

Park Royal Road East and West Sites planning application

Key information

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Park Royal Road East & West Sites, planning application

OPDC has received a full planning application for the redevelopment of 5-7 Park Royal Road, W3 6XA (the ‘east site’) and the Lower Park Trading Estate W3 6XA (the ‘west site’). The applicant is Tiago Properties Ltd.

Application reference number

23/0014/FUMOPDC

Site location

The application site is outlined in red on the map below, comprising the ‘east’ and ‘west’ sites which are bisected by Park Royal Road. The ‘east site’ (labelled Site A on the location plan below) contains an industrial building used for storage and distribution and the ‘west site’ (labelled Site B on the location plan below) contains a commercial building used for offices with ancillary trade counters.



Figure 1: Site Location Plan

Proposed development

The planning application is for:

Demolition of all existing buildings and structures and the redevelopment of the sites through:

- Construction of a 33-storey building plus basement levels at Block A (east site) for student accommodation (*sui generis*) comprising up to 988 bed spaces with ancillary facilities including classrooms, flexible space and two auditoriums, and light industrial (Class E(g)(iii) use comprising 1,902 sqm GIA; and
- Construction of a 15-storey building at Block B (west site) comprising of 82 residential units (use class C3) with flexible commercial uses (Class E) at ground floor comprising 355 sqm GIA; and
- Associated works of landscaping, public realm improvements and other works associated with the development.



Figure 2: Proposed upper ground floor showing the ‘east’ and ‘west’ sites, as well as a pocket park to the north of the ‘east’ site



Figure 3: CGI of the proposed development looking north along Park Royal Road from the junction with Victoria Road



Figure 4: CGI of the proposed development looking north along Park Royal Road

Consultation deadline

5.00pm on 19 April 2023

Contact details

Call us on 020 7983 6520 or [email](#).

Further information

The planning application documents can be viewed on the [OPDC Planning Register](#). Please search using the application reference number **23/0014/FUMOPDC**.

A copy of the accompanying Environmental Statement can also be inspected at The Collective, Nash House, Old Oak Lane, London, NW10 6FF. Alternatively, members of the public may obtain electronic copies of the Environmental Statement (no charge) and printed copies of the Environmental Statement (Copies of the Non-Technical Summary will be provided free of charge, full printed copies of the Environmental Statement and appendices will incur a charge of £1,000 to cover printing and postage costs) directly from RPS Group via RPS, 20 Farringdon Street, London, EC4A 4AB / Tel: 020 3691 0500.

If you have any comments on this proposal you can submit them by 19 April 2023:

- via email to planningapplications@opdc.london.gov.uk
- via the website at <https://planning.agileapplications.co.uk/opdc>
- or write to the Old Oak and Park Royal Development Corporation at c/o Brent Civic Centre, 32 Engineers Way, Wembley, HA9 0FJ

Please quote the application number 23/0014/FUMOPDC in any correspondence.

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