



PP-13072713

Development Control
Development and Street Scene
London Borough of Richmond upon Thames
Civic Centre, 44 York Street, Twickenham TW1 3BZ

Tel: 0845 612 2660
Email: envprotection@richmond.gov.uk

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)

514185

173682

Description

Applicant Details

Name/Company

Title

Mr

First name

M

Surname

Lal

Company Name

Khya Estates Ltd

Address

Address line 1

33 Wentworth Park

Address line 2

Address line 3

Town/City

London

County

Country

Postcode

N3 1YE

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

GU34 4NB

Contact Details

Primary number

Secondary number

Fax number

Email address

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

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)

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

The proposed floor plans include internal dimensions for each of the habitable rooms and the proposed elevations include dimensions of all windows to provide the necessary information to enable the LPA to assess the matter as required by the legislation. The property has large areas of glazing particularly to the front (High Street) elevation. These are large windows ranging between 1650mm and 1725mm high which provide good natural light to each habitable room. The floor plans show the living/kitchen/dining areas at the front of the building benefitting from these large windows and bedrooms to the rear so that all rooms will benefit from natural light from the full glazed windows. On this basis all habitable rooms will receive adequate natural light commensurate to the use of each of the rooms.

What will be the net increase in dwellinghouses?

2

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

The proposed ground floor plan shows a bin storage area of a suitable capacity to provide both waste and recycling bins for the 2 flats (2 x 240L bins per flat) provided within the yard to the rear of the building near to the accesses to the flats. Bin collection will be from Britannia Lane to the rear which already has domestic bins relating to other neighbouring dwellings which are collected by the Council.

Impacts and risks

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

Paragraph W 10(c)(i) of the GPDO requires the LPA to determine whether, as a result of the proposed change of use, taking into account any proposed mitigation, the site will be contaminated land as described in Part 2A of the Environmental Protection Act 1990 having regard to the Contaminated Land Statutory Guidance issued by the Secretary of State in April 2012. Part 2A of the Environmental Protection Act 1990 Section 78A(2) defines contaminated land as land in such a condition that (a) significant harm is being caused or there is a significant possibility of such harm being caused, or (b) significant pollution of control waters is being, or is likely to be, caused.

The landowner is unaware of any contamination issues on the site. It is not considered that as a result of the proposed change of use the site will be contaminated land as defined by Part 2A of the 1990 Act.

The application for prior approval relates to change of use of the first and floors only and does not include any external works. Consequently, as the application site comprises a building and hardstanding only and no ground works or excavation is proposed there are no receptors that could result in risk of contamination to future occupiers.

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

2.8 Paragraph W(6) of the GPDO requires the LPA to consult the Environment Agency where the development is –

- (a) in an area within Flood Zone 2 or Flood Zone 3; or
- (b) in an area within Flood Zone 1 which has critical drainage problems and which has been notified to the LPA by the Environment Agency for the purposes of paragraph (zc)(ii) in the Table in Schedule 5 to the Town & Country Planning (Development Management Procedure) (England) Order 2015.

The EA Flood Map shows the site lies within Flood Zone 1 (low risk). The site is at 'very low' risk (the lowest category) of risk from surface water flooding according to the EA Flood Map. We understand the site does not lie within a critical drainage area identified by the EA. The site does not lie within an area liable to flood as identified in the LB Richmond Strategic Flood Risk Assessment.

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

It is not considered there would be unacceptable impacts of noise from commercial premises on the intended occupiers of the development. The GPDO defines "commercial premises" for the purposes of this part of the Order as "normally used for a commercial or industrial undertaking which existed on the date of the application including licensed premises".

There are no surrounding commercial uses or activities which are considered likely to cause a significant noise impact on the proposed residential use. The surrounding uses are mainly retail shops, some with residential uses on upper floors. The premises are of solid masonry brick construction with sash windows and will provide suitable sound insulation for residential purposes from any potential noise from neighbouring commercial premises.

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:

SGL231998

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)

0290-4281-0300-8210-4050

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?

04/2025

When are the building works expected to be complete?

10/2025

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

Please provide details for each separate type and specification of residential unit being provided.

Residential Unit Type:

Flat, Apartment or Maisonette

Tenure:

Market for sale

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

Private

Development type:

Conversion

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

1

GIA (gross internal floor area) per unit:

91 square metres

Habitable rooms per unit:

3

Bedrooms per unit:

2

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 accommodation?:

No

Providing specialist older persons housing?:

No

On garden land?:

No

Residential Unit Type:

Flat, Apartment or Maisonette

Tenure:

Market for rent

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

Private

Development type:

Conversion

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

1

GIA (gross internal floor area) per unit:

50 square metres

Habitable rooms per unit:

2

Bedrooms per unit:

1

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

Totals

Total number of residential units proposed

Total residential GIA (Gross Internal Floor Area) gained

<input type="text" value="141"/>	<input type="text" value="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

Existing and Proposed Uses

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

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

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.

<p>Use Class: E(a) - Display/Sale of goods other than hot food</p> <p>Existing gross internal floor area (square metres): 141</p> <p>Gross internal floor area lost (including by change of use) (square metres): 141</p> <p>Gross internal floor area gained (including change of use) (square metres): 0</p>
<p>Use Class: C3 - Dwellinghouses</p> <p>Existing gross internal floor area (square metres): 0</p> <p>Gross internal floor area lost (including by change of use) (square metres): 0</p> <p>Gross internal floor area gained (including change of use) (square metres): 141</p>

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)
141	141	141

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

Emissions

NOx total annual emissions (Kilograms)

Particulate matter (PM) total annual emissions (Kilograms)

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)

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

Utilities

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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

Date

29/11/2024
