

**Application reference: 06/2109/COU**  
**SOUTH RICHMOND WARD**

Date application received	Date made valid	Target report date	8 Week date
30.06.2006	30.06.2006		25.08.2006

**Site:**

27-28 George Street, Richmond, Surrey, TW9 1HY

**Proposal:**

Change of use of 2nd floor from D1 to D2 (sports use). Yoga Centre.

**Present use:**

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

**APPLICANT NAME**

J. Ward  
41 Darell Road  
Richmond  
TW9 4LF

**AGENT NAME**

**Consultations:**

**Internal/External:**

**Consultee**

LBRUT Urban Design 14 Days  
LBRUT Transport

**Expiry Date**

20.07.2006 ✓  
20.07.2006 ✓

**Neighbours:**

- South - Squobon - Gym, Education etc.*
- ✓ 51-52 George Street, Richmond, Surrey, TW9 1HJ, - 06.07.2006
  - ✓ 50 George Street, Richmond, Surrey, TW9 1HJ, - 06.07.2006
  - ✓ 53 George Street, Richmond, Surrey, TW9 1HJ, - 06.07.2006
  - ✓ 54 George Street, Richmond, Surrey, TW9 1HJ, - 06.07.2006
  - ✓ 29 George Street, Richmond, Surrey, TW9 1HY, - 06.07.2006
  - ✓ 51A George Street, Richmond, Surrey, TW9 1HJ, - 06.07.2006
  - ✓ 26 George Street, Richmond, Surrey, TW9 1HY, - 06.07.2006
  - ✓ 55-56 George Street, Richmond, Surrey, TW9 1HE, - 06.07.2006
  - ✓ 53A George Street, Richmond, Surrey, TW9 1HJ, - 06.07.2006
  - ✓ 1 Brewers Lane, Richmond, Surrey, TW9 1HH, - 06.07.2006
  - ✓ 6 Church Court - Footpath, Richmond, Surrey, TW9 1JL, - 06.07.2006
  - ✓ Flat, 6 Church Court - Footpath, Richmond, Surrey, TW9 1JL, - 06.07.2006
  - ✓ 5A Church Court - Footpath, Richmond, Surrey, TW9 1JL, - 06.07.2006
  - ✓ Angel And Crown, 5 Church Court - Footpath, Richmond, Surrey, TW9 1JL, - 06.07.2006
  - ✓ 25 George Street, Richmond, Surrey, TW9 1HY, - 06.07.2006
  - ✓ 25 - 26 George Street, Richmond, Surrey, TW9 1HY, - 06.07.2006

**History:**

Ref No	Description	Status	Date
02/1796	• Retention Of Air Conditioning Unit At The Rear Of The Property.	WNA	12/02/2004
02/3262	• Proposed Change Of Class Use From B1 To D1 (weight Loss Centre)	GTD	06/02/2003
03/0432	• Alterations To Shopfront And General Shopfit.	GTD	07/04/2003
03/0433	• Erection Of Internally Illuminated Fascia Sign And	GTD	07/04/2003

03/1990	Internally Illuminated Projecting Sign. • Erection Of New Externally Illuminated Fascia And Projecting Signs.	GTD	27/08/2003
03/2014	• Erection Of Side Hung Scissor Action Grilles To Church Court Side Entrance To Upper Floors.	GTD	22/08/2003
03/3652	• Installation Of Air Conditioning Units To Roof Area.	GTD	22/03/2004
95/0820/ADV	• Erection Of 2 No Internally Illuminated Fascia Signs And 1 No Internally Illuminated Projecting Box Sign	GTD	25/04/1995
06/1415/ADV	• Install fascia sign 5500 x 900 and projecting sign 700 x 700 both with internal illumination.	PCO	
06/1717/FUL	• Divide shop to make two separate units and install new shop front	PCO	
06/1844/ADV	• 375mm high Clinton Cards sign with overhead trough lighting.	REC	
06/1888/ADV	• Erection of new externally illuminated fascia and projecting sign.	PCO	
06/2109/COU	• Change of use of 2nd floor from D1 to D2 (sports use). Yoga Centre.	PCO	

**Constraints:**

27-28 GEORGE STREET  
SOUTH RICHMOND WARD  
06/2109/COU  
Contact Officer: AMS

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**Site and proposal:**

The site is currently vacant but was recently used as a weight loss centre and comprises a three-storey, white block, end of terrace building, with retail at ground floor (Clintons Cards) and storage at first floor. The application site is located within Richmond Central Conservation Area, and is classed as <sup>key</sup> ~~Secondary~~ Shopping Frontage within a Mixed Use Area and is part of the Richmond Town Centre.

It is proposed to change the use of the second floor only from D1 to D2 – sports use - more specifically, a Yoga Centre.

The locality is defined by mixed land uses with retail at ground floor and offices/ residential/ D1-D2 uses on the upper floors. Surrounding ground floor retails uses include a bookstore, health and well being stores, clothes retail stores, public houses, restaurants, department stores and various other retail stores.

**History:**

02/3262, for a proposed change of use from B1 to D1 (weight loss centre), was approved 6 February 2003. See attached information on file for previous planning history including advertisement and shopfront applications.

**Public Representations:**

None received.

**Professional comments:**

Policy / Change of Use

The site is within a Mixed Use Area, which encourages a mix of different uses. The site visit revealed an appropriate mix of different uses was evident in the surrounding area.

The Yoga Centre would not be contrary to TC5 or IMP2 as the use of the second floor as a Yoga Centre would not result in a net loss of shopping floor space within the Key Shopping Frontage, and it would enhance the vitality and viability of the Town Centre and the mix of uses in the Mixed Use area.

The Community, Culture and Entertainment Policy officer has no objection to the proposal, as the use would remain as a community use. Policy CCE16 also encourages the provision of major recreational facilities as provided in this scheme.

Design

The change of use would not result in any change to the external appearance of the building. The existing signage has only been changed in terms of the logo on the fascia and projecting sign; the size, shape and amount of lighting have not been altered. Urban Design has no objection to the proposed change of use. However, this would require advertisement consent application.

The use would remain within the key shopping frontage of the Conservation Area.

### Transport Planning

Access to the second floor is via a set of doors off Church Court.

Paving standards require all new developments to provide a space reserved for maximum of 90 cycle spaces across the perimeter of this site. No cycle parking is provided.

Council's Transport Planning Department have no objections to the proposal given its location, which is in close proximity to public transport and within a CPZ, and if the use is restricted to a sports use rather than an open D2 use. On this basis the proposed development projects to the free flow of traffic and highway safety, in line with policies TRN2 and 4.

### Summary

Council's Policy, Urban Design and Transport departments have no objection to the proposal. The proposed D2 use at second floor level would be compatible with other businesses in the area, and would fill vacant premises, thereby enhancing the vitality and viability of the Town Centre and the mix of uses in the Mixed Use area.

Approval of the application is recommended.

### Residential amenity

- The ground floor of the application site is in commercial (A1) use, and the 1st floor is an ancillary use to the ground floor. Opposite Church Court is a Tesco store. To the rear of the site is a retail unit which appears to be residential above. History shows no. 25 to be a retail use on the ground floor and offices above.

Given the predominantly commercial nature of the area it is considered the proposal will represent an unobjectionable form of development. However, an headline condition ~~is recommended~~ is recommended, to ensure the scheme complies with B17.16. (It is anticipated that the proposed use is not so different to the previous weight loss clinic.)

**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): AMS

Dated: 15/8/06

**I agree the recommendation:**

Team Leader/Development Control Manager:

Dated: Lucy Taylor 21/05/2006

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> <u>ATO1, Non Std x2</u>
<b>INFORMATIVES:</b> <u>1EGSA, 1H06A, 1U0, 1U2, 1U16, 1L19, Non Std.</u>
<b>UDP POLICIES:</b> <u>CCE 2, TCS, 1MP2, SIGS, TRN2, 4, 1SU 2, 4, <del>1SU 2, 4</del></u>
<b>OTHER POLICIES:</b>

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

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

**ADDITIONAL NOTES CONTINUED FROM ABOVE:**