

Employment Floorspace Monitoring 2017/18 – 2018/19

Planning

10 February 2020

Local Plan Authority's Monitoring Report

Employment Floorspace

Covering 2017/18 – 2018/19

1. Introduction

This Monitoring Report is one of several publications which assess the effectiveness of planning policies in the borough. Such reports will be published in a phased approach on the Council's website.

2. Data sources

The data used in this report comes from the Council's decisions analysis monitoring system and data includes planning applications with a gain or loss in Employment floorspace which were completed between 1st April 2017 and 31st March 2019.

3. Contents

This report monitors all gains and losses of floorspace that include the use classes below. Any ancillary space to the main use is included.

- B1 (a) - Offices (other than those that fall within A2)
- B1 (b) - Research and development of products and processes,
- B1 (c) - Light industry appropriate in a residential area.
- B2 General Industrial - Use for industrial process other than one falling within class B1
- B8 Storage or distribution - This class includes open air storage.
- Sui Generis - Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: builders' merchants, betting offices/shops, pay day loan shops, theatres, retail warehouse etc.

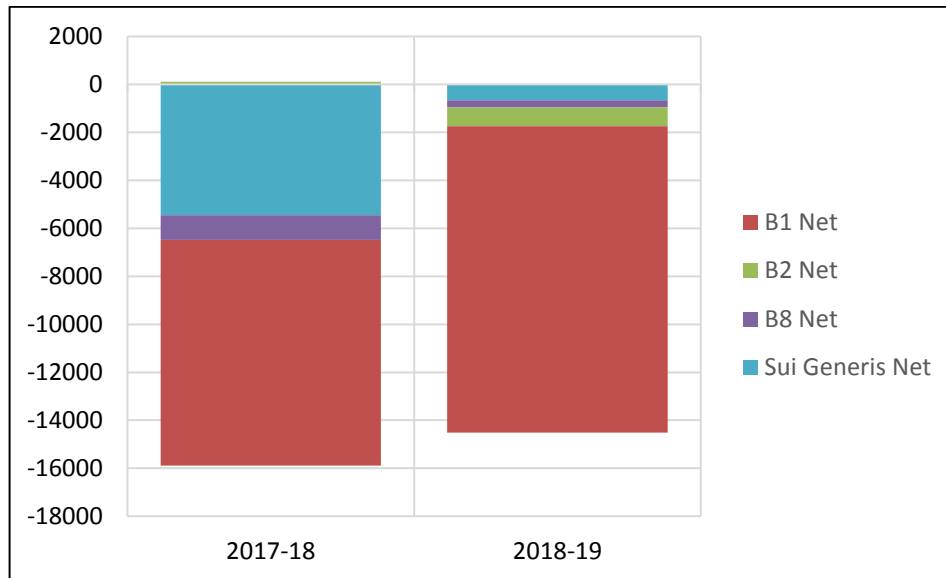
4. Summary

Over the two years between 2017/18 to 2018/19 there was an overall loss of almost 30,300 sqm of net employment floorspace, with the greatest losses in the B1 (73%) and Sui Generis (20%) use classes.

Table 1: Gain and Loss of Employment Floorspace (sqm) 2017/18 – 2018/19

	B1 Net	B2 Net	B8 Net	Sui Generis Net	Total
2017-18	-9,407	105	-1,031	-5,449	-15,782
2018-19	-12,766	-782	291	-670	-13,927
Total	-22,173	-677	-1,322	-6,119	-30,291

Figure 1: Net Floorspace loss and gain (sqm) by Use Class 2017/18 – 2018/19



5. B1a Office Floorspace

In total, over 21,000 sqm of Office floorspace has been lost over the two-year period. Prior Approval permissions accounted for around half of the losses (10,093 sqm) and the remaining Office floorspace was lost through full planning applications (10,973 sqm)

Table 2: Office Floorspace (B1a) net losses (sqm) 2017/18 – 2018/19

	B1a Existing	B1a Proposed	B1a Net
2017-2018	12,142	3,143	-8,999
2018-2019	15,104	3,037	-12,067
Total	27,246	6,180	-21,066

Table 3: Office Floorspace (B1a) net losses (sqm) by application type 2017/18 – 2018/19

	Full Permissions	Prior Approvals	No. of Prior Approvals
2017-2018	-2,527	-6,472	35
2018-2019	-8,446	-3,621	7
Total	-10,973	-10,093	42

