



ELSTREELAND

**7 Grena Gardens
Richmond
TW9 1XP**

10TH December 2024

London Borough of Richmond Upon Thames
Civic Centre
44 York Street
Twickenham
TW1 3BZ

Dear Sir/Madam

Introduction

This application has been submitted to obtain Prior Approval for the Change of Use of the existing workshop – Use Class B8 into one 2 bedroom dwelling, use Class C3.

Existing Site Description

The application site is located in Twickenham in the borough of Richmond Upon Thames. The site is on the corner of A305 The Green and May Road. The A305 The Green is a single carriageway road which provides access to the local road network, and onward connections to the strategic road network via the A316.

The application site includes a 2 storey workshop which adjoins 64 The Green fronted down May Road. The construction is in white brick and breeze block with a tiled roof.

Planning Consideration

The current use class, as confirmed by the Local Planning Authority, is B8 and therefore this application is submitted as a prior approval under Schedule 2, Part 3 Class P of the General Permitted Development Order.

This legislation sets out that development will not be approved if:

Development is not permitted by Class P if—

(a) the building was not used solely for a storage or distribution centre use on 19th March 2014 or in the case of a building which was in use before that date but was not in use on that date, when it was last in use;

Application response: The last previous use of the site ranged from 2012-2018 which was a storage and distribution for stage goods – COMPLIES

(b)the building was not used solely for a storage or distribution centre use for a period of at least 4 years before the date development under Class P begins;

Applicant Response: COMPLIES

(c)the use of the building falling within Class C3 (dwellinghouses) of that Schedule was begun after 15th April 2018;

(d)the gross floor space of the existing building exceeds 500 square metres;

Applicant Response: Confirmed / Complies – GIA is 136sqm

(e)the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained;

Applicant Response: Not applicable – no agricultural tenancy is in place here

(f)less than 1 year before the date the development begins—

(i)an agricultural tenancy over the site has been terminated, and

(ii)the termination was for the purpose of carrying out development under this Class,

unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural purposes;

Applicant Response: Not applicable – no agricultural tenancy is in place here

(g)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 1981([1](#));

(iii)the Broads; or

(iv)a National Park;

(v)a World Heritage Site;

(h)the site is, or forms part of—

(i)a site of special scientific interest;

(ii)a safety hazard area;

(iii)a military explosives storage area;

(i)the building is a listed building or is within the curtilage of a listed building; or

(j)the site is, or contains, a scheduled monument.

Applicant Response - Complies – the Building is not listed, nor has any of the above designations

Technical considerations:

(i)impacts of air quality on the intended occupiers of the development;

The site is located in a largely residential area not within an Air Quality Management zone therefore no air quality issues are anticipated given the nature of the proposal

(ii)transport and highways impacts of the development,

The TfL WebCAT tool assessed the site as PTAL of 3 to 4. This indicates a ‘moderate’ to ‘excellent’ level of access to public transport. However, the site records a small area of PTAL 4 – at the corner of The Green and May Road. The small footprint of the site means the difference between PTAL 3 and 4 is too small to influence the choice of travel mode. Taking this into consideration, it is considered appropriate to assess the site as PTAL 4.



Figure 6: PTAL output for 2021. Source: WebCAT

The proposal seeks to alter the existing building on the site, to enable the proposed development comprising one new residential unit.

It is understood that the existing building has been historically used for storage and distribution uses which ceased in 2018 when the previous occupier vacated. The site has been empty since then. The workshops having been empty for such a long time, do not utilise any on site or on street parking.

Policy LP45 of the Local Plan (2018) requires new schemes to provide an appropriate level of off-street parking to avoid an unacceptable impact on on-street parking conditions and local traffic

conditions. It advises that developers can only provide fewer parking spaces, including car free schemes, if they can show that there would be no adverse impact on amenity, street scene, road safety or emergency access in the surrounding area and in general it is expected that in PTAL Area of 1-4 the standards should be met. The site sits within an area with a PTAL rating of 4.

There are no changes proposed to the existing parking provision on the site and this is being proposed as a car free scheme. It is proposed that four cycle spaces are implemented to the rear of the application site and contained within the amenity space of the new residential unit.

We are proposing a condition detailing Cycle Store details and Refuse Arrangements which is to be agreed and implemented as part of the decision notice. In light of the above, the proposal is considered acceptable in terms of transport and highway impacts.

(iii)contamination risks in relation to the building,

The historic use of the site was as storage and distribution of stage goods. This includes curtains, stage equipment, props and other suchlike.

It is not considered that the previous land use history of the area does not suggest that the site has previously been subject to contamination and the constraints associated with the site do not highlight any past land use such as industrial which may indicate contamination of the site. Given there are no proposed works that would result in excavation into previously undisturbed land, there would be limited risk.

(iv)flooding risks in relation to the building,

Please see attached Flood Risk Assessment

(v)noise impacts of the development, and

The application site is sited near to a number of residential and commercial units. There are existing residential units directly sited to the east and west of the site. It is not considered a noise assessment is necessary here given the neighbouring uses would be aligned to the proposed use and therefore not causing any detrimental impact to surrounding residents or detrimental to the occupiers of the site in the future.

(vi)where the authority considers the building to which the development relates is located in an area that is important for providing storage or distribution services or industrial services or a mix of those services, whether the introduction of, or an increase in, a residential use of premises in the area would have an adverse impact on the sustainability of the provision of those services,

The unit has been empty since 2018 therefore not making any contribution towards the boroughs storage or distribution services. The site is located within a resident led area, therefore the proposed use would be more cohesive with the surrounding than its existing use.

Conclusion

The above demonstrates compliance with the necessary legislation and therefore PA for the conversion of this unit into c3 should be granted.
