

NOPA STATEMENT (2 BED 3 PERSON)

121 COWLEY MILL ROAD, UXBRIDGE, UB8 2QB



CONTENTS

1. INTRODUCTION	3
2. SITE CONTEXT	4
3. PROPOSAL	5
4. STATUS OF PROPERTY	5
5. EXTERNAL DESIGN	6
6. INTERNAL DESIGN	7
7. ACCESS	7
8. WASTE	7
9. FLOOD RISK	8
10. TRANSPORT & HIGHWAYS	8-9
11. CONCLUSION	9

APPENDICES

1. LETTER FROM HILLINGDON COUNCIL'S BUSINESS ASSURANCE TEAM	10-11
2. PHOTOS OF THE INTERIOR OF THE CAFÉ, TAKEN 9 TH MAY 2021	12-13

INTRODUCTION



Situated in the London Borough of Hillingdon, 121 Cowley Mill Road is a two-storey mixed-use corner property situated at the junction where Cowley Mill Road and Bridge Road both meet.

The ground floor of the application site currently has a E(b) use class and had been operating as a café until ceasing its trading in 2017. Consequently, the café has now been vacant for a number of years.

The first floor of the application site is also vacant but bears a residential use class; similarly, the immediate vicinity of the site is predominantly residential in its nature with two-storey dwelling houses lining Cowley Mill Road and Bridge Road.

The site is not located within a key shopping area, a shopping frontage, a town centre, or a conservation area.

SITE CONTEXT



PROPOSAL

This is a Notice of Prior Approval application under Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015.

The proposed development seeks a conversion from a E(b) use class to a residential use class for dwelling houses, which will facilitate the creation of a two-bedroom, three-person flat on the ground floor.

Please note that this application concerns only the ground floor unit and will not affect the first floor unit.

STATUS OF PROPERTY

Sub-paragraph (1)(a) of Class MA stipulates that a building must be vacant “for a continuous period of at least 3 months immediately prior to the date of the application for prior approval”.

As mentioned in the introduction, the ground floor unit has been vacant since the café's end in trading in 2017. To support this, this planning application submission includes the following evidence as appendices:

1. Letter from Hillingdon Council's Business Assurance Team
2. Photos of the interior of the café taken on 9th May 2021

EXTERNAL DESIGN

No changes to external elevations proposed.

INTERNAL DESIGN

The proposed dual aspect flat benefits from a simple and efficient layout that creates comfortable, functional accommodation. The existing windows will provide the flat with adequate natural light in all habitable rooms.

Please refer to the Daylight/Sunlight Report which shows the daylight/sunlight requirement for each room is met.

In addition to a spacious open-plan living/kitchen/dining area, both the double bedroom measuring 12.7 sqm and single bedroom measuring 9.9 sqm exceed their respective minimum standards.

At 61.53 sqm, the gross internal area of the flat sufficiently meets the national requirement of 60 sqm for a two-bed, three-person residential accommodation.

Flats of this size in particular are a valuable type of residential unit catering to small households and their presence introduces more diversity in the accommodation provided within the local area.

ACCESS

Access to the proposed flat will be directly from Cowley Mill Road. The entrance will not change from its current corner position.

The proposal offers safe, secure access arrangements.

