

19 March 2024

Development Management  
London Borough of Hounslow  
Hounslow House  
7 Bath Road  
Hounslow  
TW3 3EB

## Via Planning Portal

Dear Sir/Madam,

### TOWN AND COUNTRY PLANNING ACT 1990

#### SECTION 96A APPLICATION FOR NON-MATERIAL AMENDMENT OF PLANNING PERMISSION 01483/F/P1 AT WEST CROSS INDUSTRIAL ESTATE, 1-6 WINDSOR CLOSE & 1-5 WEST CROSS WAY, BRENTFORD, TW8 9EP

Please find enclosed an application submitted under Section 96A of the Town and Country Planning Act 1990, for a non-material amendment to the description of development of Planning Permission ref: 01483/F/P1.

Planning permission ref: 01483/F/P1 was granted on 10<sup>th</sup> November 2022 for:

*“Phased redevelopment of 1 West Cross Way, West Cross House and 1-6 Windsor Close - (Phase 1) Use of 1 West Cross Way for a hybrid use (sui generis) to include car workshop with MOT testing facilities, storage and distribution, offices and ancillary showroom for the sale of motor vehicles. Replacement of existing cladding and the installation of glazing to the front elevation. Erection of a car wash facility at the rear of the building and the provision of 4 car display spaces, customer car parking and associated works. (Phase 2) The demolition and redevelopment of West Cross House and 1-6 Windsor Close for a new flexible E(g)(iii)/B2/B8 unit with office floorspace, new vehicular access, service yard and basement car parking; undercroft pedestrian and cycle entrance from the Great West Road and cycle store; together with landscaping, boundary and other associated works. Works to the estate roads, the Shield Drive junction to the Great West Road.”*

Alongside this covering letter the application is accompanied by necessary application forms and fees which have been paid via BACS through the Planning Portal. In addition, this submission is accompanied by a site location plan for reference and decision notice of the original permission issued 10<sup>th</sup> November 2022 (Ref: 01483/F/P1).

The proposed amendment to the description of development is to accommodate required changes to the approved scheme which will be addressed within a coinciding Section 73 application which will be submitted to the Council shortly. The proposed amendment to the description of development is as follows:

*“Phased redevelopment of 1 West Cross Way, West Cross House and 1-6 Windsor Close - (Phase 1) Use of 1 West Cross Way for a hybrid use (sui generis) to include car workshop with MOT testing facilities, storage and distribution, offices and ancillary showroom for the sale of motor vehicles. Replacement of existing cladding and the*

*installation of glazing to the front elevation Erection of a car wash facility at the rear of the building and the provision of 4 car display spaces, customer car parking and associated works. (Phase 2) The demolition and redevelopment of West Cross House and 1-6 Windsor Close for a new flexible E(g)(iii)/B2/B8 unit with office floorspace, new vehicular access, service yard and ~~basement~~ car parking; ~~undercroft~~ pedestrian and cycle entrance from the Great West Road and cycle store; together with landscaping, boundary and other associated works. Works to the estate roads, the Shield Drive junction to the Great West Road."*

Condition 2 of the original decision notice (Ref: 01483/F/P1) requires that the proposal is built out in accordance with listed approved plans. The proposed change relates solely to the amendment of words in the description of development and do not seek to alter the consented scheme in any way, as such it is clear that the proposal can not be considered to breach any definition of material change under the scope of Section 96a.

We trust that the submitted information allows the application to be validated and determined in a timely manner, however, should you have any queries please do not hesitate to contact Nick Delaney or Lewis Davenport of Daniel Watney LLP.

Yours sincerely,



**Daniel Watney LLP**  
ldavenport@danielwatney.co.uk