

Application reference: 24/1598/GPD26
HAMPTON WICK AND SOUTH TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
24.06.2024	24.06.2024	19.08.2024	19.08.2024

Site:

Engravers House, 35 Wick Road, Teddington, TW11 9DN

Proposal:

Conversion of business premises into a dwelling house

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

APPLICANT NAME

Mr Nick Hellman
 Engravers House
 35 Wick Road
 Teddington
 TW11 9DN

AGENT NAME

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

10.07.2024
 10.07.2024

Neighbours:

- 42 Wick Road, Teddington, TW11 9DW, - 26.06.2024
- 40 Wick Road, Teddington, TW11 9DW, - 26.06.2024
- 38 Wick Road, Teddington, TW11 9DW, - 26.06.2024
- 55 School House Lane, Teddington, TW11 9DP, - 26.06.2024
- 53 School House Lane, Teddington, TW11 9DP, - 26.06.2024
- 51 School House Lane, Teddington, TW11 9DP, - 26.06.2024
- Ground Floor, Engravers House, 35 Wick Road, Teddington, TW11 9DN, - 26.06.2024
- First Floor, Engravers House, 35 Wick Road, Teddington, TW11 9DN, - 26.06.2024
- 37 Wick Road, Teddington, TW11 9DN, - 26.06.2024
- 33 Wick Road, Teddington, TW11 9DN, - 26.06.2024

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

Development Management

Status: WDN Application: 99/1427
 Date: 27/07/1999 Demolition Of Kitchen And Outside Toilet And Erection Of Two Storey Rear Extension

Development Management

Status: GTD Application: 99/2596
 Date: 19/11/1999 Demolish And Rebuild Rear Extension.

Development Management

Status: GTD Application: 80/95
 Date: 22/04/1980 Reconstruction of part of existing single storey building at rear to provide garage and press room.

Development Management

Status: GTD Application: 77/0452

Date:30/06/1977	Continued use of premises as drawing and rubber engraving offices.
<u>Development Management</u> Status: GTD Date:12/08/1982	Application:82/0703 Continued use of premises for hand engraving and a drawing office together with continued use of building at rear for press work.
<u>Development Management</u> Status: GTD Date:11/02/1986	Application:85/1656 Change of use of premises from part office, part industrial to wholly drawing office use.
<u>Development Management</u> Status: GTD Date:24/03/1958	Application:58/0078 Use as fried, dried and wet fish shop.
<u>Development Management</u> Status: GTD Date:04/04/1962	Application:62/0100 Use of premises as drawing and rubber engraving offices.
<u>Development Management</u> Status: GTD Date:03/04/1963	Application:63/0102 Extension of hand engraving business.
<u>Development Management</u> Status: GTD Date:15/05/1967	Application:67/0608 Continued use of premises as drawing and rubber engraving offices.
<u>Development Management</u> Status: GTD Date:05/02/1971	Application:70/2252 Continuation of use of premises as drawing and rubber engraving offices.
<u>Development Management</u> Status: GTD Date:20/05/1974	Application:74/0294 Continuation of use of premises as drawing and rubber engraving offices.
<u>Development Management</u> Status: WDN Date:30/08/2006	Application:06/2181/FUL Erection of single storey rear extension to be used for pottery studio and wet store.
<u>Development Management</u> Status: GTD Date:30/10/2007	Application:07/2747/FUL Renovation of existing garage and store to accommodate graphics studio and storage. Bay Window and doors added. Construction of new link to the above from the existing building.
<u>Development Management</u> Status: PCO Date:	Application:24/1598/GPD26 Conversion of business premises into a dwelling house

<u>Building Control</u> Deposit Date: 14.02.2000 Reference: 00/0302/FP	Single storey rear extension
<u>Building Control</u> Deposit Date: 03.11.2003 Reference: 03/2153/FP	Partition alterations removal of internal load bearing wall & provision wc cloaks to ground floor
<u>Building Control</u> Deposit Date: 18.12.2003 Reference: 03/2153/1/FP	Partition alterations removal of internal load bearing wall & provision wc cloaks to ground floor
<u>Building Control</u> Deposit Date: 13.02.2009 Reference: 09/0199/FP	Single storey rear extension
<u>Building Control</u> Deposit Date: 13.03.2009 Reference: 09/0199/FP/1	Single storey rear extension
<u>Building Control</u> Deposit Date: 03.04.2009 Reference: 09/0199/FP/2	Single storey rear extension
<u>Building Control</u> Deposit Date: 25.09.2018	Install a gas-fired boiler

Application Number: 24/1598/GPD26

Address: Engravers House, 35 Wick Road, Teddington, TW11 9DN

Proposal

Conversion of business premises into a dwelling house.