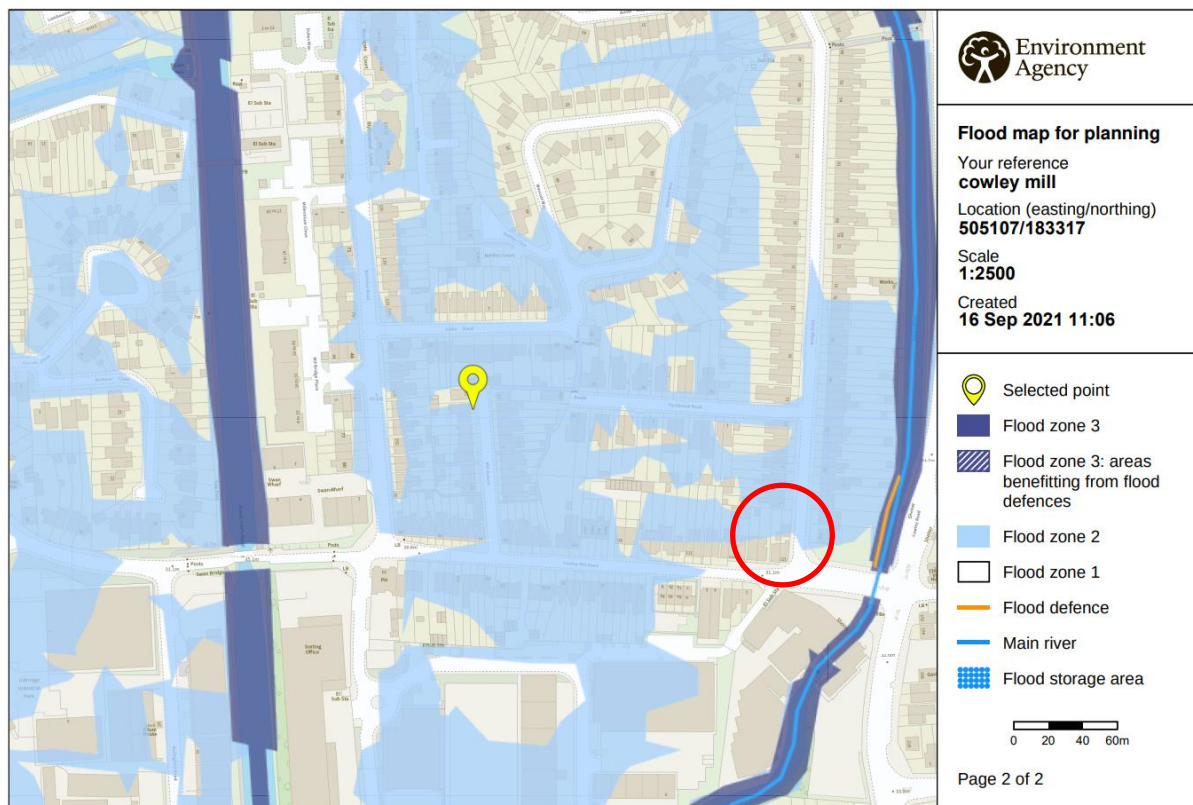
WASTE

Both the waste bin and the recycling bin provided for the proposed flat will measure 240L and will be positioned at the rear of the property. They will be securely located in their own individual area and will be accessed from Cowley Mill Road via a side entrance.

A food waste bin measuring 20L has also been provided in the kitchen of the proposed flat; it will be stored beneath the kitchen worktop and taken outside on days of collection.

FLOOD RISK

The map below aims to demonstrate the likelihood of flooding in chosen areas.



Please note that the correct location of 121 Cowley Mill Road is indicated by the red circle and not the yellow marker.

A Flood Risk Assessment has been prepared to support the application. As per page 2 section 1, Executive Summary, the report states that there is either no, very low, or low risk of flooding from all possible sources.

It is noted that as per section 7, there is a recommendation to raise the internal floor level by 14cm from 31.42m to 31.56m. As per this recommendation, the proposal has incorporated a finished internal floor level which will be raised by 15cm, thus meeting and exceeding the recommendation. Furthermore, future occupants of the site will be signed up to receive EA Flood Alerts and Flood Warnings.

CONTAMINATION

There are no contamination risks present on-site.

NOISE

Due to the entirety of the commercial premises being converted to residential use, there are no noise implications from remaining commercial premises.

