

Hedley Clark

Town Planning
Consultants

Grace Edwards
Development Management
LB of Richmond Upon Thames
Civic Centre
44 York Street
Twickenham
TW1 3BZ

30th May 2024

Dear Grace,

Planning Application 24/0845
Site - 398 Richmond Road, East Twickenham

We are instructed to act on behalf of the applicant, Park Property Group (Richmond Road) Ltd, and write with reference to the above application (24/0845).

As set out in the Planning Statement that accompanies this application, the works are modest and designed to enhance the functionality and viability of the premises.

The proposals provide improved rear access as well as light into the rear part of the building. The works to the lightwell revert the building back to its original form, removing a poorly built minor extension at ground floor level only which projects into the lightwell. Even allowing for the modest changes at ground floor level, the loss of floorspace is minor at around 16m², with the unit continuing to provide over 100m² of floorspace.

Policy LP26 of the Local Plan deals with 'Retail Frontages' and sets out different approaches to premises in Key Shopping Frontages and those in Secondary Shopping Frontages. The application site lies within a Secondary Shopping Frontage.

Whilst a loss of floorspace in Class A1 (now designated as Class E) is resisted in Key Shopping Frontages, this is not reflected in part B which deals with Secondary Shopping Frontages. The policy is also geared more towards change of use applications, which is not relevant to this application.

Hampton House, 14 Orchard Lea, Drift Road, Winkfield, Windsor, SL4 4RP
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Notwithstanding the above, we appreciate the council are keen to ensure commercial premises remain viable. To this end, we would highlight that the minor works do not impact on the shop front and would not compromise the viability of the unit to potential tenants/users. Indeed, the applicants have taken professional advice from local commercial agents to ensure any works to the commercial unit enhance its viability and interest to potential tenants/users.

The building is currently vacant and would benefit from refurbishment and upgrades. These works comprise part of this process.

The modest changes to the rear of these premises and minor change to overall floorspace do not render the unit unviable or risk its long-term attraction to Class E businesses. The small scale nature of the works protect the viability of the premises and, more generally, the secondary retail frontage area in which they are located.

We trust the above provides comfort that the scheme does not undermine or conflict with the purposes of Policy LP26 of the Local Plan.

Please don't hesitate to contact us should you wish to discuss anything further.

Yours sincerely

Karen Clark
BSc(Hons), Dip TP, MRTPI
Director of Planning

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