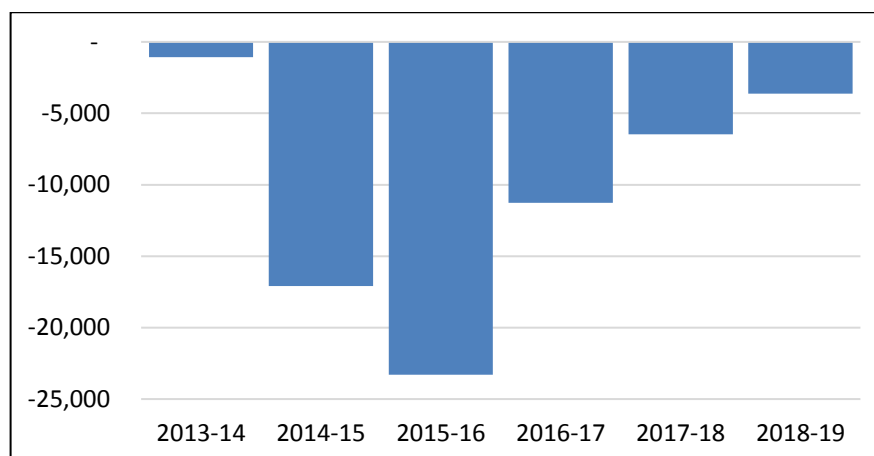
In May 2013 the Government implemented a change in legislation allowing office (B1 use class) floorspace to be converted to residential (C3 use class) without planning permission through an extension of permitted development (Prior Approval) rights. Since this change there has been an overall loss of just under 63,000 sqm through 197 permitted development permissions, which reached a peak in 2015/16 of over 23,000 sqm lost. The amount of floorspace lost through Prior Approvals has fallen significantly over the last three years, reducing by around half each year. Table 3 and Figure 2 illustrate these losses.

Since this change in legislation, two Article 4 Directions have been put in place to remove permitted development rights for change of use from B1a to C3 residential, which came into effect on 30/11/2014 and 01/10/2016. Together these cover significant parts of the borough which are designated as Key Office Areas (KOAs) under Policy LP 41 and are allocated on the Policies Map. Within areas allocated as Key Office Area a net loss of office floorspace will not be permitted.

Table 4: Loss of B1a Floorspace (sqm) through Prior Approvals - 2013/14 – 2018/19

	B1a Net loss (sqm)	No. of Prior Approvals
2013-2014	-1,067	7
2014-2015	-17,089	48
2015-2016	-23,298	66
2016-2017	-11,271	34
2017-2018	-6,472	35
2018-2019	-3,621	7
Total	-62,818	197

Figure 2: Loss of B1a Floorspace (sqm) through Prior Approvals



6. B1 Floorspace

Almost 4,900sqm of floorspace losses (B1 uses) have occurred in Town Centres over the two-year period, with the greatest losses in Twickenham and East Sheen Town Centres. Unlike in previous years, the majority of these losses were through Full planning permissions and not Prior Approvals applications. The loss of 2,941sqm of office floorspace in Twickenham is due to the completion of the conversion of offices (B1a) at Queens House, Holly Road to residential use (2,555sqm) and the conversion of workshops (B1c) at 37 Grosvenor Road (699sqm) to residential use.

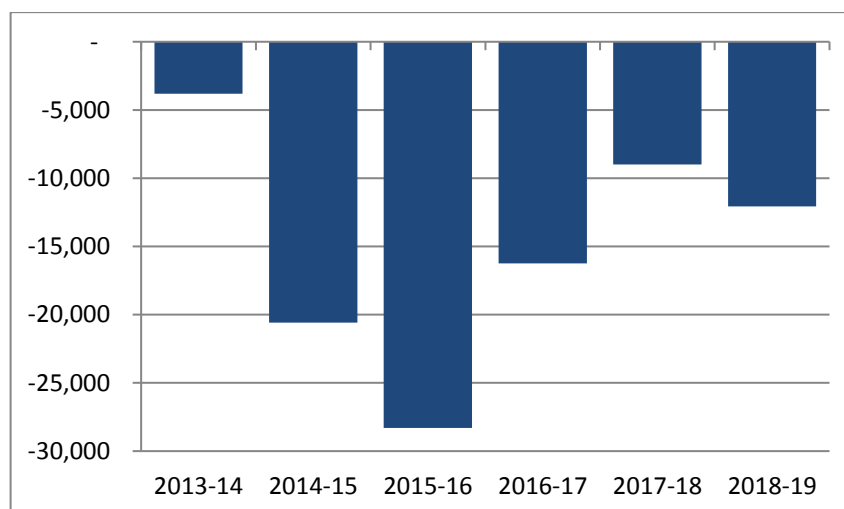
Table 5: B1 Floorspace losses in Town Centres (sqm) by Application Type 2017/18 – 2018/19

	East Sheen	Richmond	Teddington	Twickenham	Whitton	Total
Full Permissions	-133	-730	270	-2,941	-	-3,534
Prior Approvals	-727	-37	-105	-361	-132	-1,362
Total	-860	-767	165	-3,302	-132	-4,896

The amount of B1a office floorspace being lost each year has fallen since the significant losses in 2015-16 of over 28,000 sqm to 9,000 sqm in 2017-18. The losses in 2018-19 however, increased again to over 12,000 sqm. This higher figure in 2018-19 can largely be explained by the completion of four large developments for conversion of office buildings to residential use. The Inland Revenue offices in Kew; Barnes Police Station; Queens House in Twickenham and 38-42 Hampton Road Teddington, each had more than 2,500 sqm of office floorspace.

