

Application reference: 22/1278/GPD26
FULWELL AND HAMPTON HILL WARD

Date application received	Date made valid	Target report date	8 Week date
19.04.2022	28.04.2022	23.06.2022	23.06.2022

Site:

67 - 71 High Street, Hampton Hill, Hampton, TW12 1NH

Proposal:

Change of use from offices in building of 67-71 High Street to seven residential flats (three 1-bed, three 2-bed, one 3-bed)

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

APPLICANT NAME

Mr R Empson
82 Hampton Road West
Hanworth
TW13 6DZ

AGENT NAME

Mr C Leigh
6 All Souls Road
Ascot
Berkshire
SL5 9EA

DC Site Notice: printed on 29.04.2022 and posted on 06.05.2022 and due to expire on 27.05.2022

Consultations:**Internal/External:****Consultee**

LBRUT Transport
14D POL
LBRUT Non-Commercial Environmental Health
LBRUT Environmental Health Contaminated Land

Expiry Date

13.05.2022
13.05.2022
13.05.2022
13.05.2022

Neighbours:

Ground Floor Lacey House, St Clare Business Park, Holly Road, Hampton Hill, Hampton, TW12 1QQ, - 29.04.2022

Suite D, St Clare House, Holly Road, Hampton Hill, Hampton, TW12 1QQ, - 29.04.2022

Suite C, St Clare House, Holly Road, Hampton Hill, Hampton, TW12 1QQ, - 29.04.2022

Suite A, St Clare House, Holly Road, Hampton Hill, Hampton, TW12 1QQ, - 29.04.2022

Suite B, St Clare House, Holly Road, Hampton Hill, Hampton, TW12 1QQ, - 29.04.2022

14 High Street, Hampton Hill, TW12 1PD, - 29.04.2022

8 High Street, Hampton Hill, Hampton, TW12 1PD - 29.04.2022

12 High Street, Hampton Hill, TW12 1PD, - 29.04.2022

10 High Street, Hampton Hill, Hampton, TW12 1PD, - 29.04.2022

16 High Street, Hampton Hill, TW12 1PD, - 29.04.2022

12A High Street, Hampton Hill, TW12 1PD, - 29.04.2022

10A High Street, Hampton Hill, TW12 1PD, - 29.04.2022

The Star, 8 High Street, Hampton Hill, Hampton, TW12 1PD, - 29.04.2022

2 Penny Farthing Mews, Hampton Hill, Hampton, Richmond Upon Thames, TW12 1BY, - 29.04.2022

1 Penny Farthing Mews,Hampton Hill,Hampton,Richmond Upon Thames,TW12 1BY, - 29.04.2022
 73C High Street,Hampton Hill,Hampton,TW12 1NH, - 29.04.2022
 73B High Street,Hampton Hill,Hampton,TW12 1NH, - 29.04.2022
 73A High Street,Hampton Hill,Hampton,TW12 1NH, - 29.04.2022
 75 High Street,Hampton Hill,TW12 1NH, - 29.04.2022
 Rear Of,63 - 65 High Street,Hampton Hill,Hampton,TW12 1NH, - 29.04.2022
 6B The Mews,53 High Street,Hampton Hill,Hampton,TW12 1ND, - 29.04.2022
 6A The Mews,53 High Street,Hampton Hill,Hampton,TW12 1ND, - 29.04.2022
 6C The Mews,53 High Street,Hampton Hill,Hampton,TW12 1ND, - 29.04.2022
 Second Floor,63 - 65 High Street,Hampton Hill,Hampton,TW12 1NH, - 29.04.2022
 Ground And First Floors,63 - 65 High Street,Hampton Hill,Hampton,TW12 1NH, - 29.04.2022
 65B High Street,Hampton Hill,TW12 1NH, - 29.04.2022
 65A High Street,Hampton Hill,TW12 1NH, - 29.04.2022
 63A High Street,Hampton Hill,TW12 1NH, - 29.04.2022

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

Development Management

Status: GTD Application:02/1864
 Date:09/06/2003 Demolition Of St Clair's Studio Office Building.

Development Management

Status: REF Application:98/2276
 Date:06/11/1998 Internally Illuminated Fascia And Logo Signs.

Development Management

Status: REF Application:98/2277
 Date:06/11/1998 Installation Of A/c Condensors And New Screen On Second Floor Flat Roof To Front Elevation.

Development Management

Status: GTD Application:99/0370
 Date:26/03/1999 Installation Of A/c Condensors To Second Floor Level, Rear Elevation - Units To Be Enclosed With Acoustic Screen.

Development Management

Status: GTD Application:71/2219
 Date:23/12/1971 Demolition of existing buildings and erection of a 3-storey office block, with basement storage; formation of vehicular access and provision of 15 car parking spaces.

