, planning permission was granted for the **change of use from industrial to MOT centre (Sui Generis)**, including **widening of the dropped kerb**, and **external works comprising the installation of a new timber entrance door and replacement of the front access door**. These works were approved in the context of restoring a long-vacant building and returning it to beneficial use.

The previously approved plans established the design basis for the site's elevation treatments and formed the basis of the approved development. :



The current application seeks a **variation to these approved plans**, specifically to allow the replacement of the approved timber doors with a **roller shutter**, as illustrated in the updated plans:



4. Justification for Variation

The need for a secure, functional and durable entrance is integral to the operation of an MOT facility. The proposed roller shutter offers a practical solution that aligns with the building's new use while remaining sensitive to its location within the Conservation Area.

Care has been taken to minimise the visual impact of the shutter:

- The shutter box is designed to be **slim in profile**, ensuring it sits discreetly within the elevation.
- The **finish is colour-matched** to the existing brickwork, using a muted brown tone to reduce contrast and integrate with the host building.
- No alterations are proposed to the building's height, footprint, or form.

The change is limited in scope and does not materially alter the visual rhythm or character of the façade. The previously approved use and access arrangements remain unchanged.

5. Impact on Conservation Area

In the earlier scheme, the Council's Conservation Officer expressed some concern regarding the inclusion of a shutter. These concerns have been addressed through design refinements now included as part of this variation.

By reducing the visual prominence of the shutter and selecting a finish that complements the host building, the proposal avoids any undue harm to the character and appearance of the **Greenway Conservation Area**.

In policy terms, the development remains consistent with:

- **Policy DMHB 1**, which supports proposals that avoid harm to heritage assets unless justified by public benefit.
- **Policy DMHB 4**, which seeks high-quality design in Conservation Areas that sustains and enhances local character.

Furthermore, the reuse of a long-vacant site is a **positive public benefit**, consistent with the aims of Policy HE1 and paragraph 202 of the National Planning Policy Framework (NPPF), which encourages the sympathetic reuse of heritage assets.

6. Design Considerations

The proposed shutter has been carefully designed to maintain the integrity of the building:

- The change avoids visual clutter or a box-like protrusion on the frontage.
- It allows for secure closure while enabling ease of access for the site's authorised use.
- In its colour, scale, and placement, the shutter complements the established character of the building.

No other changes are proposed to the elevations. The proposed variation is therefore limited in its scope and effect, ensuring continued compliance with **Policies BE1, DMHB 11 and DMHB 12**, all of which support context-responsive, well-designed development.

7. Conclusion

This Section 73 application seeks a modest and well-considered amendment to a previously approved scheme, to allow the substitution of the approved timber entrance doors with a roller shutter door. The amendment:

- Remains consistent with the **design intent** of the approved development;
- **Does not materially impact** the character or appearance of the building or wider Conservation Area;
- **Improves security and functionality** for the approved MOT use;
- **Delivers continued public benefit** through the viable reuse of a long-vacant commercial site.

In conclusion, the proposed variation complies with the Development Plan when read as a whole and should be approved accordingly.