

**Application reference: 24/1844/GPD26**  
TWICKENHAM RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
16.07.2024	26.07.2024	20.09.2024	20.09.2024 EOT agreed 14.10.2024

**Site:**

The Puzzle Academy, 1 Messom Mews, Twickenham, TW1 4DP

**Proposal:**

Conversion of an office building (Use Class E) to 6 single-family dwellings (C3) with associated refuse and cycle storage

Amended as follows on 20.09.2024:  
Amended plans have been received.

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

**APPLICANT NAME**

Mr Charles Richards  
7 Westmoreland Street East  
Grey Lynn  
Auckland  
1021

**AGENT NAME**

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

**DC Site Notice:** printed on 30.07.2024 and posted on 09.08.2024 and due to expire on 30.08.2024

**Consultations:**

**Internal/External:**

**Consultee**

14D Urban D  
LBRUT Transport  
LBRuT Waste Services  
LBRUT Transport

**Expiry Date**

13.08.2024  
13.08.2024  
13.08.2024  
04.10.2024

**Neighbours:**

34D Queens Road, Twickenham, TW1 4EX, - 20.09.2024  
38 Queens Road, Twickenham, TW1 4EX, - 20.09.2024  
Garden Flat, 42 Queens Road, Twickenham, TW1 4EX, - 20.09.2024  
Flat 1, 28 Queens Road, Twickenham, TW1 4EX, - 20.09.2024  
Flat 2, 28 Queens Road, Twickenham, TW1 4EX, - 20.09.2024  
42B Queens Road, Twickenham, TW1 4EX, - 20.09.2024  
34A Queens Road, Twickenham, TW1 4EX, - 20.09.2024  
Flat 2, 34 Queens Road, Twickenham, TW1 4EX, - 20.09.2024  
Flat 2, 30 Queens Road, Twickenham, TW1 4EX, - 20.09.2024  
Flat 4, 28 Queens Road, Twickenham, TW1 4EX, - 20.09.2024  
Flat 3, 28 Queens Road, Twickenham, TW1 4EX, - 20.09.2024  
30B Queens Road, Twickenham, TW1 4EX, - 20.09.2024  
42A Queens Road, Twickenham, TW1 4EX, - 20.09.2024  
40 Queens Road, Twickenham, TW1 4EX, - 20.09.2024  
36 Queens Road, Twickenham, TW1 4EX, -  
32D Queens Road, Twickenham, TW1 4EX, - 20.09.2024  
32B Queens Road, Twickenham, TW1 4EX, - 20.09.2024  
Flat 3, 34 Queens Road, Twickenham, TW1 4EX, - 20.09.2024  
32C Queens Road, Twickenham, TW1 4EX, - 20.09.2024

32A Queens Road, Twickenham, TW1 4EX, - 20.09.2024  
30A Queens Road, Twickenham, TW1 4EX, - 20.09.2024  
Flat 3, 35 Grosvenor Road, Twickenham, TW1 4AD, - 20.09.2024  
Flat 2, 35 Grosvenor Road, Twickenham, TW1 4AD, - 20.09.2024  
Flat 1, 35 Grosvenor Road, Twickenham, TW1 4AD, - 20.09.2024  
33 Grosvenor Road, Twickenham, TW1 4AD, - 20.09.2024  
31 Grosvenor Road, Twickenham, TW1 4AD, - 20.09.2024  
Studio Flat, 67 Grosvenor Road, Twickenham, TW1 4AD, - 20.09.2024  
St James House, Grosvenor Road, Twickenham, TW1 4AJ, - 20.09.2024  
39 Grosvenor Road, Twickenham, TW1 4AD, - 20.09.2024  
37C Grosvenor Road, Twickenham, TW1 4AD, - 20.09.2024  
37B Grosvenor Road, Twickenham, TW1 4AD, - 20.09.2024  
37A Grosvenor Road, Twickenham, TW1 4AD, - 20.09.2024  
57 Grosvenor Road, Twickenham, TW1 4AD, - 20.09.2024  
37 Grosvenor Road, Twickenham, TW1 4AD, - 20.09.2024  
47 Grosvenor Road, Twickenham, TW1 4AD, - 20.09.2024  
45 Grosvenor Road, Twickenham, TW1 4AD, - 20.09.2024  
43 Grosvenor Road, Twickenham, TW1 4AD, - 20.09.2024  
41 Grosvenor Road, Twickenham, TW1 4AD, - 20.09.2024  
55 Grosvenor Road, Twickenham, TW1 4AD, - 20.09.2024  
53 Grosvenor Road, Twickenham, TW1 4AD, - 20.09.2024  
51 Grosvenor Road, Twickenham, TW1 4AD, - 20.09.2024