Development Management

Status: GTD Application:75/1014
 Date:15/12/1975 Provision of 19 additional car parking spaces at rear of existing car park.

Development Management

Status: PCO Application:22/1278/GPD26
 Date: Change of use from offices in building of 67-71 High Street to seven residential flats (three 1-bed, three 2-bed, one 3-bed)

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES

I therefore recommend the following:

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

This application is CIL liable YES* NO
(*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement YES* NO
(*If yes, complete Development Condition Monitoring in Uniform)

This application has representations online (which are not on the file) YES NO

This application has representations on file YES NO

Case Officer (Initials): EMC

Dated: 01.06.22

I agree the recommendation: CTA

Team Leader/Head of Development Management/Principal Planner

Dated:20/06/2022.....

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

Head of Development Management:

Dated:

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

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

CONDITIONS

INFORMATIVES

Application Number: 22/1278/GPD26

Address: 67 - 71 High Street Hampton Hill Hampton TW12 1NH

Proposal Change of use from offices in building of 67-71 High Street to seven residential flats (three 1-bed, three 2-bed, one 3-bed)

Site Description

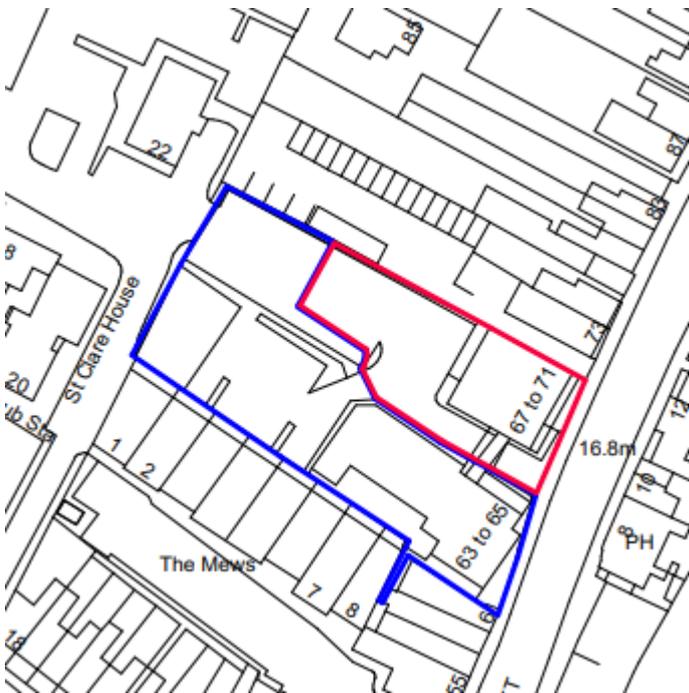


Figure 1. Site Plan

The application relates to was first granted permission as a 3 storey office block in 1971. A recent application for the site was granted in 25/02/2003 for the demolition of an office building. The site is located to the west of High Street, Hampton Hill in Hampton Hill Village in the Fulwell and Hampton Hill Ward.

- Area of Mixed Use High Street
- Area Susceptible To Groundwater Flood - Environment Agency Superficial Deposits Flooding - >= 75% -
- Article 4 Direction Basements
- Article 4 Direction E to C3 Site 06 St Clare Business Park, Hampton Hill Business Park, and High Street, Hampton Hill / Effective from 1 August 2022
- Brownfield Land Register 63 - 71 High Street, Hampton Hill
- Conservation Area CA38 High Street Hampton Hill
- Land Use Past Industrial Builders yard Start: 1950's End: 1950's

- High Street (Hampton Hill) Village Character Area 4 in the Hampton Hill Village Planning Guidance

Planning History (recent/relevant)

67 - 71 High Street

99/0370 Installation Of A/c Condensers To Second Floor Level, Rear Elevation - Units To Be Enclosed With Acoustic Screen. Granted Permission 24/03/1999

98/2276 Internally Illuminated Fascia And Logo Signs. Refused Permission 05/11/1998

98/2277 Installation Of A/c Condensers and New Screen On Second Floor Flat Roof To Front Elevation. Refused Permission 05/11/1998

75/1014 Provision of 19 additional car parking spaces at rear of existing car park. Granted Permission 15/12/1975

71/2219 Demolition of existing buildings and erection of a 3-storey office block, with basement storage; formation of vehicular access and provision of 15 car parking spaces. Granted Permission 23/12/1971

Rear of Site

02/1864 Demolition Of St Clair's Studio Office Building. Granted Permission 25/02/2003



Figure 2. Site Plan

Representations

None.

