



**Application reference: 24/2432/GPD24**  
**WHITTON WARD**

Date application received	Date made valid	Target report date	8 Week date
24.09.2024	24.09.2024	19.11.2024	19.11.2024

**Site:**

100 High Street, Whitton, Twickenham, TW2 7LN

**Proposal:**

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).

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

**APPLICANT NAME**

Mr M Lal  
 33 Wentworth Park  
 London  
 N3 1YE

**AGENT NAME**

Paul Dickinson  
 Highway House  
 Lower Froyle  
 GU34 4NB

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

**Consultations:**

**Internal/External:**

**Consultee**  
 LBRUT Transport

**Expiry Date**  
 16.10.2024

**Neighbours:**

- Britannia Lane Day Centre, 1 Britannia Lane, Twickenham, TW2 7JX, - 02.10.2024
- Flat 9, 3 Britannia Lane, Twickenham, TW2 7JW, - 02.10.2024
- Flat 8, 3 Britannia Lane, Twickenham, TW2 7JW, - 02.10.2024
- Flat 7, 3 Britannia Lane, Twickenham, TW2 7JW, - 02.10.2024
- Flat 6, 3 Britannia Lane, Twickenham, TW2 7JW, - 02.10.2024
- Flat 5, 3 Britannia Lane, Twickenham, TW2 7JW, - 02.10.2024
- Flat 4, 3 Britannia Lane, Twickenham, TW2 7JW, - 02.10.2024
- Flat 3, 3 Britannia Lane, Twickenham, TW2 7JW, - 02.10.2024
- Flat 2, 3 Britannia Lane, Twickenham, TW2 7JW, - 02.10.2024
- Flat 1, 3 Britannia Lane, Twickenham, TW2 7JW, - 02.10.2024
- 102D High Street, Whitton, Twickenham, TW2 7LN, - 02.10.2024
- 102C High Street, Whitton, Twickenham, TW2 7LN, - 02.10.2024
- 102B High Street, Whitton, Twickenham, TW2 7LN, - 02.10.2024
- 102A High Street, Whitton, Twickenham, TW2 7LN, - 02.10.2024
- 102 High Street, Whitton, Twickenham, TW2 7LN, - 02.10.2024
- 98 High Street, Whitton, Twickenham, TW2 7LN, - 02.10.2024
- 98A High Street, Whitton, Twickenham, TW2 7LN, - 02.10.2024

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

Development Management

Status: REF Application:66/0082/ADV  
Date:04/03/1966 For Advertisements.

Development Management

Status: GTD Application:66/0083  
Date:18/02/1966 Installation of new shop front and internal alterations.

Development Management

Status: GTD Application:66/1374  
Date:23/09/1966 Additional storey at rear for use as stock receiving area and erection of new external staircase.

Development Management

Status: GTD Application:09/2353/ADV  
Date:16/11/2009 Replace shop fascia signage with new internally illuminated fascia signage and 1 x new internally illuminated projecting sign.

Development Management

Status: PCO Application:24/2432/GPD24  
Date: 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).

Building Control

Deposit Date: 14.02.2008 Installation of small consultation room  
Reference: 08/0331/FP

Building Control

Deposit Date: 23.08.2017 Install replacement windows in a dwelling  
Reference: 17/FEN02241/FENSA

Building Control

Deposit Date: 08.05.2018 Install a gas-fired boiler  
Reference: 18/FEN01508/GASAFE

**Application Number: 24/2432/GPD24****Address: 100 High Street, Whitton, Twickenham, TW2 7LN****Proposal**

*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) - as per application form.*

**Site Description**

The application site is occupied by a three-storey terrace property that is covered by the following Article 4 Direction:

*Article 4 Direction Class E (Town Centre) to Class C3 (Residential) (Modified Article 4 Direction Class E (Town Centre) to Class C3 (Residential). Came into effect 29 July 2022).*

**Planning History**Development Management

Status: REF Application:66/0082/ADV  
Date:04/03/1966 For Advertisements.

Development Management

Status: GTD Application:66/0083  
Date:18/02/1966 Installation of new shop front and internal alterations.

Development Management

Status: GTD Application:66/1374  
Date:23/09/1966 Additional storey at rear for use as stock receiving area and

erection of new external staircase.

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**Development Management**

Status: GTD

Date: 16/11/2009

Application: 09/2353/ADV

Replace shop fascia signage with new internally illuminated fascia signage and 1 x new internally illuminated projecting sign.

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**Representations**

None received by neighbouring properties.

**Internal Consultees**

**LBRUT Transport:** does not object to the scheme subject to the applicant entering into a legal agreement preventing occupiers of the dwellings from obtaining residents parking permits.

**Amendments**

None requested.

