

**SUBMITTED VIA PLANNING PORTAL
PP-13072713**

22 September 2024

Our Ref: PD/KH/24019

Mr Robert Angus
Head of Development Management
LB Richmond upon Thames
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Dear Mr Angus

**TOWN AND COUNTRY PLANNING ACT (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015 AS AMENDED
APPLICATION FOR PRIOR APPROVAL FOR PROPOSED CHANGE OF USE
FROM CLASS E (COMMERCIAL BUSINESS AND SERVICE USES) TO MIXED USE
OF CLASS E (COMMERCIAL BUSINESS AND SERVICE USES) AND C3
RESIDENTIAL (2 FLATS)
100 HIGH STREET, WHITTON, TWICKENHAM TW2 7LN**

I am making an application for prior approval for the proposed change of use from Class E commercial business and service use to mixed use consisting of Class E commercial business and service use and Class C3 residential (2 flats) at 100 High Street, Whitton, Twickenham TW2 7LN. The application is made on behalf of Khya Estates Ltd (the developers).

The application is made under Class G of the Town and Country Planning (General Permitted Development) (England) Order 2015 (the Order) as amended. The application is made in accordance with the provisions of paragraph W to the Order which sets out procedures for applications for prior approval under Part 3.

The following information is being submitted in this covering letter and accompanying plans and reports:

- (a) A written description of the proposed development.
- (b) A plan indicating the site and showing the proposed development.
- (ba) A statement specifying the net increase in dwellinghouses.
- (bc) A floor plan indicating the total floorspace in square metres of each dwellinghouse, the dimensions and proposed use of each room, the position and dimensions of the windows, doors and walls, and elevations.
- (c) The developer's contact address.

- (d) The developer's email address.
- (e) CIL Additional Information Requirement Form dated 22 September 2024
- (f) LPA application fee of £120.00 is being paid by the developer via Planning Portal ref. PP-13072713.

Written description of the proposed development

The proposal is for change of use from Class E commercial business and service use to mixed use consisting of Class E commercial business and service use and Class C3 residential (2 flats). The application is for a change of use. Internal subdivisions are shown so that the prior approval application can be assessed in relation to space standards and natural light. There are no proposed external works.

A plan indicating the site and showing the proposed development

The following drawings prepared by RS Designs are submitted with the application:

RSD-2540-001 – Location Plan (1:1250), Block Plan and Existing Floor Plans and Elevations (1:100@A1)

RSD-2540-100 – Proposed Floor Plans and Elevations (1:100@A1)

Statement of net increase in dwellinghouses

The proposal seeks prior approval for a net increase of 2 dwellinghouses (flats).

A floor plan indicating the total floor space in square metres of each dwellinghouse, the dimensions and proposed use of each room, the position and dimensions of the windows, doors and walls, and the elevations of the dwellinghouses

The submitted plans and elevations include the information required by paragraph W(1)(bc) to the Order. The floor plans demonstrate that both of the proposed flats would comply with the nationally described space standard issued by the DCLG on 27 March 2015 and would therefore meet para. 3(9A) to the Order.

The plans and elevations also provide information to demonstrate that adequate light is provided to all of the habitable rooms in each flat and therefore the proposal satisfies para. G.1(d)(iv) to the Order. This is described further in the accompanying statement.

The developer's contact address



The developer's email address

The developer has requested that any electronic communications on the application should be sent to the agent at: 

Assessment

The application is accompanied by the following reports:

- Class G Prior Approval Statement prepared by Paul Dickinson and Associates, Town Planning and Development Consultants, 22 September 2024

This report demonstrates that:

- The proposal meets the conditions in paragraph G.1 of the Order. The proposed change of use will not result in any unacceptable
 - contamination risks
 - flooding risks
 - impacts of noise from commercial premises on the intended occupiers of the development
 - provision of adequate natural light to all habitable rooms
 - provision of adequate refuse storage.

The proposal does not trigger the fire risk condition.

The proposal is therefore considered to constitute “permitted development” under Class G of the Town & Country Planning (General Permitted Development) (England) Order 2015 and prior approval should be granted.

I trust that the submitted information is sufficient to enable the Council to approve the application, but please do not hesitate to contact me if you require any further information.

Yours sincerely



PAUL DICKINSON
BA (Hons) MRTPI MRICS MCMI