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

Development Management

Status: PCO Application: 24/1844/GPD26

Date: Conversion of an office building (Use Class E) to 6 single-family dwellings (C3) with associated refuse and cycle storage

Building Control

Deposit Date: 12.03.2014          Erection of B1 office units

Reference: 14/0525/IN

Enforcement

Opened Date: 23.11.2015          Enforcement Enquiry

Reference: 15/0790/EN/UBW

<b>Application Number</b>	<b>24/1844/GPD26</b>
Address	The Puzzle Academy 1 Messom Mews Twickenham TW1 4DP
Proposal	Conversion of an office building (Use Class E) to 6 single-family dwellings (C3) with associated refuse and cycle storage
Contact Officer	Jack Davies
Target Determination Date	14/10/2024

## 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; the NPPF and Local Plan policies and material planning considerations raised with any representations received insofar as they are relevant to the assessment under Schedule 2, Part 3, Class MA; and any previous relevant applications.

## 2. DESCRIPTION OF THE SITE

It is understood the application site comprises a row of two storey buildings which comprises floorspace used within use Class E. The site is located in Messom Mews, which is sited off Grosvenor Road in Twickenham. The site is located within the Queens Road, Twickenham Conservation Area is located with Flood Zone 1 and within a throughflow catchment area. The site is also noted to have a past industrial land use.

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

The application seeks permission for the conversion of the office space into 6 dwellings.

The comprehensive list of planning history can be found above. The most relevant is below.

**14/3542/VRC** - Variation of part i) condition U69082 to 13/4419/FUL to delete reference to 'commercial occupier' with respect to parking permits, and provide details of part (ii) Car Club agreement. **Granted**

**13/4419/FUL** - Elevational amendments to business units during the course of construction to application 11/3744/FUL (part single, part 2 storey business use building to the rear and conversion of Nos. 35 and 37 Grosvenor Road to 7 flats with external alterations to 35. **Granted**

## 4. CONSULTATIONS CARRIED OUT

Adjoining neighbours have been consulted on the application.

5 x objections were received, which raised the following concerns:

- Sunlight/daylight report errors
- New development wont receive adequate light
- No outdoor amenity space
- Impact of car parks being used more frequently
- Refuse and recycling collection issues
- Emergency services issues
- Loss of privacy
- Trees not provided from historic permissions
- Loss of office space
- Impact on pedestrians
- Air pollution

1 x observation was made requesting assurance that new windows would not be formed as part of this application.

The full drawings package was erroneously not uploaded to the public website upon validation. This was rectified and neighbours were reconulted as a result. An extension of time was agreed with the applicant in order for a decision to be made outside of the 56 days. No further representations were received from neighbours.

## 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 MA ‘Commercial, Business and Service Uses to Dwellinghouses’ contained within the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

**The Scheme is considered to meet the required criteria for prior approval to be granted under Class MA ‘Commercial, Business and Service Uses to Dwellinghouses’.**

MA.1 Development is not permitted by Class M—	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 – leases and a note from the occupants have been provided to demonstrate the previous occupier has occupied the site for Class E purposes for more than 2 continuous years.
(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 – see commentary below
(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 198155; (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.	Complies

<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—</p> <p>(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>As above – see sub para 1(b)</p>
<p>(b) on or after 1st September 2020, Class E (commercial, business and service) of Schedule 2.</p>	<p>As above – see sub para 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:**

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

The narrow nature of the access is acknowledged. The change of use is not considered to result in a material worsening of the existing situation. This is however subject to the safeguarding condition on 13/4419/FUL being reapplied, as follows:

*The vehicular access between 47 and 51 Grosvenor Road shall not be used other than for the ingress of vehicles / bicycles and the vehicular access between 35 and 37 Grosvenor Road shall not be used other than for the egress of vehicles / bicycles. No part of the development shall be occupied until drawings of suitable traffic signs in this respect have been submitted to and approved in writing by the local planning authority. The traffic signs shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the access by vehicular traffic and shall thereafter be displayed at all times.*

*REASON: In order to comply with the terms upon which this application has been assessed and to safeguard vehicular and pedestrian safety.*

*Vehicular parking*

It is understood that planning permission 13/4419/FUL required the provision of five parking spaces to be clearly marked out for the 6 office units. The conditions of the consent do not expressly prohibit provision of additional parking within the courtyard and the approved site plan does illustrate six numbered parking spaces in the locations on the proposed site plan accompanying this application. The development will utilise these 6 x existing parking spaces which is acceptable.

