

## Application reference: 24/1580/GPD24 TWICKENHAM RIVERSIDE WARD

| Date application received | Date made valid | Target report date | 8 Week date |
|---------------------------|-----------------|--------------------|-------------|
| 20.06.2024                | 20.06.2024      | 15.08.2024         | 15.08.2024  |

**Site:**

74 Heath Road, Twickenham, TW1 4BW,

**Proposal:**

The change of use of the building from a use within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order, to a mixed use for any purpose within that Class and as up to 2 flats. This would principally comprise the conversion of the first-floor ancillary office space (Use Class E) and use as a single-family dwelling (C3).

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

**APPLICANT NAME**

C/o

**AGENT NAME**

Mr Bryan Staff  
First Floor  
24 Ormond Road  
Richmond  
TW10 6TH

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

**Consultations:**

**Internal/External:**

**Consultee**

LBRuT Non-Commercial Environmental Health Noise Issues  
LBRUT Transport

**Expiry Date**

08.07.2024  
08.07.2024

**Neighbours:**

71B Heath Road, Twickenham, TW1 4AW, - 24.06.2024  
71 Heath Road, Twickenham, TW1 4AW, - 24.06.2024  
75A Heath Road, Twickenham, TW1 4AW, - 24.06.2024  
73A Heath Road, Twickenham, TW1 4AW, - 24.06.2024  
71A Heath Road, Twickenham, TW1 4AW, - 24.06.2024  
138 Holly Road, Twickenham, TW1 4HQ, - 24.06.2024  
Flat 6, 136 Holly Road, Twickenham, TW1 4HQ, - 24.06.2024  
Flat 5, 136 Holly Road, Twickenham, TW1 4HQ, - 24.06.2024  
Flat 4, 136 Holly Road, Twickenham, TW1 4HQ, - 24.06.2024  
Flat 3, 136 Holly Road, Twickenham, TW1 4HQ, - 24.06.2024  
Flat 1, 136 Holly Road, Twickenham, TW1 4HQ, - 24.06.2024  
Flat 2, 136 Holly Road, Twickenham, TW1 4HQ, - 24.06.2024  
Car Parking Spaces For Third Floor Front, 82 Heath Road, Twickenham, TW1 4BW, - 24.06.2024  
Car Parking Spaces For Third Floor Rear, 82 Heath Road, Twickenham, TW1 4BW, - 24.06.2024  
Third Floor Rear, 82 Heath Road, Twickenham, TW1 4BW, - 24.06.2024  
Third Floor Front, 82 Heath Road, Twickenham, TW1 4BW, - 24.06.2024  
Second Floor Rear, 82 Heath Road, Twickenham, TW1 4BW, - 24.06.2024  
First Floor Front, 82 Heath Road, Twickenham, TW1 4BW, - 24.06.2024  
78 - 80 Heath Road, Twickenham, TW1 4BW, - 24.06.2024  
Second Floor Front, 82 Heath Road, Twickenham, TW1 4BW, - 24.06.2024  
First Floor Rear, 82 Heath Road, Twickenham, TW1 4BW, - 24.06.2024  
74B Heath Road, Twickenham, TW1 4BW, - 24.06.2024

84 Heath Road, Twickenham, TW1 4BW, - 24.06.2024  
72 Heath Road, Twickenham, TW1 4BW, - 24.06.2024  
74C Heath Road, Twickenham, TW1 4BW, - 24.06.2024  
72A Heath Road, Twickenham, TW1 4BW, - 24.06.2024

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

Development Management

Status: GTD Application: 92/1409/FUL  
Date: 28/09/1992 Change Of Use From Commercial To Residential Use For A Temporary Period Of Three Years.

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Development Management

Status: GTD Application: 95/1773/FUL  
Date: 24/07/1995 Renewal Of Planning Consent 92/1409/ful For Change Of Use From Commercial To Residential Use

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Development Management

Status: GTD Application: 88/1560  
Date: 02/08/1988 Installation of new shop front. (Amended details of materials as per letter dated 27th July 1988).

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Development Management

Status: GTD Application: 71/1158  
Date: 30/06/1971 Installation of shopfront.

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Development Management

Status: GTD Application: 71/1159/ADV  
Date: 30/06/1971 For Advertisements.

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Development Management

Status: GTD Application: 75/1229/ADV  
Date: 15/12/1975 For Advertisements.

