

**Application reference: 13/1895/P3JPA**  
**TEDDINGTON WARD**

Date application received	Date made valid	Target report date	8 Week date
31.05.2013	06.06.2013	01.08.2013	01.08.2013

**Site:**

16-20 The Causeway, Teddington, TW11 0HE,

**Proposal:**

Internal alterations to change the use from B1 office to C3 residential

Status: Pending Consideration (If status = HOLD please check that all is OK before you proceed any further with this application)

**APPLICANT NAME**

Mr  
c/o agent

**AGENT NAME**

Mr Gareth Stockbridge  
6 Wrotham Business Park  
Barnet  
Herts  
EN5 4SB  
United Kingdom

**DC Site Notice:** printed on and posted on and due to expire on

**Consultations:**

**Internal/External:**

**Consultee**

14D POL  
LBRUT Transport  
LBRUT Environmental Health Contaminated Land

**Expiry Date**

26.06.2013  
24.06.2013  
24.06.2013

**Neighbours:**

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**History: Development Management, Appeals, Building Control, Enforcements:**

Development Management

Status: REF  
Date: 27/04/1990

Application: 90/0473/FUL

Change Of Use Of 3rd Floor From Residential To Office Use.

Development Management

Status: REF  
Date: 15/10/1999

Application: 99/2086

Proposed Conversion Of Existing Second Floor Office Into Four Self Contained Flats.

Development Management

Status: GTD  
Date: 05/04/2012

Application: 12/0008/COU

Change of use from A1 (off license) to mixed use A3/D2 (cafe/soft plan centre)

Development Management

Status: VOID  
Date: 14/02/2012

Application: 12/0410/VOID

Change of use of Off License (A1) to soft play centre/cafe (D2/A3)

Development Management

Status: INV

Date:

Application:12/1397/FUL

Conversion of upper two floors to form 8 no self contained flats with alterations to fenestration on front elevation.

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Development Management

Status: PCO

Date:

Application:13/1895/P3JPA

Internal alterations to change the use from B1 office to C3 residential

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Building Control

Deposit Date:

14.02.2001

Reference:

01/0284/FP

Interior refurbishment at second floor level

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Building Control

Deposit Date:

04.07.1996

Reference:

96/0898/FP

Alterations & additions to office partitions

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Building Control

Deposit Date:

27.08.1996

Reference:

96/0898/1/FP

Alterations and additions to office partitions

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Building Control

Deposit Date:

30.07.2012

Reference:

12/NIC01769/NICEIC

Replacement consumer unit

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Enforcement

Opened Date:

22.12.2011

Reference:

11/0745/EN/USN

Enforcement Enquiry

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Enforcement

Opened Date:

06.06.2013

Reference:

13/0273/EN/USN

Enforcement Enquiry

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**Constraints:**

**Professional Comments:**

**Site, history and proposal:**

16-20 The Causeway comprises a large ground floor shop unit with first and second floor offices and a third floor flat.

This application seeks a change of use of the first and second floor offices to eight flats using the recently introduced prior approval system.

**Public and other representations:**

None received.

Legislation

Class J of the amended GPDO allows a change of use from B1 (a) office use to C3 residential subject to the following:

*Not permitted:*

- (a) the building is on article 1(6A) land;*
- (b) the building was not used for a use falling within Class B1(a) (offices) of the Schedule to the Use Classes Order immediately before 30th May 2013 or, if the building was not in use immediately before that date, when it was last in use;*
- (c) the use of the building falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order was begun after 30th May 2016;*
- (d) the site is or forms part of a safety hazard area;*
- (e) the site is or forms part of a military explosives storage area;*
- (f) the building is a listed building or a scheduled monument.*

Conditions

*J.2 Class J development is permitted subject to the condition that before beginning the development, the developer shall apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—*

- (a) transport and highways impacts of the development;*
  - (b) contamination risks on the site; and*
  - (c) flooding risks on the site,*
- and the provisions of paragraph N shall apply in relation to any such application.*

**Professional comments:**

The proposal satisfies the 'not permitted' criteria.

The Council Scientific Officer has no objection on contamination grounds. The Environment Agency has not objected on flooding grounds.

In relation to the conditions, the Senior Transport Planner has commented as follows:

*8 parking spaces would be required as per DM DPD (parking standards). There is no mention of parking and as the peaks for B1 differ from those for C3 we require a parking survey and I ask that they contact us directly for scoping and advice before undertaking a survey.*

Therefore a parking survey is required to ensure that there will not be an unacceptable impact on transport and highways. As no information was included with the application it is recommended for refusal with an informative stating that a new application may be accepted subject to the inclusion of a parking survey carried out to the satisfaction of the Council and

confirmation that an unreasonable impact on on-street parking would not ensue. There is an area at the rear for parking (5 – 6 cars) but it is not clear whether any of this is for the first and second floors.

Adjoining properties were consulted and no representations have been made.

On the basis of the above prior approval is considered to be required and is refused.

**Recommendation:**

The determination of this application falls within the scope of Officer delegated powers - YES / ~~NO~~

**I therefore recommend the following:**

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

Case Officer (Initials): SSS.....

Dated: ..... 1/8/2013.....

**I agree the recommendation:**

Team Leader/Development Control Manager

Dated: ..... 1/8/13.....

This application has been subject to representations that are contrary to the officer recommendation. The Development Control Manager has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Development Control Manager: .....

Dated: .....

<b>REASONS:</b>
<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>
<b>UDP POLICIES:</b>
<b>OTHER POLICIES:</b>

The following table will populate as a quick check by running the template once items have been entered into Uniform

**SUMMARY OF CONDITIONS AND INFORMATIVES**

<b>CONDITIONS:</b>	
<b>INFORMATIVES:</b>	

**ADDITIONAL NOTES CONTINUED FROM ABOVE:**