



**Application reference: 24/1038/GPD26**  
**TEDDINGTON WARD**

Date application received	Date made valid	Target report date	8 Week date
22.04.2024	16.05.2024	11.07.2024	11.07.2024

**Site:**

2A Claremont Road, Teddington, TW11 8DG,

**Proposal:**

Conversion of offices into 3 self-contained flats

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

**APPLICANT NAME**

2A Claremont Road  
 Teddington  
 TW11 8DG

**AGENT NAME**

Mr Andy Hollins  
 Tintagel House  
 92 Albert Embankment SE1 7TY

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

**Consultations:**

**Internal/External:**

**Consultee**

LBRUT Transport  
 LBRuT Non-Commercial Environmental Health Noise Issues

**Expiry Date**

30.05.2024  
 30.05.2024

**Neighbours:**

- Flat 3, Hanover Court, 1A Claremont Road, Teddington, TW11 8EA, - 16.05.2024
- Flat 2, Hanover Court, 1A Claremont Road, Teddington, TW11 8EA, - 16.05.2024
- Flat 1, Hanover Court, 1A Claremont Road, Teddington, TW11 8EA, - 16.05.2024
- Ground Floor Left, Sandford House, 1B Claremont Road, Teddington, TW11 8DH, - 16.05.2024
- Ground Floor Right, Sandford House, 1B Claremont Road, Teddington, TW11 8DH, - 16.05.2024
- First Floor, Sandford House, 1B Claremont Road, Teddington, TW11 8DH, - 16.05.2024
- Second Floor, Sandford House, 1B Claremont Road, Teddington, TW11 8DH, - 16.05.2024
- Flat 3, Gerald House, 2B Claremont Road, Teddington, TW11 8DG, - 16.05.2024
- Flat 2, Gerald House, 2B Claremont Road, Teddington, TW11 8DG, - 16.05.2024
- Flat 1, Gerald House, 2B Claremont Road, Teddington, TW11 8DG, - 16.05.2024
- Flat 8, 80 Waldegrave Road, Teddington, TW11 8NY, - 16.05.2024
- The Coach House Rear Of, 80 Waldegrave Road, Teddington, TW11 8NY, - 16.05.2024
- Flat 7, 80 Waldegrave Road, Teddington, TW11 8NY, - 16.05.2024
- Flat 6, 80 Waldegrave Road, Teddington, TW11 8NY, - 16.05.2024
- Flat 5, 80 Waldegrave Road, Teddington, TW11 8NY, - 16.05.2024
- Flat 4, 80 Waldegrave Road, Teddington, TW11 8NY, - 16.05.2024
- Flat 3, 80 Waldegrave Road, Teddington, TW11 8NY, - 16.05.2024
- Flat 2, 80 Waldegrave Road, Teddington, TW11 8NY, - 16.05.2024
- Flat 1, 80 Waldegrave Road, Teddington, TW11 8NY, - 16.05.2024
- 82 Waldegrave Road, Teddington, TW11 8NG, - 16.05.2024

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

Development Management

Status: PCO

Application:24/1038/GPD26

Date:

Conversion of offices into 3 self-contained flats

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Building Control

Deposit Date: 15.07.2002

Four new residential units & two non residential units (Now known as 2A-2F Claremont Road)

Reference: 02/1312/AI

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**Application Number: 24/1038/GPD26**

**Address: 2A Claremont Road, Teddington, TW11 8DG**

**Proposal**

Proposed change of use from Class E units (offices) to 3No. apartments C3 (residential) Use Class.

**Site Description**

The application property, No. 2A Claremont Road, along with the attached neighbour, No. 2B Claremont Road, have been approved under the application reference: **02/1245** (see below **Relevant Planning History**) as office spaces. No. 2B has already been proposed to be converted into residential use under the application reference: **20/0857/GPD15** (see below **Relevant Planning History**).

The application property is a semi-detached structure that is not located in a conservation area, and it is not locally or nationally listed. This is in Teddington Village, Teddington Ward, on the south-eastern side of Claremont Road.

The application site is in a Controlled Parking Zone (CPZ): T1 - North Teddington, Times: Monday to Friday 10am to 4:30pm (Bank and Public holidays free).

Such application site presents a PTAL score of 2/3, where a score of 0 is very poor access to public transport, and 6b is excellent access to public transport.

The application property is in Flood Zone 1 and presents the following flood constraints:

- Area Susceptible to Groundwater Flood - Environment Agency (Superficial Deposits Flooding - >= 75%);
- Critical Drainage Area - Environment Agency; and
- Increased Potential Elevated Groundwater (GLA Drain London).