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Development Management

Status: GTD Application: 76/0569  
Date: 27/07/1976 Erection of a single garage at rear of office.

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Development Management

Status: PDE Application: 24/1580/GPD24  
Date: The change of use of the building from a use within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order, to a mixed use for any purpose within that Class and as up to 2 flats. This would principally comprise the conversion of the first-floor ancillary office space (Use Class E) and use as a single-family dwelling (C3).

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Enforcement

Opened Date: 14.01.2011 Enforcement Enquiry  
Reference: 11/0029/EN/ADV

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Enforcement

Opened Date: 08.03.2011 Enforcement Enquiry  
Reference: 11/0112/EN/UBW

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|                           |  |
|---------------------------|--|
| <b>Application Number</b> | <b>24/1580/GPD24</b>   |
| Address                   | 74 Heath Road<br>Twickenham<br>TW1 4BW   |
| Proposal                  | The change of use of the building from a use within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order, to a mixed use for any purpose within that Class and as up to 2 flats. This would principally comprise the conversion of the first-floor ancillary office space (Use Class E) and use as a single-family dwelling (C3). |
| Contact Officer           | Alice Murphy   |
| Target Determination Date | 15/08/2024   |

## 1. INTRODUCTION

This application is of a nature where the Council's Constitution delegates the authority to make the decision to Officers rather than it being determined by the Planning Committee.

By indicating that the development proposal complies with the relevant provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) the planning officer is taking into account the information submitted with the application, material planning considerations raised within any representations received relevant to the Class G assessment and any previous relevant applications.

## 2. DESCRIPTION OF THE SITE

The application site comprises a three-storey terraced property located on the north side of Heath Road.

The site is located within the Twickenham Village and is subject to the following planning designations:

- Area Susceptible to Groundwater Flooding  $\geq 75\%$
- Article 4 Direction – restricting basement development
- Article 4 Direction – A1 to A2
- Article 4 Direction – B1 to C3
- Community Infrastructure Levy Band – Higher
- Critical Drainage Area
- Key Office Area – Twickenham
- Secondary shop front – 68-84 Heath Road
- Main centre boundary – Twickenham
- Main centre buffer boundary – Twickenham town centre
- Throughflow Catchment Area (Throughflow and Groundwater Policy Zone)
- Twickenham Area Action Plan.

It is noted that 'Article 4 Direction Class E to Class C3' is listed as a constraint on the property, however this relates to the adjoining site only. The application site is not listed within the Article 4 Direction as being restricted.

## 3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The application seeks permission for the change of use of the building from a use within Use Class E (commercial, business and service) with ancillary offices on first floor and a flat on the second floor to a mixed-use comprising Use Class E on ground floor and to 2No. flats (Use Class C3) on the first and second floors

The full planning history can be viewed above.

## 4. CONSULTATIONS CARRIED OUT

### Public consultation

Adjoining neighbours have been consulted on the application. No representations have been received.

### Internal consultation

**Transport** - An objection has been raised by council's transport officer, however under Class G there is no scope to consider transport impacts of the development, other than the storage and management of domestic waste.

## 5. ASSESSMENT AGAINST THE GPDO CRITERIA

This application is for a Prior Approval and as such will be assessed under Part 3 – Changes of Use, Class G ‘Commercial, Business and Service or betting office or pay day loan shop to mixed use’ contained within the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

**The scheme is considered to meet the required legislation for prior approval to be granted under Class G – Commercial, Business and Service or betting office or pay day loan shop to mixed use.**

| <b>G. Development consisting of a change of use of a building—</b>   |
|--|
| <i>(a) from a use within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order, to a mixed use for any purpose within that Class and as up to 2 flats</i>  |
| <b>(b)</b> Omitted   |
| <b>(c)</b> from a use within article 3(6)(n) (betting office) or 3(6)(o) (pay day loan shop) of the Use Classes Order, to a mixed use for any purpose within Class E (commercial, business and service) of Schedule 2 to that Order and as up to 2 flats                   |
| <b>(d)</b> Omitted   |
| <b>(e)</b> from a use falling within article 3(6)(n) (betting office) or 3(6)(o) (pay day loan shop) of the Use Classes Order to a mixed use falling within article 3(6)(n) (betting office) or 3(6)(o) (pay day loan shop) of the Use Classes Order and as up to 2 flats. |