Table 6: B1a Floorspace net losses (sqm) - 2013/14 – 2018/19

	B1a Existing	B1a Proposed	B1a Net
2013-14	11,128	7,317	- 3,811
2014-15	21,725	1,142	-20,583
2015-16	29,337	1,024	-28,313
2016-17	20,669	4,420	-16,249
2017-18	12,142	3,143	-8,999
2018-19	15,104	3,037	-12,067
Total	110,105	20,083	-90,022

Figure 2: Office Floorspace (B1a) net losses (sqm) - 2013/14 – 2018/19


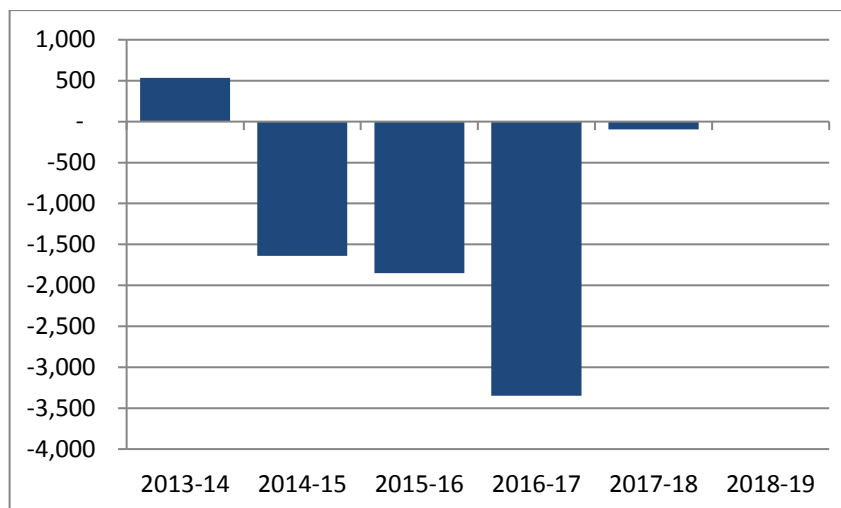
7. B1b Research and development of products and processes

There was a small decrease in the amount of B1b research and development floorspace in 2017-18 and no gains or losses in 2018-19. This follows the previous 3 years of net losses. Only one scheme completed at The Kings Observatory, Old Deer Park, Richmond in 2017/18

Table 7: B1b Floorspace net loss and gain (sqm) 2013/14 – 2018/19

	B1b Existing	B1b Proposed	B1b Net
2013-14	0	534	534
2014-15	2,532	892	-1,640
2015-16	2,436	584	-1,852
2016-17	3,348	0	-3,348
2017-18	96	0	-96
2018-19	-	-	-
Total	8,412	2,010	-6,402

Figure 3: Research & Development Floorspace (B1b) net loss and gain (sqm) 2013/14 – 2018/19



8. **B1 (c) - Light industry**

Significantly lower amounts of B1c floorspace have been lost over the last two-year period. The losses in 2017-18 occurred on three small sites of around 100sqm, and in 2018-19 there was one vacant workshop site of 699sqm converted to residential use at Grosvenor Road, Twickenham.

Table 8: B1(c) floorspace net loss and gain (sqm) 2013/14 – 2018/19

	B1c Existing	B1c Proposed	B1c Net
2013-14	1,329	0	-1329
2014-15	223	0	-223
2015-16	28	40	12
2016-17	200	0	-200
2017-18	312	0	-312
2018-19	699	0	-699
Total	2,791	40	-2,751

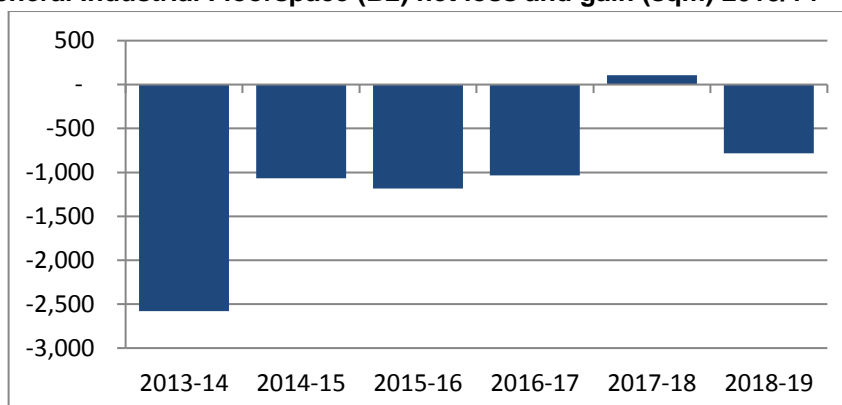
9. **B2 General Industrial Floorspace**

B2 Industrial floorspace saw a small net increase in 2017-18 and a loss of 782sqm in 2018-19. This followed 3 years of a steady annual loss of around 1,000 sqm per year and 2500sqm net loss in 2013-14. The losses were all on small sites of less than 200sqm, and on two sites of over 200sqm at Poupart's Yard, Hampton Road, Twickenham, and at 6-10 High Street, Hampton Wick.

