

Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E), or betting office or pay day loan shop to mixed use including up to two flats (Use Class C3)

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class G

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

516271

173226

Description

First and second floors, 5A King Street, Twickenham, TW1 3SD.

Applicant Details

Name/Company

Title

First name

Surname

EL Retail No2 Ltd

Company Name

Address

Address line 1

51-52 St John's Square

Address line 2

Address line 3

Town/City

London

County

Country

Postcode

EC1V 4JL

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

Daniel

Surname

Botten

Company Name

ROK Planning

Address

Address line 1

51-52 St. John's Square

Address line 2

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

EC1V 4JL

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible.

The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right

Would the proposed change of use result in the building containing more than two flats?

- Yes
 No

Would a part of the building continue to be:

- In a commercial/business/service use; and/or
- Used as a betting office and/or a pay day loan shop

- Yes
 No

Would the proposed flat(s) only be situated on floor(s) above a floor where at least some of the other proposed mixed uses are to be provided?

- Yes
 No

If the building has a ground floor display window, would any of that ground floor be used as a flat?

- Yes
 No / The building does not have a ground floor display window

Will all the proposed flats have gross internal floor areas of at least 37 square metres, and comply with the [nationally described space standard?](#)

- Yes
 No

Following the change of use, will each flat only be used as a dwelling:

- By a single person or by people living together as a family; or
- By not more than 6 residents living together as a single household (including a household where care is provided for residents)

- Yes
 No

Description of Proposed Works, Impacts and Risks

Proposed works

Please describe the proposed development including details of the flat(s) and other works proposed

Please refer to the supporting covering letter prepared by ROK Planning.

Please provide details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

Please refer to the supporting covering letter prepared by ROK Planning.

What will be the net increase in dwellinghouses?

1

This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses in the existing building prior to the development.

Please provide details of any arrangements required for the storage and management of domestic waste

Please refer to the supporting covering letter prepared by ROK Planning.

Impacts and risks

Please provide details of any contamination risks and how these will be mitigated

Please refer to the supporting covering letter prepared by ROK Planning.

Please provide details of any flooding risks and how these will be mitigated.

Please refer to the supporting covering letter prepared by ROK Planning.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

[Check if your site location is in Flood Zone 2 or 3 online](#)

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

Please provide details of the impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses and how these will be mitigated

Please refer to the supporting covering letter prepared by ROK Planning.

Site information

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered".

Title Number:

AGL265039

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

Yes

No

Please enter the reference number from the most recent Energy Performance Certificate (e.g. 1234-1234-1234-1234-1234)

0927-1202-8307-3938-2400

Vehicle Parking

Please note: This question contains additional requirements specific to applications within Greater London.

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Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes

No

Electric vehicle charging points

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Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities?

Yes

No

Superseded consents

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Does this proposal supersede any existing consent(s)?

Yes

No

Development Dates

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When are the building works expected to commence?

01/2025

When are the building works expected to be complete?

06/2025

Scheme and Developer Information

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Scheme Name

Does the scheme have a name?

Yes

No

Developer Information

Has a lead developer been assigned?

Yes

No

Residential Units

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Residential Units to be added

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)?

Yes

No

Residential Unit Type:

Flat, Apartment or Maisonette

Tenure:

Market for sale

Who will be the provider of the proposed unit(s)?:

Private

Development type:

Change Of Use

Number of units, of this specification, to be added:

1

GIA (gross internal floor area) per unit:

137.95 square metres

Habitable rooms per unit:

6

Bedrooms per unit:

4

Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:

No

Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:

No

Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:

No

Providing sheltered accomodation?:

No

Providing specialist older persons housing?:

No

On garden land?:

No

Communal space to be added

Please add details for every unit of communal space to be added

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Totals

Total number of residential units proposed

1

Total residential GIA (Gross Internal Floor Area) gained

137.95	square metres
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Mixed use residential site area

Is this application for a mixed use proposal that includes residential uses?

Yes

No

How much site area will these residential uses take up?

137.95

Unit

Square metres

Existing and Proposed Uses

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Please add details of the Gross Internal Area (GIA) for all current uses and how this will change based on the proposed development. Details of the floor area for any proposed new uses should also be added.

Use Class:

E(a) - Display/Sale of goods other than hot food

Existing gross internal floor area (square metres):

137.98

Gross internal floor area lost (including by change of use) (square metres):

137.98

Gross internal floor area gained (including change of use) (square metres):

0

Use Class:

C3 - Dwellinghouses

Existing gross internal floor area (square metres):

0

Gross internal floor area lost (including by change of use) (square metres):

0

Gross internal floor area gained (including change of use) (square metres):

137.98

Total	Existing gross internal floorspace (square metres)	Gross internal floor area lost (including by change of use) (square metres)	Gross internal floor area gained (including change of use) (square metres)
	137.98	137.98	137.98

Occupation Status

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Please indicate the occupation status of the building in question

- Vacant
- Partially vacant
- Occupied

Waste and recycling provision

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Does every unit in this proposal (residential and non-residential) have dedicated internal and external storage space for dry recycling, food waste and residual waste?

Yes

No

Environmental Impacts

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Community energy

Will the proposal provide any on-site community-owned energy generation?

Yes

No

Heat pumps

Will the proposal provide any heat pumps?

Yes

No

Solar energy

Does the proposal include solar energy of any kind?

Yes

No

Passive cooling units

Number of proposed residential units with passive cooling

0

Emissions

NOx total annual emissions (Kilograms)

0.00

Particulate matter (PM) total annual emissions (Kilograms)

0.00

Greenhouse gas emission reductions

Are the on-site Green House Gas emission reductions at least 35% above those set out in Part L of Building Regulations 2021?

Yes

No

Green Roof

Proposed area of 'Green Roof' to be added (Square metres)

0.00

Urban Greening Factor

Please enter the Urban Greening Factor score

Residential units with electrical heating

Number of proposed residential units with electrical heating

Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled

Utilites

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Water and gas connections

Number of new water connections required

Number of new gas connections required

Fire safety

Is a fire suppression system proposed?

Yes

No

Internet connections

Number of residential units to be served by full fibre internet connections

Number of non-residential units to be served by full fibre internet connections

Mobile networks

Has consultation with mobile network operators been carried out?

Yes

No

Declaration

I/We hereby apply for Prior Approval: Change of use - commercial/business/service/etc to mixed use incl up to two flats as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Naomi Baker

Date

12/11/2024