Site Description

The application property, Engravers House, 35 Wick Road, Teddington under the application reference: **85/1656** (see **Relevant Planning History above**) was granted the change of use of premises from part office, part industrial to wholly drawing office use.

The property has been granted approval under application reference **07/2747/FUL** for the renovation of existing garage and store to accommodate graphics studio and storage in **2007**.

The application property is a two-storey terraced dwelling that is not located in a conservation area, and it is not locally or nationally listed. This is in Teddington Village, Hampton Wick Ward, on the south side of Wick Road.

The application property is designated as follows:

- Area Susceptible To Groundwater Flood - Environment Agency (Superficial Deposits Flooding - >= 50%)
- Article 4 Direction Basements (Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018)
- Community Infrastructure Levy Band (Low)
- Conservation Area (CA83 Wick Road)
- Risk of Flooding from Surface Water 1 in 100 chance - Environment Agency (RoFSW Extent 1 In 100 year chance - SSA Pool ID: 26120)
- Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency (RoFSW Extent 1 In 1000 year chance - SSA Pool ID: 47907)
- Surface Water Flooding (Area Less Susceptible to) - Environment Agency ()
- Take Away Management Zone (Take Away Management Zone)
- Village (Teddington Village)
- Village Character Area (Sandy Lane and Surrounds - Area 13 Hampton Wick & Teddington Village Planning Guidance Page 49 CHARAREA11/13/01)
- Ward (Hampton Wick Ward)

Representations

None.

Internal Consultee/s

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

Amendments

None

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:

MA.1.(1) Development is not permitted by Class MA—	Officer’s Comment:
(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. This has been established by approval reference: 07/2747/FUL.
(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 1981; iii. the Broads; iv. a National Park; or v. a World Heritage Site;	Complies.
(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.

<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 above MA.1.(1)(b).</p>
<p>(b) on or after 1st September 2020, Class E (commercial, business and service) of Schedule 2.</p>	<p>Complies. See above MA.1.(1)(b).</p>

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 presents a PTAL score of 2, and is not in a controlled parking zone(CPZ)

In line with the London Plan (2021), the proposal will need to provide 0.75 parking space (the proposal is for a 2-bedroom unit) - 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^

The applicant has presented this application as car free, however the development is required to include 1 car parking space in order to comply with the policy.

In line with the London Plan (2021), the proposal will need to provide 2 cycle parking spaces (the proposal is for a 2-bedroom unit) - see the table below for further information.

Use Class		Long-stay (e.g. for residents or employees)	Short-stay (e.g. for visitors or customers)
C3-C4	dwellings (all)	<ul style="list-style-type: none"> • 1 space per studio or 1 person 1 bedroom dwelling • 1.5 spaces per 2 person 1 bedroom dwelling • 2 spaces per all other dwellings 	<ul style="list-style-type: none"> • 5 to 40 dwellings: 2 spaces • Thereafter: 1 space per 40 dwellings

These would be provided to the rear garden area of the property. Further details will be requested by condition.

The property would be able to accommodate refuse storage, whose details, that have not been provided as part of this application, will be requested by condition.

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 no external alterations are proposed, 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.

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

The immediate locality is mostly residential in nature and 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 located in a conservation area, however the proposed change of use from a business premises into a residential dwelling will have no unacceptable impact on the character of the conservation area given the residential nature of the surrounding area and buildings.

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.

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 /~~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):JSO..... Dated:15/08/2024.....

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner - EL

Dated:19/08/2024.....

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:

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