LBRUT Noise	The KP Acoustics Ref. 24336.NIA.01 has been reviewed. There are no noise objections.
LBRUT Contamination	A Geo-Environmental Assessment and Preliminary Risk Assessment Phase 1 has been supplied on 20 April 2022. Subject to a land Contamination Condition there is no objection.
LBRUT LLFA	A Flood Risk Assessment has been supplied on 20 April 2022. This is considered

	adequate. No objection.
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Amendments

None.

Professional Comments

The application is for a Prior Approval and as such will be assessed under

Part 3 – Changes of Use, Class MA ‘Commercial, Business and Service Uses to Dwellinghouses’ contained within the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Class MA

The scheme is not considered to meet the required for prior approval to be granted under Class MA ‘Commercial, Business and Service Uses to Dwellinghouses’.

MA.1 Development is not permitted by Class MA—	Officer’s Comment:
1(a) unless the building has been vacant for a continuous period of at least 3 months immediately prior to the date of the application for prior approval	Complies.
(b) unless the use of the building fell within one or more of the classes specified in subparagraph (2) for a continuous period of at least 2 years prior to the date of the application for prior approval	Complies. The Government VOA business rates data shows the site in the Business Use ‘as an office and premises from 2010. This is also supported in the ‘planning history’ section above which shows the site originally gained consent for an office in 1971.
(c) if the cumulative floor space of the existing building changing use under Class MA exceeds 1,500 square metres;	Complies
(d) if land covered by, or within the curtilage of, the building— (i) is or forms part of a site of special scientific interest; (ii) is or forms part of a listed building or land within its curtilage; (iii) is or forms part of a scheduled monument or land within its curtilage; (iv) is or forms part of a safety hazard area; or (v) is or forms part of a military explosives storage area;	Complies
(e) if the building is within- (i) an area of outstanding natural beauty; (ii) an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 198155;	Complies

<p>(iii) the Broads; (iv) a National Park; or (v) a World Heritage Site;</p>	
<p>(f) if the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained; or</p>	<p>N/A</p>
<p>(g) before 1 August 2022, if— (i) the proposed development is of a description falling within Class O of this Part as that Class had effect immediately before 1st August 2021; and (ii) the development would not have been permitted under Class O immediately before 1st August 2021 by virtue of the operation of a direction under article 4(1) of this Order which has not since been cancelled in accordance with the provisions of Schedule 3.</p>	<p>Complies. A new non-immediate Article 4 Direction has been made to remove permitted development rights on the site regarding the change of use from class E use (commercial, business and service uses) to C3 use (dwelling houses). However, this has not yet come into effect. It is due to come into force on 01 August 2022</p>
<p>(2) The classes mentioned in sub-paragraph (1)(b) are the following classes of the Use Classes Order— (a) the following classes of the Schedule as it had effect before 1st September 2020— (i) Class A1 (shops); (ii) Class A2 (financial and professional services); (iii) Class A3 (food and drink); (iv) Class B1 (business); (v) Class D1(a) (non-residential institutions – medical or health services); (vi) Class D1(b) (non-residential institutions – crèche, day nursery or day centre); (vii) Class D2(e) (assembly and leisure – indoor and outdoor sports), other than use as an indoor swimming pool or skating rink;</p>	<p>Complies (See ‘Business Use Class’ section below).</p>
<p>(b) on or after 1st September 2020, Class E (commercial, business and service) of Schedule 2.</p>	<p>Complies (see ‘Business Use Class’ section of this report below).</p>

Business Use Class

The site 67 - 71 High Street is classed as an ‘office and premise’ since 2010 according to the Government VOA tax data.

Parts of the property			
Floor	Description	Area m²/unit	Price per m²/unit
Ground	Office	156.1	£143.55
Basement	Internal storage	83.2	£45.68
First	Office	195.4	£143.55
Second	Office	77.7	£143.55
Total		512.4	

Figure 1. Business Rates 2017 – Present

<https://www.tax.service.gov.uk/business-rates-find/valuations/11326345000>

MA.2 Development under Class MA is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to:

1.a Transport impacts of the development, particularly to ensure safe site access

Policy LP45 of the Local Plan (2018) requires new schemes to provide an appropriate level of off-street parking to avoid an unacceptable impact on on-street parking conditions and local traffic conditions.

The Council's Transport Officer has been consulted. A transport Statement, by Royal Haskoning DHV dated 28 March 2022.

The site is in PTAL 2. It is not in a Controlled Parking Zone. The Council's Local Plan (2018) Appendix 3 requires 1 space per/unit. The development would be allocated 7 of the existing on-site car parking spaces, which equates to one space per residential unit. One space would be allocated for use by a disabled badge holder. The proposed provision of 7 spaces accords with the Local Plan (2018) Appendix 3. The London Plan (2021) sets out that up to 5.25 car parking spaces should be provided for the 7 units (0.75 per unit).