### Conditions

| <b>G.1 Development permitted by Class G is subject to the following conditions—</b>   | <b>Officer’s Comment:</b>   |
|---|---|
| <b>(a)</b> some or all of the parts of the building used for a use within, as the case may be, article 3(6)(n) (betting office) or 3(6)(o) (pay day loan shop) of, or Class E of Schedule 2 to, the Use Classes Order is situated on a floor below the lowest part of the building used as a flat;  | Complies.   |
| <b>(b)</b> where the development consists of a change of use of any building with a display window at ground floor level, the ground floor must not be used in whole or in part as a flat;  | Complies - Only access to the flat is at ground floor level and not any habitable rooms associated with the flat. |
| <b>(c)</b> a flat must not be used otherwise than as a dwelling (whether or not as a sole or main residence)—<br>(i) by a single person or by people living together as a family, or<br>(ii) by not more than 6 residents living together as a single household (including a household where care is provided for residents)  | Complies – confirmed within submitted application form.   |
| <b>(d)</b> before beginning 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—<br>(i) contamination risks in relation to the building;<br>(ii) flooding risks in relation to the building;<br>(iii) impacts of noise from commercial premises on the intended occupiers of the development;<br>(iv) the provision of adequate natural light in all habitable rooms of the dwellinghouses;<br>(v) arrangements required for the storage and management of domestic waste. | Complies - See assessment below.  |

### **G.1 (D)**

#### **(i) Contamination risks in relation to the building**

Given the previous land use history, the area does not suggest that the site has previously been subject to contamination and the constraints associated with the site do not highlight any past land use such as industrial which may indicate contamination of the site. Given there are no proposed works that would result in excavation into previously undisturbed land, there would be limited risk. No objection is therefore raised in

this regard.

**(ii) Flooding risks in relation to the building**

The application site is located within an area susceptible to groundwater flooding, a critical drainage area and within a throughflow catchment area. The applicant has not submitted a Flood Risk Assessment, however there would be no external alterations at ground floor level or below. The proposed alterations would be located on the roof level, well above AOD.

As such, it is not considered that the development would increase the risk of flooding and there are no objections in this regard.

**(iii) Impacts of noise from commercial premises on the intended occupiers of the development**

A Noise Assessment was not submitted with the application. Whilst the surrounding locality benefits from various commercial units, the area is predominantly residential with complimentary uses in the vicinity.

Therefore, it is not considered that the impact of noise from commercial premises would be detrimental to the intended occupiers of the site.

**(iv) The provision of adequate natural light in all habitable rooms of the dwellinghouses**

From the submitted floor plans it would appear that all habitable rooms benefit from windows of adequate size to ensure 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.

**(v) Arrangements required for the storage and management of domestic waste**

The applicant proposes to accommodate the domestic waste requirements within the rear courtyard, with the existing second floor flats domestic waste.

Details are required of the bin store which should be in accordance with Richmond's Supplementary Planning Document and can be secured by condition.

**Other**

*Space standards*

Section 3 (Permitted Development) paragraph 9A states that:

*Schedule 2 does not grant permission for, or authorise any development of, any new dwellinghouse—  
(a) where the gross internal floor area is less than 37 square metres in size; or  
(b) that does not comply with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015 and*

The proposed unit would have a gross internal floor area of 43sqm, and would therefore comply with the requirements set out in part a above.

Elevation drawings illustrate that the internal head height is approximately 4.3m.

As originally submitted, the proposed layout showed a bedroom which was of a size which would be considered a single bedroom. The Nationally Described Space Standard states that a 1B1P single storey dwelling should have a minimum gross internal floor area of 39sqm. The proposed unit has a GIA of 43sqm. The proposed unit would therefore comply with this requirement.

The proposed unit would comply with the NDSS in relation to built in storage and floor to ceiling height.

**Conclusions**

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

**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

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): .....AMU.....

Dated: .....05/08/2024.....

**I agree the recommendation: CTA**

Team Leader/Head of Development Management/Principal Planner

Dated: .....14/08/2024.....

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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## **SUMMARY OF CONDITIONS AND INFORMATIVES**

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### **CONDITIONS**

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### **INFORMATIVES**

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|          |                       |
|----------|-----------------------|
| U0093480 | Decision Drawings     |
| U0093481 | Composite Informative |
| IL24     | CIL liable            |
| IM13     | Street numbering      |