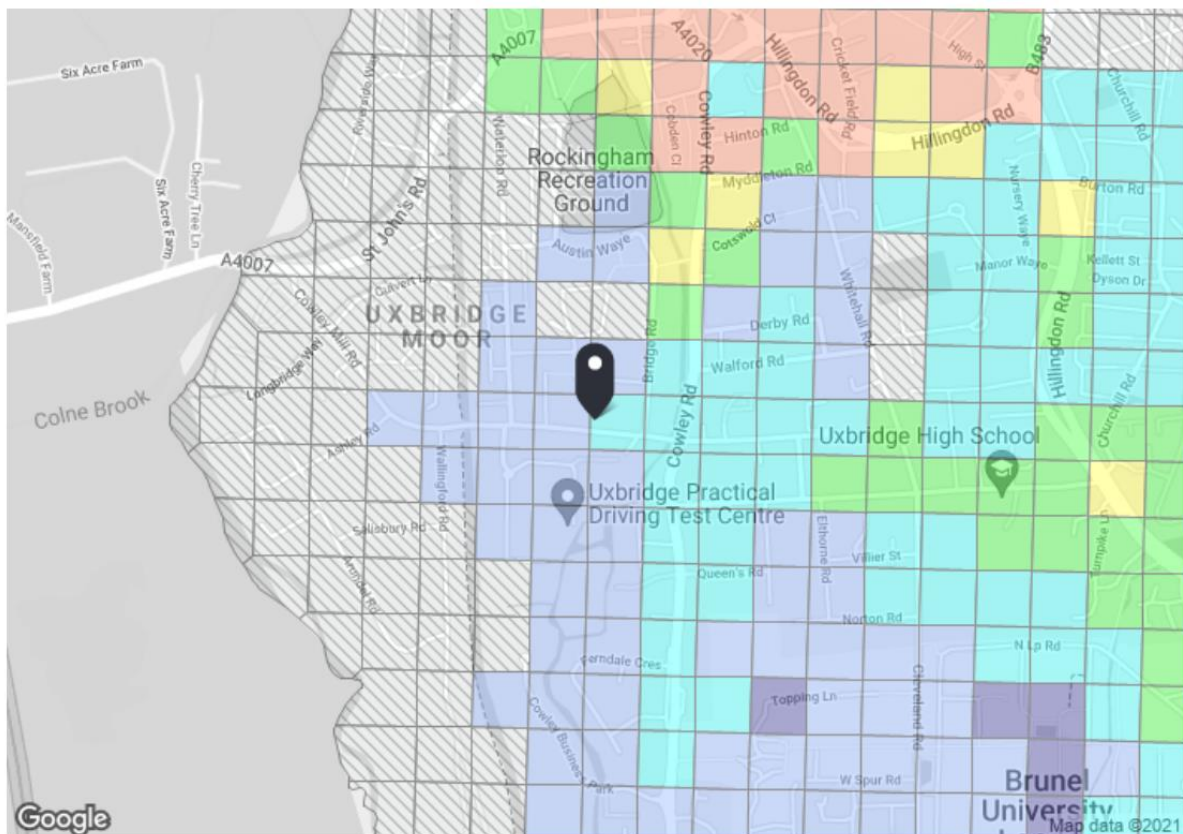
TRANSPORT AND HIGHWAYS

The application site has a PTAL rating of 2, which indicates a fairly low level of accessibility to public transport.

To contribute towards sustainable transport, three cycle spaces have been provided at the rear of the property. They are securely located within a cycle shed on-site, which will function as sufficient cycle storage that is both convenient and inclusive with step free access.



If implemented, the proposal will only provide accommodation for a maximum of 3 people, which constitutes a very small presence that will not in any way have any perceivable impact on the transport network.



PTAL output for Base Year
2
Easting: 505207, Northing: 183241

CONCLUSION

Based on the above, it is considered that this prior approval application adheres to all permitted development criteria.

Furthermore, change of use on the ground floor of the site would greatly benefit the local community by providing much-needed residential accommodation. Due to the site's location within a predominantly residential area, the proposed development will not at all impact any significant shopping locations and thus does not pose any threat to the sustainability of shopping locations.

Moreover, the strong residential nature of the site's surroundings indicates that current E(b) use of the ground floor unit is not ideally located for the particular service it provides. Such a use would be more ideally located within a shopping area or town centre; thus, in its current location, the ground floor unit would see more appropriate use if changed into residential accommodation.

It is therefore respectfully requested that the proposal receive approval from Hillingdon Council.

APPENDIX 1 – Letter from Hillingdon Council’s Business Assurance Team



Mr Chik Wah Chung
T/A Popular Cafe
121 Cowley Mill Road
Uxbridge
UB8 2QB

Ref: 05309586 - Retail, Leisure & Hospitality Grant (RHLG)

23rd June 2020

Dear Mr Chik Wah Chung,

Hillingdon Council have recently administered payment of Retail, Leisure & Hospitality Grant to local businesses. A payment on 3rd April 2020 was distributed to your Company, into the bank account ending in 5797.

During Post verification checks, The Business Assurance Team has identified that your business is not eligible for the Grant. The Government guidelines for the RLHG of £10K are set out below; your business has to meet all the criteria for the grant to be paid:

- The property's rateable value has to be less than £51,000.
- The property has to be open for business and trading as at the qualifying date of 11 March 2020 (for the purpose of this scheme we consider any property closed due to the effect of COVID-19 as being open for business).
- The property has to be reasonably accessible to the general public.
- The property has to be used wholly or mainly for the purpose of Retail, Leisure or Hospitality.
- Businesses which as of the 11 March were in liquidation or were dissolved will not be eligible
- Properties registered as empty on the business rates records on 11 March 2020 do not qualify.

According to our records our last contact with you was in 2017 where you visited the Civic Centre to query a bill. During this visit you confirmed you had ceased trading. To date there has been no other contact from you. Given that you have ceased trading since 2017 you are not entitled to this Grant.

Business Assurance Team
Finance
rdhunay@hillington.gov.uk www.hillingdon.gov.uk
London Borough of Hillingdon,
2N, Civic Centre, High Street, Uxbridge, UB8 1UW

The Grant of £10,000 needs to be repaid to Hillingdon Council immediately. Funds need to be returned to the following account referencing your Business Rates account number 05309586:

LBH- PAYMENTS BACS
SC: 602210
AC: 72430192

Failure to return funds may result in the Council instigating further recovery action against you. If you require further information relating to the recovery of the grant payment, please email rdhunay@hillington.gov.uk, or please call 01895 556928.

Yours sincerely

Raj Dhunay
Intelligence Officer

APPENDIX 2 – Photos of the interior of the café, taken 9th May 2021