**Relevant Planning History**

**02/1245** - Proposed Development Of 4 Residential Dwellings, Office Accommodation Together With Associated Parking - Granted 11/06/2002.

**03/2534/FUL** - Erection Of Air Conditioning Units - Granted 16/09/2003

Attached neighbor No. 2B: **20/0857/GPD15** - Change of Use of B1(a) (Office) accommodation to provide 3 no. self-contained flats (C3 Residential) and associated refuse, recycling and cycle parking - Granted 27/01/2021.

## Notes

The applicant has been asked to amend the existing and proposed side elevations as these show differences in terms of the number of Air Conditioning Units, however, no amended drawings have been received. Notwithstanding the above, these differences are not reflected by the submitted existing and proposed first-floor plans. As such, no weight is afforded to this error.

A parking layout drawing has been requested and not provided shading more clarity in relation to the number of parking spaces offered by the premises. This matter will be discussed in the main body of the report.

Confirmation has also been requested in relation to the gully shown in the corner of the parking area, as it is unclear if it drains to a soakaway or to the public drainage system. No information has been provided in this regard and given the application property has been in existence for some time with not-known issues, it is considered that either way this would not be a significant problem.

## Representations

None.

## Internal Consultees

**LBRUT Transport** - No objections subject to condition (comments summarized in the main body of this report).

**LBRUT Environmental Health** - No objections (comments summarized in the main body of this report).

## Amendments

Requested but not received.

## Notes in relation to MA.2 - Local Plan (Regulation 19 version)

*The Richmond Publication Version Local Plan (Regulation 19 version) was published on 9 June 2023 for public consultation which ended on 24 July 2023.*

*The Publication Version Local Plan, together with all the representations received during the representation period, the plan and its supporting documents were submitted to the Secretary of State for examination on 19 January 2024. The submission documents do not form part of the statutory development plan for the Borough, however, by publishing and submitting the Borough Local Plan for independent examination the Council has formally confirmed its intention to adopt the Publication Plan.*

*The Publication Version Local Plan, including its evidence base, are material considerations for decision-making. The weight to be given to each of the emerging policies and allocations will depend on an assessment against the criteria set out in paragraph 48 of the NPPF. As the Council considers the emerging Borough Local Plan to be sound and legally compliant, officers and Councillors should accord relevant policies and allocations significant weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Therefore, the weight afforded to each policy at this stage will differ depending on the level and type of representation to that policy. This will be addressed in more detail in the assessment below if/where it is relevant to the application.*

*Note that it was agreed by Full Council on 27 April, when the Publication Plan was approved, that no weight will be given to Policy 4 in relation to the increased carbon offset rate, and therefore the existing rate of £95 will continue to be used; in addition, no weight will be given to Policy 39 in relation to the 20% biodiversity net gain requirement; all other aspects and requirements of these policies will apply.*

*In this regard, the following Policies are considered Material Planning Considerations in this instance:*

- *Policy 48 Vehicular Parking Standards, Cycle Parking, Servicing and Construction Logistics Management and Policy 7 Waste and the Circular Economy (2a)*
- *Policy 53 Local Environmental Impacts (2b)*
- *Policy 8 Flood Risk and Sustainable Drainage (2c)*
- *Policy 29 Designated Heritage Assets (2e)*
- *Policy 46 Amenity and Living Conditions (2f)*

**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 considered to meet the requirements for prior approval to be granted under Class MA ‘Commercial, Business and Service Uses to Dwellinghouses’, this is because:**

<b>MA.1.(1) Development is not permitted by Class MA—</b>	<b>Officer’s Comment:</b>
<b>(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.</b>	<b>Complies.</b> This has been established by approval reference: <b>02/1245</b> and confirmed by the submitted Affidavit.
<b>(d) if land covered by, or within the curtilage of, the building—</b> (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;	<b>Complies.</b>
<b>(e) if the building is within-</b> (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 1981;	<b>Complies.</b>

(iii) the Broads; (iv) a National Park; or (v) a World Heritage Site;	
(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	N/A.
(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.	Not Relevant.
(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;	Complies.  See above MA.1.(1)(b).
(b) on or after 1st September 2020, Class E (commercial, business and service) of Schedule 2.	Complies.  See above MA.1.(1)(b).

