

Comment on a planning application

Application Details

Application: 24/2479/GPD26

Address: 8 Second Cross Road Twickenham

Proposal: Prior Approval Class MA Change of use from Class E Office to Class C3 residential comprising 2 no. 2 bedroom houses and 1 no. 1 bedroom flat.

Comments Made By

Name: Miss C M

Address: 6 Second Cross Road Twickenham TW2 5RF

Comments

Type of comment: Object to the proposal

Comment: Our objections are not to oppose regeneration of the current commercial property at 8 Second Cross Road, however it is my understanding that an Article 4 direction was made in July 2021 by LBRUT which removed permitted development rights regarding the change of use from class E to C3 use. Although the property at 8 Second Cross Road doesn't appear to be on the borough's schedule of locations, it would be my understanding that given these are the use classes referenced on the application, this location would require full planning permission and would be required to be assessed against Local Plan planning policies.

The current energy performance certificate report for the building shows it to be rated as a low E performance standard. The recommendations report also identified the building as single glazed in areas with poor insulation, putting it far below acceptable levels for new housing. I note that no documentation has been submitted or reference made to confirm how the proposed development would make improvements relating to sustainability, including Part L compliance such as the 35% reduction in CO2 emissions, required for change of use developments in LBRUT.

The premises currently shows signs of external dilapidation with mismatched architectural features which are not in keeping with the style and quality of the surrounding dwellings, and one can only assume that the state of the interior mirrors that of the external. It is noted that a number of design iterations were undertaken/required before planning consent was granted to construct the new property at 6 Second Cross Road.

In a previous conversation with a roofing contractor carrying out works due to excessive build up of moss on the existing ACM roof, it was commented that the roof should really be replaced due to its condition. As such I struggle to envisage it being in a suitable condition for the proposed residential purpose.

It is not unreasonable to assume that should a change of use be granted that significant upgrade works to the building, including external facade and area, should be part of the conditions of approval. It is not clear if an assessment has been made to determine if the public health services can cope with the increased demand associated with the proposed development.