



Officer: Alice Lester

Application Number: PE9800490R1

Address: Railway Arches 20-24, next to Hartland Road

Proposal: Change of use of five railway arches from motor vehicle repairs to business use (Class B1) and external alterations to front and rear.

Drawing Numbers: P~~A~~<sup>S</sup>/98/4511/84/01, 02, 04, 05, plan 26A

RECOMMENDATION SUMMARY: FPC

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OFFICER REPORT:

1. SITE

- 1.1 Set of railway arches underneath the North London Line railway track. To the rear, is the rear of residential properties on Hawley Road. Access to the site is from Hartland Road, on the west side of the bridge. The arches front onto open areas.
- 1.2 Some of the arches are open at front and rear, some enclosed. They are vacant and fairly derelict, but have been used in the past for motor vehicle repairs. The floorspace will comprise approx. 430 sq. metres.

2. PROPOSAL

- 2.1 The change of use to business class (for craft workshops) with ancillary retail use, and for the enclosure of the arches with steel roller-shutter frontages and window lights above, together with solid brick infill at the rear to match the existing brickwork.

3. RELEVANT HISTORY

- 3.1 The arches are vacant and were used for motor-related trades up until 1992/3; various improvement works were then carried out to the service road and the viaduct.

4. RELEVANT POLICIES

- 4.1 Borough Plan:UD3, EM2, EM3
- 4.2 UDP (draft):EC11, EC12, UD3, EN74, EN16, EN1

LONDON BOROUGH OF HAVINGHAM  
TOWN AND COUNTRY PLANNING ACTS  
19 OCT 1999  
RECOMMENDATION AGREED  
ON BEHALF OF THE COUNCIL

5 **CONSULTATIONS**

- 5.1 Castlehaven Community Centre: no objection
- 5.2 Adjoining occupiers: 20 notified  
1 response

The AO had no objection in principle, provided that the elevations facing the private gardens will be completely sealed, with no windows, doors or vents, and that the use of the arches will be restricted to 'Craft' workshops, excluding all motor trade and industrial use, and any use for entertainment.

6 **CONSIDERATIONS**

- 6.1 The re-use of these arches for B1 use is welcomed. It is not considered that there will be any impact on residential amenity.
- 6.2 The external alterations are acceptable.
- 6.3 With regard to the comments of the AO, the elevations will be infilled to avoid any overlooking etc. problems to the rear of the adjoining residential properties. With regard to the use, any activities will need to fall within the B1 use class (except for associated ancillary activities); use for motor vehicles is therefore excluded, but other light industrial uses would be permitted. Any entertainment use would need planning permission.

7 **RECOMMENDATION**

- 7.1 Grant conditional planning permission:

1 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified on the approved application. (CD03)

reason: To ensure that the Council may be satisfied with the external appearance of the building. (DD01)