Table 9: B2 floorspace net loss and gain (sqm) 2013/14 – 2018/19

	B2 Existing	B2 Proposed	B2 Net
2013-14	3,179	601	-2,578
2014-15	1,311	243	-1,068
2015-16	1,185	0	-1,185
2016-17	1,035	0	-1,035
2017-18	55	160	105
2018-19	782	-	-782
Total	7,547	1,004	-6,543

Figure 4: General Industrial Floorspace (B2) net loss and gain (sqm) 2013/14 – 2018/19



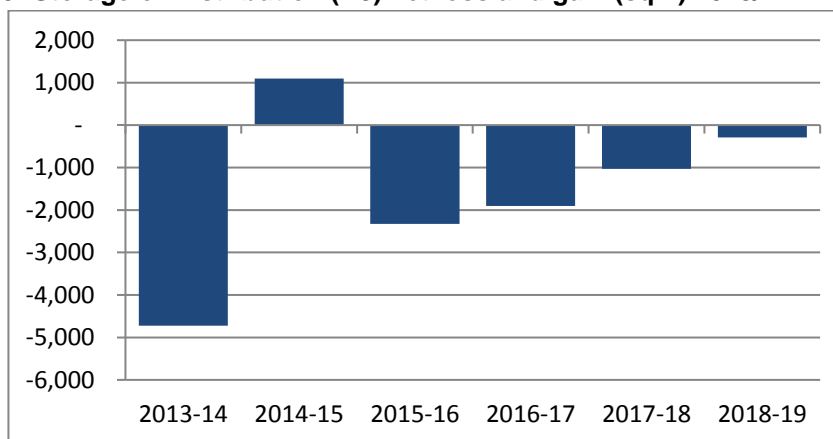
10. B8 Storage or distribution

B8 Storage or distribution floorspace losses have resulted from applications on a small number of sites including the loss of 850sqm through the demolition of a warehouse at Third Cross Road, Twickenham and construction of residential units and a two-storey office block.

Table 10: B8 floorspace net loss and gain (sqm) 2013/14 – 2018/19

	B8 Existing	B8 Proposed	B8 Net
2013-14	4,906	181	-4,725
2014-15	0	1,095	1,095
2015-16	2,325	0	-2,325
2016-17	1,903	0	-1,903
2017-18	1,031	-	-1,031
2018-19	291	-	- 291
Total	10,456	1,276	-9,180

Figure 5: Storage or Distribution (B8) net loss and gain (sqm) 2013/14 – 2018/19



11. Sui Generis

Certain uses do not fall within any use class and Sui Generis employment floorspace includes a range of uses. Floorspace gains and losses have generally been low, with the exception of 2017/18 which included the loss of 5000sqm at the Former Twickenham Sorting Office conversion to residential and community uses in St. Margarets and North Twickenham ward.

Table 11: Sui Generis floorspace net loss and gain (sqm) 2013/14 – 2018/19

	SG Existing	SG Proposed	SG Net
2013-14	387	403	16
2014-15	494	1060	566
2015-16	176	566	390
2016-17	1,711	196	-1,515
2017-18	5,546	97	-5,449
2018-19	723	53	-670
Total	9,037	2,375	-6,662

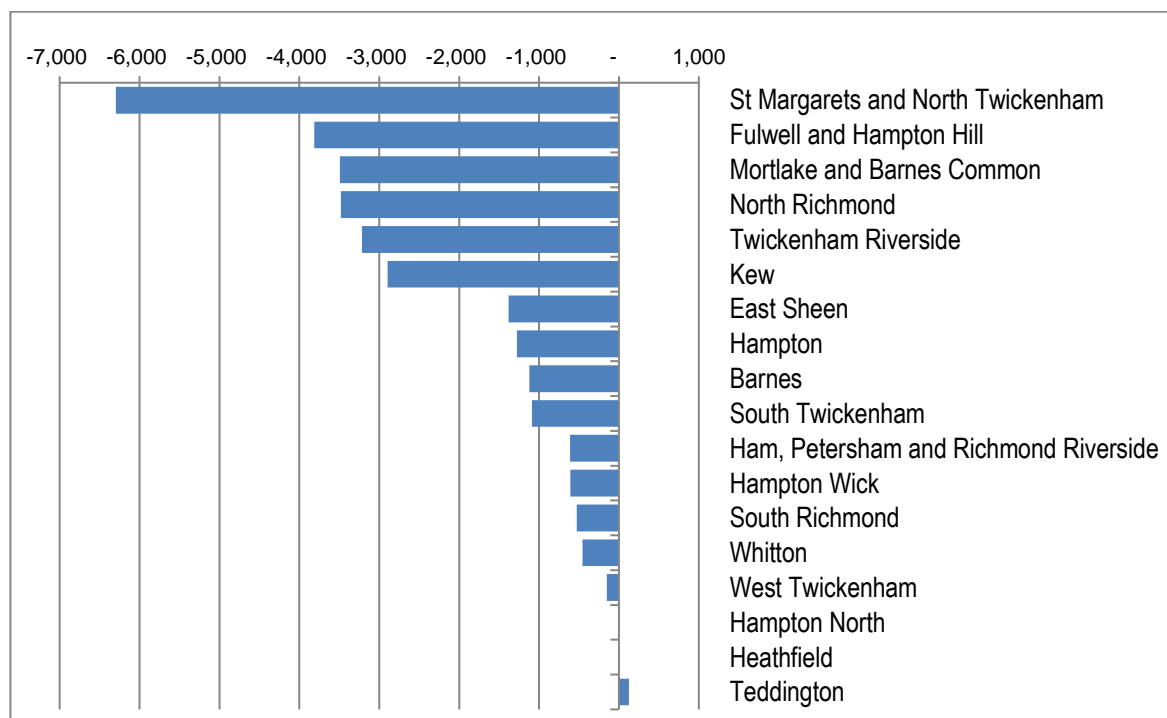
12. Loss of Employment Floorspace by Ward