**Notes in relation to Class G - 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.*

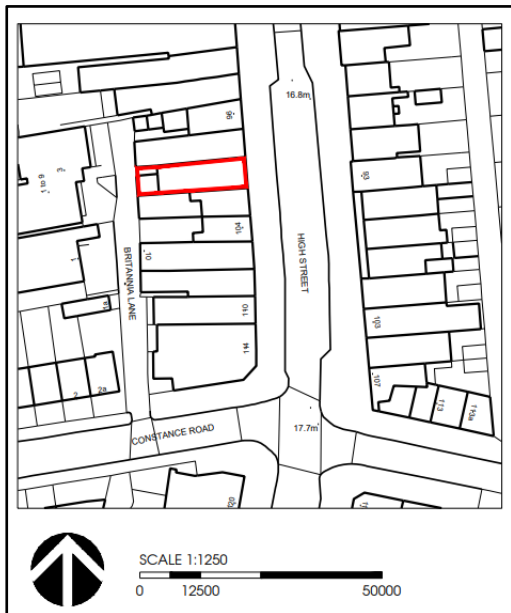
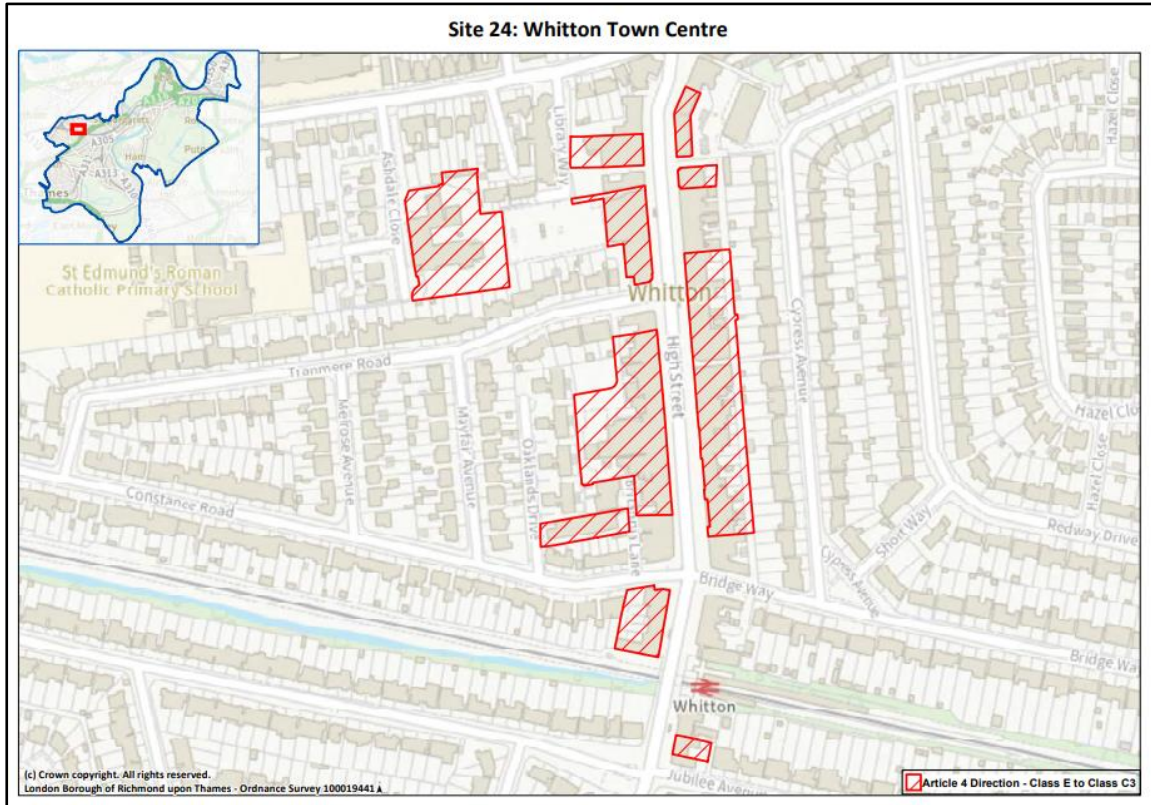
*Note that it was agreed by Full Council on 27 April, when the Publication Plan was approved, that no weight will be given to Policy 4 in relation to the increased carbon offset rate, and therefore the existing rate of £95 will continue to be used; in addition, no weight will be given to Policy 39 in relation to the 20% biodiversity net gain requirement; all other aspects and requirements of these policies will apply.*

**Professional Comments**

The application is for a Prior Approval and seeks the *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)* - as per application form. The proposed change of use

is submitted perusing Class G - retail or betting office or pay day loan shop to mixed use of Part 3 of the GDPO.

As stated above, the application site is covered by an Article 4 Direction that does not allow change of use from Use Class E to Use Class C3 (Residential) as per below map:



Submitted Location Plan

Further information in relation to the aforementioned Article 4 Direction can be found here:

[https://www.richmond.gov.uk/services/planning/conservation\\_and\\_urban\\_design/conservation\\_areas/article\\_4\\_directions/article\\_4\\_directions\\_commercial\\_to\\_residential](https://www.richmond.gov.uk/services/planning/conservation_and_urban_design/conservation_areas/article_4_directions/article_4_directions_commercial_to_residential) .

In light of the above, the proposal is refused on the following grounds:

*The scheme submitted under this prior approval application contravenes the requirements of the Article 4 Direction, covering the application site, that removes permitted development rights regarding the change of use from class E use (commercial, business and service uses) to C3 use (dwellinghouses). As such, prior approval is refused.*

**Conclusion and Recommendation**

Prior approval is refused as per above.

**Recommendation:**

The determination of this application falls within the scope of Officer delegated powers - **YES**

**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): GAP Dated: 04/11/2024

**I agree the recommendation: EL 14/11/2024**

Head of Development Management

Dated: .....

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: .....

<b>REASONS:</b>
<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>
<b>UDP POLICIES:</b>

<b>OTHER POLICIES:</b>

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**

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**CONDITIONS**

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**INFORMATIVES**

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