However, it is considered reasonable and necessary to include a condition restricting the issuance of parking permits to the property to ensure that overspill parking would not result in increased parking stress in the locality.

*Cycle parking*

The submitted floor plans demonstrate cycle spaces located in existing enclosures. The provision is considered to be sufficient to comply with the London Plan standards.

*Waste provision*

**Servicing and Refuse Collection**

The refuse and recycling store point needs to accommodate for the new dwelling 1160l for refuse, 2x330l (for Mixed paper, card and carton recycling and mixed container recycling) and 138l Food waste, in accordance with the London Borough of Richmond's supplementary planning guidance. The applicant has shown waste and recycling storage on the submitted plans and also within their submitted collection strategy. Officers note that the store is located more than 30m from the highway. The Refuse and Recycling SPD notes residents should not have to travel more than 30m to present waste to the highway and likewise collectors should not have to move waste more than 10m from the highway. Officers also note that the refuse and recycling space

provides waste in individual bins as opposed to communal bins as prescribed by the SPD. Notwithstanding the above, it would appear there is adequate space for communal bins in the bin store, and the applicant has noted that they could arrange for the bins to be taken to a collection point near the highway. Given, that waste collection is the only outstanding issue, and that a solution could be negotiated, it is considered appropriate in this instance to condition a waste management plan to be submitted and approved prior to the occupation of the residential development.

In regards to emergency services it is noted the site can be accessed from the highway.

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

No information has been submitted in this regard. Although the constraints associated with the site highlight past industrial land use which may indicate contamination of the site. Notwithstanding the above, it is noted that application 08/4334/FUL was allowed at appeal by the inspectorate and included conditions which required soil investigations to be submitted and approved by the LPA. These conditions were discharged. As such, a safeguarding condition will be applied which requires further information to be submitted to the Council if contamination is encountered.

#### 2.c Flooding risks to the building

The application site is located within Floodzone 1 and is within a Throughflow catchment area. The applicant has submitted a Flood Risk Assessment. Given the low risk of flooding on site and that the proposal does not increase any footprint it is not considered that the scheme would result in harm which would warrant a reason for refusal.

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

The site is in an established residential area.

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

#### 2.e 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 site is located to the rear of Grosvenor Road and is not readily visible from the street. The change of use would not result in a change to the appearance of the building which would result in harm to the conservation area.

#### 2.f 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. A sunlight daylight report has been submitted which confirms rooms will achieve adequate illuminance in accordance with the BRE guidance. Given the existence of windows to each habitable room and the confirmation of illuminance achieved, it is not considered the council can object on these grounds. Objections are noted in respect of sunlight access, however the GPDO condition seeks adequate lighting which is achieved, and not specifically direct sunlight provision.

#### 2.g 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 of 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 area.

#### 2.h 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

The proposal would not result in the loss of a registered nursery or health centre.

#### 2.i Where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building.

“MA.3. Development meets the fire risk condition referred to in paragraph MA.2(2)(i) if the development relates to a building which will –

- a. Contain two or more dwellinghouses; and
- b. Satisfy the height condition in paragraph (3), read with paragraph (7), of article 9A (fire statements) of the Town and Country Planning (Development Management Procedure) (England) Order 2015”.

The proposal does not involve more than 2 units, it is not 18 metres or more in height and it does not contain 7 or more storeys. The proposal, therefore, complies with the above criteria.

**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*

All bedrooms and units meet size standards. It appears from previously submitted elevations that the floor to ceiling height would be greater than 2.3m as shown in the sectional drawing.

*Trees*

Objections in regards to tree planting is noted. However it would appear that the permission which approved the tree planting scheme has been superseded and the extant permissions do not entail this requirement.

*Other*

Objections in regard impacts on residential amenity are noted. This is not a criterion for assessment under this type of application. The attention of any future occupant is drawn to the restriction in Part 1 Class A of the GPDO that improvements and alterations to a dwellinghouse are not permitted development where permission has been granted only by virtue of Class MA.

**6. RECOMMENDATION**

**Recommendation:**

The determination of this application falls within the scope of Officer delegated powers - YES / ~~NO~~

**I therefore recommend the following:**

- 1. REFUSAL
- 1. PERMISSION
- 1. 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): .....DAV.....

Dated: .....14/10/2024.....

**I agree the recommendation:**

This application has been subject to representations that are contrary to the officer recommendation. The Head Officer Planning Report – Application 23/1618/GPD26 Page 7 Of 8

of Development Management / South Area Team Manager has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

South Area Team Manager: .....ND.....

Dated: .....14.10.2024.....