Across the borough, the overall loss of employment floorspace varies considerably at Ward level. St. Margarets and North Twickenham ward lost over 6,000 sqm of floorspace over the two-year period. The average loss for each ward was 1,683 sqm.

Table 12: Employment Floorspace gains and losses (sqm) by Ward 2017/18 – 2018/19

Ward	B1	B2	B8	Sui Generis	Total
Barnes	-1,035	-	-85	-	-1,120
East Sheen	-1,154	-	-74	-153	-1,381
Fulwell and Hampton Hill	-3,846	-	-	32	-3,814
Ham, Petersham and Richmond Riverside	-611	-	-	-	-611
Hampton	-1,085	-26	-	-167	-1,278
Hampton North	-	-	-	-	-
Hampton Wick	-191	-247	-170	-	-608
Heathfield	-	-	-	-	-
Kew	-2,895	-	-	-	-2,895
Mortlake and Barnes Common	-3,283	-120	-	-89	-3,492
North Richmond	-3,480	-	-	-	-3,480
South Richmond	-529	-	-	-	-529
South Twickenham	-561	-	-103	-426	-1,090
St. Margarets and North Twickenham	-1,304	-	-	-4,994	-6,298
Teddington	165	-	-40	-	125
Twickenham Riverside	-3,216	-	-	-	-3,216
West Twickenham	984	-284	-850	-	-150
Whitton	-132	-	-	-322	-454
Total	-22,173	-677	-1,322	-6,119	-30,291

Figure 5: Employment Floorspace losses (sqm) by Ward 2017/18 – 2018/19

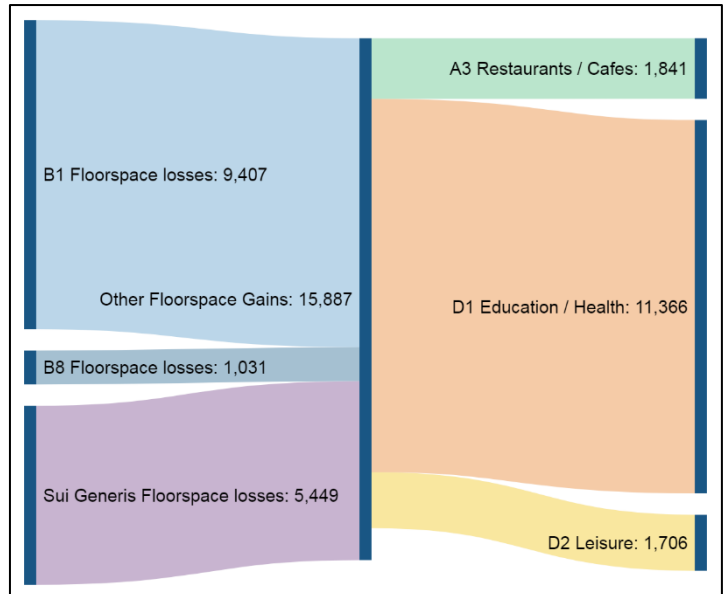


13. Employment Floorspace losses and alternative floorspace gains

There were significant gains in alternative floorspace over the two year period including A3 Restaurant and Cafes; D1 Education and Health; and D2 Assembly and Leisure uses.

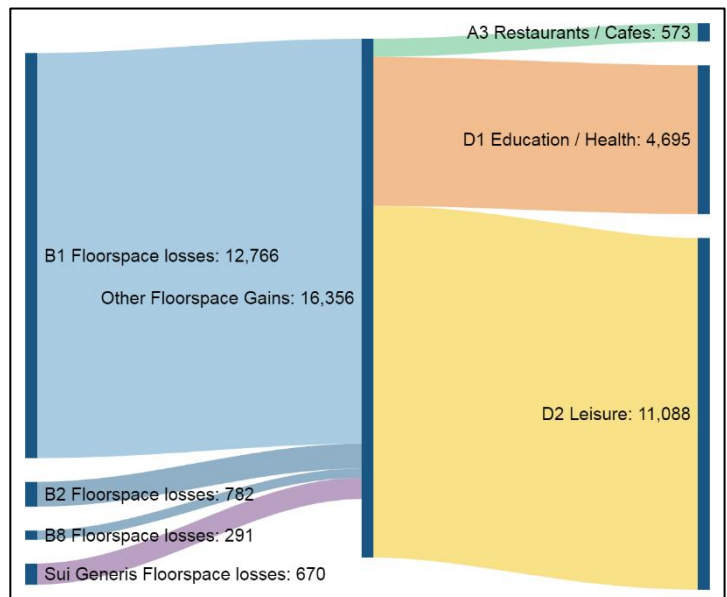
2017/18 Employment Floorspace losses and alternative floorspace gains

In 2017/18 there was a net gain of over 15,800 sqm of A3, D1 and D2 floorspace. The conversion of the former Sorting Office in Twickenham and 8 Red Lion Street Richmond both provided over 500sqm of A3 Restaurant and Café uses. A large extension of 6410sqm to St Richard Reynolds Catholic College in Twickenham and 1715sqm at The Lady Eleanor Holles School, Hampton were significant D1 Education schemes to complete in 2018. The conversion of the former Sorting Office in Twickenham provided 1265 sqm of theatre and community use D2 floorspace.



2018/19 Employment Floorspace losses and alternative floorspace gains

In 2018/19 there was a net gain of over 17,100 sqm of A3, D1 and D2. Twelve small sites provided over 570sqm of A3 Restaurant and Café uses. Newland House School and Hampton School each completed over 1500sqm of education D1 floorspace and the former Inland Revenue offices in Kew provided 900sqm of GP surgery floorspace. The extension of Twickenham Rugby Football Union Stadium provided over 11,000 sqm of D2 Leisure floorspace.



14. Employment Floorspace losses in Key Office Areas

Two Article 4 Directions have been put in place to remove permitted development rights for change of use from B1a to C3 residential, which came into effect on 30/11/2014 and 01/10/2016. Developments in areas which are designated as Key Office Areas (KOAs) under Policy LP 41. The following developments involving a loss of office floorspace were completed in Key Office Areas in the period between 2017/18 – 2018/19. All of the permissions were either decided prior to the Article 4 direction or were Full planning permissions which complied with Policy LP 41.

Reference	Decision Date	Permitted in Key Office Area	Address	Proposal	Completion Date	B1 Net
14/4842/FUL	09/09/2015	Full Permission	Queens House 2 Holly Road Twickenham	Conversion, elevational alterations and infill extension of the existing Queens House building from office (B1) to residential use comprising 10 x 1 bed and 22 x 2 bed flats (100% affordable housing). Demolition of existing 2 storey extension to Queens H	04/09/2018	-2,555
15/1397/P3JPA	21/05/2015	Pre-Article 4 - 01/10/2016	38-42 Hampton Road Teddington TW11 OJE	Change of use from B1 office use to C3 residential use (17 x 1 bed units (2 person), 10 x 2 bed units (3 person), 8 x 2 bed units (4 person) units (totalling 35 residential units).	25/05/2018	-2,500
15/1755/FUL	16/03/2016	Full Permission to D1	Clarence House 165 - 167 High Street Hampton Hill	Change of use of the property from bank (ground floor) and offices (upper floors) to D1 educational use as school, rear extension to the property, alterations to rear parking area, removal of trees and replanting, and new signage	20/12/2017	-555

Reference	Decision Date	Permitted in Key Office Area	Address	Proposal	Completion Date	B1 Net
14/3840/FUL	15/05/2015	Full Permission	32 - 34 Paradise Road Richmond TW9 1SE	Change of use and conversion from offices to 2 dwellinghouses, with associated internal and external works	23/11/2017	-380
14/4045/P3JPA	19/11/2014	Pre Article 4 - 30/11/2014	5 Old Lodge Place Twickenham TW1 1RQ	Proposed change of use from B1(a) Office use to C3 Residential use (5 No. 1-bed flats and 1No 2-bed flat) and associated on-site car parking (8 bays).	10/04/2017	-360
16/1634/GPD15	21/06/2016	Pre-Article 4 - 01/10/2016	42 Glenthams Road Barnes	Change of use of building from offices (B1(a) use class) to two self-contained flats (C3 use class).	22/05/2017	-340
18/0418/FUL	02/05/2018	Full Permission - to flexible B1, D1, D2	Spencer House 23 Sheen Road Richmond TW9 1BN	Change of use of the ground floor of the rear building from office floorspace (Class B1) to flexible office (Class B1a), leisure use (Class D2), and health use (Class D1).	01/10/2018	-278
14/4044/P3JPA	19/11/2014	Pre Article 4 - 30/11/2014	4 Old Lodge Place Twickenham TW1 1RQ	Proposed change of use from B1(a) Office use to C3 Residential use (4 No. residential flats).	01/07/2017	-253
15/3256/GPD15	22/09/2015	Pre Article 4 - 01/10/2016	1D Becketts Place Hampton Wick	Change of use of B1 office to C3 residential use of ground and mezzanine floors (2 x 1 bed flats at ground floor level, 1 x 1 bed flat at first floor level)	24/09/2018	-180
15/1135/PS192	02/07/2015	Lawful Development Certificate - 14/4036/P3JPA - Pre Article 4 - 30/11/2014	Ground Floor 18 Water Lane Richmond TW9 1TJ	Change of use from Office (B1) to residential (C3).	31/07/2018	-123

Reference	Decision Date	Permitted in Key Office Area	Address	Proposal	Completion Date	B1 Net
18/2625/FUL	19/11/2018	Full Permission - Temporary to D1	First Floor 49 - 53 York Street Twickenham TW1 3LP	Temporary change of use for a 10 year period of the first floor from office (use class B1(a)) to a flexible dual use of office (B1a) and training purposes (D1).	31/01/2019	-97
13/3940/P3JPA	03/01/2014	Pre Article 4 - 30/11/2014	2-4 Heath Road Twickenham TW1 4BZ	Change of use of first floor from B1 office use to 3 x 1 bed and 1 x studio flat.	28/07/2017	-84
14/2011/P3JPA	04/07/2014	Pre Article 4 - 30/11/2014	Second Floor 34 York Street Twickenham TW1 3LJ	Change of use of 2nd floor from B1 (offices) to C3 (residential) comprising 1 x 1 bedroom flat	07/09/2017	-41
14/3003/P3JPA	04/09/2014	Pre Article 4 - 30/11/2014	Third Floor 34A York Street Twickenham TW1 3LJ	Change of use from offices (B1a) to residential (C3) comprising of 1 one-bed flat.	01/04/2018	-40
14/2505/P3JPA	15/08/2014	Pre Article 4 - 30/11/2014	18A Hill Street Richmond TW9 1TN	Change of use of third floor from office (B1a) to residential (C3) comprising 1 x 1 bed flat	21/03/2018	-37
15/3691/FUL	14/03/2016	Full Permission	6 Old Lodge Place Twickenham TW1 1RQ	Change of use of third floor of existing unit from office to residential to provide 1 x 1 bed 1 person flat.	01/07/2017	-33

Reference	Decision Date	Permitted in Key Office Area	Address	Proposal	Completion Date	B1 Net
16/0664/FUL	09/05/2016	Full Permission to D1	104 The Green Twickenham TW2 5AG	Change of use of part of the premises (Meeting Room 2 and the First Prep Bay in the Warehouse) from a mixed B1/B8 Use Class (light industrial/storage use) to a D1 Use Class (training centre) to allow for the training of up to 20 persons between the hours	01/08/2018	-25

Planning Reference	ADDRESS	PROPOSAL	COMPLETION DATE	B1 Net	B2 Net	B8 Net	Sui Generis Net
04/3088/COU	Rear Of 70-76 Station Road Hampton Richmond Upon Thames TW12 2AX	Change of Use of ground and first Floors from Acid Bath House to form Self Contained Two Bedroom Flat.	01/04/2017	-87	0	0	0
07/1624/FUL	Rear Of 70 - 74 Station Road Hampton Middlesex TW12 2AX	Change of use of former first floor showroom/store to form a self-contained 2 bed flat with dormer window. Change of use of ground floor premises and first floor showroom into two self-contained 1 bed flats with alterations to form new windows.	01/04/2017	0	-55	0	0
15/0588/FUL	Rear Of 70 - 74 Station Road Hampton TW12 2AX	Renewal of planning permission 12/0052/FUL dated 11 May 2012 for the erection of a part single and part two-storey side extension to the existing building to provide for a two bedroom dwelling unit together with associated private amenity space, cycle parking and bin store area.	01/04/2017	-26	0	0	0
15/2746/GPD15	Burnham House 4 Archer Mews Hampton Hill Hampton TW12 1RN	Change of use from B1a (office use) to C3 residential use (3 units)	01/04/2017	-240	0	0	0
15/2207/GPD15	20A London Road Twickenham TW1 3RR	Change of use from office use (B1a) to residential use (C3) to create 2 flats.	07/04/2017	-110	0	0	0
14/4045/P3JPA	5 Old Lodge Place Twickenham TW1 1RQ	Proposed change of use from B1(a) Office use to C3 Residential use (5 No. 1-bed flats and 1No 2-bed flat) and associated on-site car parking (8 bays).	10/04/2017	-360	0	0	0