**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:**

**2a Transport impacts of the development, particularly to ensure safe site access**

Policy LP 45 of the Local Plan (2018) states that *“the Council will require new development to make provision for the accommodation of vehicles in order to provide for the needs of the development while minimising the impact of car-based travel including on the operation of the road network and local environment, and ensuring making the best use of land”*.

The application site is in a Controlled Parking Zone (CPZ): T1 - North Teddington, Times: Monday to Friday 10am to 4:30pm (Bank and Public holidays free).

Such application site presents a PTAL score of 2/3, where a score of 0 is very poor access to public transport, and 6b is excellent access to public transport.

In line with the London Plan (2021), the proposal will need to provide 0.75 spaces per dwelling (the proposal presents 2-bedroom units on the ground and first floors and a 1-bedroom unit on the second floor) - see the table below for further information.

Location	Number of beds	Maximum parking provision*
Outer London PTAL 4	1 – 2	Up to 0.5 - 0.75 spaces per dwelling+
Outer London PTAL 4	3+	Up to 0.5 - 0.75 spaces per dwelling+
Outer London PTAL 2 – 3	1 – 2	Up to 0.75 spaces per dwelling
Outer London PTAL 2 – 3	3+	Up to 1 space per dwelling
Outer London PTAL 0 – 1	1 – 2	Up to 1.5 space per dwelling
Outer London PTAL 0 – 1	3+	Up to 1.5 spaces per dwelling^

As such, in order to satisfy the London Plan (2021), the scheme requires 2.25 parking spaces.

From the submitted Planning Statement it is understood that the premises would offer 2 parking spaces. As such, the premises would fall short of 0.25 spaces.

The assumption that *there is the possibility that the owner of the 1-bed flat may not own a car* is not acceptable.

Given the makeup of the area, which is a CPZ, it is likely the owners of the flats could possess car/s. In the absence of an up-to-date parking survey, a condition will be attached requiring a scheme to be agreed in writing with the local planning authority and be put in place to ensure that, with the exception of disabled persons, no resident/commercial occupier of the development shall obtain a resident/commercial parking permit within any controlled parking zone which may be in force in the area at any time, nor a season ticket/enter into a contract to park in any car park controlled by the Council.

The London Plan (2021) requires 2 cycle parking spaces for the dwellings.

The cycle parking and refuse storage, for which there would be space and capacity, are acceptable subject to further details to be submitted.

#### 2b Contamination risks in relation to the building

Policy LP 10 of the Local Plan (2018) states that *“the Council will seek to ensure that local environmental impacts of all development proposals do not lead to detrimental effects on the health, safety and the amenity of existing and new users or occupiers of the development site, or the surrounding land. These potential impacts can include, but are not limited to, air pollution, noise and vibration, light pollution, odours and fumes, solar glare and solar dazzle as well as land contamination”*.

The application site/property has/have been used for office purposes and the existing slab foundation would be unaltered, as confirmed by the submitted Planning Statement. As such, contamination risks are not anticipated.

#### 2c Flooding risks to the building

Policy LP 21 of the Local Plan (2018) 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 application site falls within Flood Zone 1 and as such no objections are raised to the proposal on grounds of flooding.

Furthermore, a Flood Risk Assessment has been provided further alleviating flood concerns.

#### 2d Impacts of noise from commercial premises on the intended occupiers of the development

The locality is mostly residential in nature with some commercial premises found in this context. In doing so, adverse impacts in terms of noise are not anticipated.

#### 2e 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 application site is not located in a conservation area.

#### 2f the provision of adequate natural light in all habitable rooms of the dwellinghouses

Policy LP 8 of the Local Plan (2018) requires all development to “*protect the amenity and living conditions for the occupants of new, existing, adjoining and neighbouring properties*”. The policy also seeks to “*ensure that proposals are not visually intrusive or have an overbearing impact as a result of their height, massing or siting, including through creating a sense of enclosure*”.

The habitable spaces proposed as part of this application would be served by openings and therefore significant issues in terms of adequate natural light are not anticipated. This is supported by the submitted Internal Daylight Assessment.

#### 2g 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

There is no heavy industry, waste management, storage and distribution, or other such mix of uses in the immediate area.

#### 2h 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 2006

Not relevant.

### **Conclusion**

The scheme submitted under this prior approval would meet the criteria set out in Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

**Recommendation**

Approve subject to conditions and informatives.

**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): GAP Dated: 08/07/2024

**I agree the recommendation: EL**

Principal Planner

Dated: 09/07/2024.....

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: .....

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

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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**

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**CONDITIONS**

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**INFORMATIVES**

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