The site needs to provide 12.5 cycle spaces according to the London Plan (2021) Policy T5 and Table 10.2. The proposal seeks to provided with 16 secure cycle parking spaces, of which 14 would be allocated for use by site residents. This exceeds the London Plan (2021) requirement.

Refuse vehicles will service the site as per the existing arrangements for residential properties fronting onto Hampton Hill High Street, and as per the arrangement of the site's existing office premises. This means that refuse vehicles will service the development from the High Street and there will not be any requirement for the vehicle to access the development site. There are no objections on transport grounds.

1.b Contamination risks in relation to the building

The site is in a 'Land Use Past Industrial Builders Yard'. The Council's Environmental Health Officer has been consulted. HBPW Consulting have carried out a Geo-Environmental Assessment dated 19 August 2016. HBPW Consulting have also supplied a Preliminary Flood Risk Assessment Report dated 12 November 2020. Whilst these are note a contaminated land condition is recommended to ensure that any future occupants of the residential units would be safeguarded from any land contaminants.

1.c Flooding risks to the building

Policy LP21 covers Flood Risk and states that all development should avoid contributing to all sources of flooding. The policy also states that there are no land use restrictions for development within Flood Zone 1. The site is in an Area Susceptible Tt Groundwater Flooding. A Flood Risk Assessment has been supplied by Urban Water March 2022. All new connections to the sewer network should have non return valves. The basement would have 3 barrier tanking. The basement would have a 3 barrier tanking to prevent groundwater ingress. This includes Type A (Barrier Protection), Type B (Structurally Integral Protection) and Type C (Drained Protection) with gravity drain membrane and sump/pump system No changes to the external surfaces would be made no to the internal area. There would be no increase to the surface water discharge on site. On the basis of the above, there would be no surface water flooding objections.

1.d Impacts of noise from commercial premises on the intended occupiers of the development

A Noise Impact Assessment was carried out by KP Acoustics report 24336 NIA.01 dated April 2022. No. 63 – 65 gained consent for c3 residential via 21/0754/GPD15 Change of use from existing offices in building of 63-65 High Street to 12 residential flats (including retention of 3 existing self-contained flats on second floor) Prior Approval Approved on 12/04/2021. No. 73 adjacent to the north gained consent to convert to residential via 20/1137/GPD23 Conversion of existing building to 2 x 2 bedroom flats on ground and 1st floor. Prior Approval Approved in 2020. No 61 to the west is a commercial premises with flats 61A and 61B above. The wider area surrounding the application site is predominantly made up of ground floor commercial premises with residential properties above being in a designated Area of Mixed Use in the Local Plan (2018).

1.e The impact of that change of use on the character or sustainability of the conservation area (where the building is located in a conservation area and the development involves a change of use of the whole or part of the ground floor)

The site is in the CA38 High Street Hampton Hill Conservation Area. The proposed change of use would not involve any material external changes. The immediate area already comprises of a number of residential uses. The proposed use would not detrimentally impact on the mix of uses along this street. In light of this, no objections are raised in respect to conservation.

1.f the provision of adequate natural light in all habitable rooms of the dwellinghouses

The basement would provide storage to serve the residential units.

- Flat 1 2 bed, 3 person unit: 63m²
- Flat 2 1 bed, 2 person unit: 50m²
- Flat 3 1 bed, 2 person unit, 50m²
- Flat 4 2 bed, 4 person unit: 75.4m²

- Flat 5 1 bed, 2 person unit, 57.6m²
- Flat 6 2 bed, 3 person unit 63m²
- Flat 7 2 bed, 4 person unit 87.6m²
- Basement - Storage

The submitted floor plans illustrate that each bedroom and living area benefits from windows of adequate size to ensure the adequate provision of light to the rooms. Given the existing window arrangement and acceptable layout, the proposal is considered to provide adequate natural light in all habitable rooms proposed under this application.

1.g the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses

The site is in an Area of Mixed Use. It comprises of a mix of commercial and residential units. However, there is no heavy industry, waste management, storage and distribution, or other such mix of uses in the immediate area.

1.h the impact on the local provision of the type of services loss where the development involves the loss of services provided by a registered nursery, or a health centre maintained under section 2 or 3 of the National Health Service Act 20065

Not relevant.

1.i where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building

“MA.3. Development meets the fire risk condition referred to in paragraph MA.2(2)(i) if the development relates to a building which will—

(a) contain two or more dwellinghouses; and

(b) satisfy the height condition in paragraph (3), read with paragraph (7), of article 9A (fire statements) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.”

Complies. The proposal does not involve more than 2 units, it is not 18 metres or more in height. It does not contain 7 or more storeys.

Conclusion

Approve subject to conditions and informatives