

Notification for Prior Approval for a Change of Use from Shops (Class A1) and Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops (Sui Generis Uses) to Assembly and Leisure Uses (Class D2)

Town and Country Planning (General Permitted Development) (England) Order 2015 - Schedule 2, Part 3, Class J

Development consisting of a change of use of shops (Class A1) and financial and professional services (Class A2), Betting Offices, Pay Day Loan Shops (Sui Generis Uses) with an upper threshold of 200m² of total floor space to a use falling within Class D2 assembly and leisure uses of the Schedule to the Use Classes Order.*

Permitted development rights to convert a D2 premises to a registered nursery or state funded school do not apply to premises that change to D2 use under these rights.

*The permitted development right does not apply in conservation areas, National Parks, Areas of Outstanding Natural Beauty, the Broads and World Heritage sites. Nor do they apply to land within the curtilage of Listed Buildings and land within the curtilage of Listed buildings, Scheduled Monuments, Sites of Special Scientific Interest, Safety Hazard Areas or Military Explosives Storage Areas.

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to a Local Planning Authority in accordance with the legislation detailed on this form.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to a Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

Find contact details for Local Planning Authorities: <https://www.planningportal.co.uk/lpasearch>

If printed, please complete using block capitals and black ink.

1. Developer Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Site Address Details

Please provide the full postal address of the application site.

Unit:	<input type="text"/>	Building number:	<input type="text" value="87"/>	Building suffix:	<input type="text"/>
Building name:	<input type="text"/>				
Address 1:	<input type="text" value="High Street"/>				
Address 2:	<input type="text" value="Whitton"/>				
Address 3:	<input type="text" value="Twickenham"/>				
Address 4:	<input type="text"/>				
Postcode:	<input type="text" value="TW2 7LD"/>				

4. Description of the Proposed Development

Please describe the proposed development, including relevant information covering noise, hours of opening and transport and highways impacts of the development. Where the building is located in a key shopping area, please provide details of any undesirable impact on the sustainability of that shopping area:

The proposed development is a Martial Arts, fitness and self-defence school, 'Total Power Team' at 87 High Street, Whitton. Having agreed heads of terms with the landlord, we are applying for change of use from A1 to D2. The unit was last in use as a Polish delicatessen and has been vacant for over seven months. It has had no previous changes of use.

As an already established business with a proven concept, running classes at Whitton Community Centre, we have a loyal student base and are building a brand in the local community. Our aim is to make our school a hub for the community, welcoming a diverse range of people of all ages from the local surrounds and sharing our passion for health and fitness. Martial arts is a great way for children to increase their confidence, awareness, social skills, discipline and concentration while learning skills and improving their fitness and self-defence is becoming an increasingly important life skill for both children and adults.

Classes on the timetable for launch include kickboxing with self-defence, boxing, yoga, Pilates and strength and conditioning and a twice-weekly running club. All classes are very low on noise, being on the ground floor, the martial arts styles do not involve 'yelling' and no music is played. An average class will be 15-18 students with one or two instructors. We therefore anticipate little or no disturbance to residents.

The proposed opening hours of the school are 7am – 9pm on weekdays, 7am to 3pm on Saturdays and 10am to 6pm on Sundays. These hours are in keeping with other units on the high street. However, we are happy to discuss potential opening hours and are very keen to work with the council and other local businesses to ensure we fit into the operations on the parade. There will be no alterations made to the building's structure either externally or internally and the shop signage will be in keeping with the look and feel of the highstreet.

The vast majority of students are local to the premises and most will be coming on foot to the school. We anticipate limited numbers requiring parking, and for those that do, the classes for the most part will be in the evenings from 4pm onwards which will not conflict with the key shopping hours of the rest of the high street. We will be encouraging our students and customers to park in one of the two car parks behind the high street. The unit is also very close to Whitton Railway station and the H22, a major bus route linking Hounslow and Twickenham runs past and the 281 close to the high street. There will be parking for staff at the back of the premises and we will have a provision for cycles. The waste produced by the facility will be minimal, certainly less than the previous tenant and so no additional services are required.

Total Power Team brings a fresh new concept to Whitton high street and will encourage a varied clientele to visit the shopping centre as well as provide several jobs for local fitness professionals. This is key at a time when the UK high street is changing and having to diversify to compete with e-commerce. Local publication Richmond and Twickenham Times reported on 25th October, 2019 that the community would welcome new types of businesses to the high street <http://tiny.cc/6fywfwz>.

Total Power Team has the opportunity to reach and engage with the wider society. We have plans to offer outreach programs for high risk/ disadvantaged people, giving those who might not otherwise have the opportunity to learn a sport, inspiration, education and mentoring. We are also very keen to work with local schools to promote an understanding of self-defence and other topics such as anti-bullying, knife crime and drugs and give the youth a place to be and to learn.

With the population now having a greater appreciation than ever before of the importance of keeping fit and healthy, it is a perfect time to be launching this new school. As a young entrepreneur who has grown up in the borough, I would welcome the support of the council in this venture, helping to cement the borough's reputation as a community of sporting excellence.

What is the gross floor space of the existing building? m²

What is the floor space to be changed to assembly and leisure uses if different from the above? (square metres)

Has any of the building been previously changed under Class J Shops (Class A1) and Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops (Sui Generis Uses) to Assembly and Leisure Uses (Class D2)? Yes No

If Yes, what was the total floor space changed to Assembly and Leisure Uses? m²

Development is not permitted if the development (together with any previous development under Class J) would result in more than 200 square metres of floor space in the building having changed use under Class J.

5. Eligibility

Was the building used solely as shops, financial and professional services, betting offices or pay day loan shops on 5th December 2013? Yes No

If no, please provide the date of when it was last in use solely as shops, financial and professional services, betting offices or pay day loan shops: Date Box DD/MM/YYYY

Development is not permitted in the case of a building that was brought into use after the 5th December 2013, for a period of at least 5 years before the date development under Class J begins.

6. Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required could result in your notification being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted. Please note that as part of this procedure, if any objections are received the Local Planning Authority may require submission of further information at a later date.

All sections of this notification completed in full, dated and signed (typed signature if sent electronically).

The correct fee

- A plan indicating the site and showing the proposed development. A plan drawn to an identified scale will assist the authority in assessing your development proposal. Plans can be bought from one of our accredited suppliers using our Buy a planning map
- (www.planningportal.co.uk/buyaplan)

7. Declaration

I/we hereby apply for prior approval as described in this notification and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Developer:

Or signed - Agent:

Date (DD/MM/YYYY):



17/11/2019

(date cannot be pre-application)

8. Developer Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address:

9. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address: