

Q. SQUARE

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Royal Borough of Greenwich
Planning Department
The Woolwich Centre
35 Wellington Street
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17th June 2021

Dear Sir / Madam,

Unit 6 Thistlebrook Industrial Estate, Eynsham Drive, Abbey Wood, SE2 9RB

Lawful Development Certificate (Proposed)

We write to you on behalf of the applicant, Abbey Wood Property Ltd, as part of a Lawful Development Certificate (Proposed) submitted under Section 191 of the Town and Country Planning Act (1990) (as amended) in relation to Unit 6 Thistlebrook Industrial Estate, Eynsham Drive, Abbey Wood, SE2 9RB (the 'Site').

Accompanying the submission of this LDC application, in addition to this covering letter, is the Site Location Plan and application fee of £231 paid under separate cover.

Site and Surroundings

The Site is located within Abbey Wood, within the wider Thistlebrook Industrial Estate. The site is accessed from Eynsham Road, which is located to the north.

The industrial unit to which this LDC application relates, is two storey with a flat roof. Car parking for the wider Industrial Estate is provided to the north of the Units. This includes six car parking spaces for the use of Unit 6.

The premises is currently occupied by a business which focuses on the assembly of pumping machines for water systems. This operation is light industrial in nature and has a smaller scale whole sales and delivery platform.

Proposals

The Unit is proposed to be utilised as temporary hospital accommodation for the PDSA Pet Charity for a period of circa 3 years. The existing PDSA facility is located close to the Thistlebrook Industrial Estate, on the junction of Eynsham Drive and the A2041. The address of the existing PDSA site is 1A Eynsham Drive.

As part of the consented (ref 17/4080/F) scheme for the redevelopment of Nos 1A and 1C Eynsham Drive, it is proposed that the existing building on site will be demolished, including the PDSA building. The site will be redeveloped with buildings up to 17 storeys, comprising a new PDSA Pet Hospital facility, commercial floorspace and 272 homes.

Under the above planning permission, the new PDSA Pet Hospital Facility was considered by both the Council and the GLA to be a D1 use.

This LDC application is intended to confirm that the temporary use of Unit 6 by the PDSA Pet Hospital would be lawful to facilitate the use of Unit 6 by PDSA, whilst the planning permission at 1A and 1C Eynsham Drive is being delivered. Once the new PDSA Pet Hospital is completed at 1A and 1C Eynsham Drive, the PDSA will relocate back to that site and vacate Unit 6.

In terms of the proposed PDSA Pet Hospital at Unit 6, its main hours of operation will 8:30am to 6pm Monday to Friday, 9am-12 noon Saturday and no opening on Sunday. There will also be out of hours emergency access to the Hospital. The six car parking spaces allocated to Unit 6 will also be utilised.

Assessment in relation to Section 191 of the Town and Country Planning Act 1990

The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 identified changes to the Town and Country Planning (Use Classes) Order 1987.

Under the 1987 Order, the existing use of Unit 6 would have fallen within B1 Use Class. The PDSA Pet Hospital would have fallen under D1 Use Class.

With the 2020 amendments, which came into force on 1st September 2020, both the B1 and D1 uses were 'reallocated' to fall within the new Class E.

On the basis that changes of use within the same planning Use Class are not considered to be 'development', as defined by Section 55 of the Town and Country Planning Act 1990 (as amended), it is considered that the use of Unit 6 for the PDSA Hospital is lawful. We respectfully request that this LDC application is therefore approved.

We trust that the above is helpful and please feel free to contact us should you have any further queries.

Yours sincerely

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