Planning Reference	ADDRESS	PROPOSAL	COMPLETION DATE	B1 Net	B2 Net	B8 Net	Sui Generis Net
14/0650/FUL	London Bus Sales Depot Stanley Road Twickenham TW2 5NP	Construction of a permanent mess room facility at the operational Fulwell Old Tram Depot to replace the existing temporary cabin facilities. There is no change of use.	18/04/2017	0	0	0	22
15/4730/GPD15	16 Elmtree Road Teddington	Change of use of B1 office use to C3 residential use (6 Units)	01/05/2017	-375	0	0	0
15/4614/GPD15	2 - 6 Bardolph Road Richmond	Change of use from B1(A) Office use to 14 apartments (C3 Dwelling Houses).	15/05/2017	-1080	0	0	0
15/2268/GPD15	19 - 21 High Street Whitton Twickenham TW2 7LB	Change of use from B1 offices to C3 residential.	16/05/2017	-132	0	0	0
16/1634/GPD15	42 Glenthams Road Barnes London	Change of use of building from offices (B1(a) use class) to two self-contained flats (C3 use class).	22/05/2017	-340	0	0	0
16/4894/ES191	6 North Road Kew TW9 4HA	Establish use as 2 no. residential dwellings.	26/05/2017	-105	0	0	0

Planning Reference	ADDRESS	PROPOSAL	COMPLETION DATE	B1 Net	B2 Net	B8 Net	Sui Generis Net
12/3650/FUL	Twickenham Sorting Office London Road Twickenham TW1 1EE	Demolition of existing buildings and redevelopment of the site to provide a mixed use development comprising of a 3 to 5 storey building accommodating 82 residential units (16 affordable and 66 private sale), 2 restaurant units (A3 Use Class) with basement car and cycle parking, associated plant equipment and courtyard area; Erection of a 2 to 5 storey community building with associated outdoor space; 28 houses with associated car parking and gardens; New public space, internal access road, landscaping and associated infrastructure and utilities.	01/06/2017	0	0	0	-5000
15/1932/P3JPA	52 - 54 Glenthams Road Barnes London SW13 9JJ	Change of use from Office (B1a) to a single class C3 dwelling house	15/06/2017	-380	0	0	0
13/2794/FUL	60 Gould Road Twickenham	Proposed demolition of lock up garages and storage building. Construction of 2 No. single family dwelling houses (C3 Use Class) with associated parking and landscaping.	16/06/2017	0	0	-78	0
16/1105/GPD16	136 Heath Road Twickenham TW1 4BN	Conversion of Existing Coach House (B8 Use Class) to 1 No. 1-bedroom house (C3 Use Class).	26/06/2017	-43	0	0	0
10/3494/FUL	107 Hampton Road Teddington TW12 1JQ	Change of use of first floor into two bedroom flat. Internal/External alterations.	27/06/2017	-55	0	0	0
15/0659/P3JPA	The Lodge 69 The Green Twickenham TW2 5TU	Proposed change of use from B1(a) (Office) use to C3 Residential use (1 no. 1 bed apartments and 4 no. 2 bed apartments)	27/06/2017	-450	0	0	0

Planning Reference	ADDRESS	PROPOSAL	COMPLETION DATE	B1 Net	B2 Net	B8 Net	Sui Generis Net
08/3097/NMA	18 Petersham Road Richmond TW10 6UW	Erection of additional floor (including mezzanine level) on top of existing building to form seven residential units (4 x 1bed flats, 1 x 2 bed flat and 2 x 3 bed flats) with car parking facilities and alterations to front and rear elevations of existing building. (Non-material amendment request to allow for changes to approved drawing nos.	01/07/2017	-28	0	0	0
14/4044/P3JPA	4 Old Lodge Place Twickenham TW1 1RQ	Proposed change of use from B1(a) Office use to C3 Residential use (4 No.residential flats).	01/07/2017	-253	0	0	0
15/3691/FUL	6 Old Lodge Place Twickenham TW1 1RQ	Change of use of third floor of existing unit from office to residential to provide 1 x 1 bed 1 person flat.	01/07/2017	-33	0	0	0
16/1100/FUL	51A Oldfield Road Hampton TW12 2AJ	Change of use of buildings and land at 51a Oldfield Road to ancillary residential use in association with 51 Oldfield Road.	03/07/2017	-65	0	0	0
14/2113/P3JPA	107 Hampton Road Hampton Hill Hampton TW12 1JQ	Change of use from B1 office use to C3 residential (2 x 1 bed units)	24/07/2017	-130	0	0	0
13/3940/P3JPA	2-4 Heath Road Twickenham TW1 4BZ	Change of use of first floor from B1 office use to 3 x 1 bed and 1 x studio flat.	28/07/2017	-84	0	0	0
15/4390/GPD15	16 - 18 Crown Road Twickenham	Conversion of the existing offices (B1 use) to residential (C3 use).	31/07/2017	-109	0	0	0
16/4876/GPD15	46 The Vineyard Richmond TW10 6AZ	Change of use of upper ground floor of property from B1 Office use to C3 residential use to incorporate into the dwelling house as a study.	01/08/2017	-38	0	0	0

Planning Reference	ADDRESS	PROPOSAL	COMPLETION DATE	B1 Net	B2 Net	B8 Net	Sui Generis Net
15/3545/GPD15	10 - 12 Priests Bridge East Sheen London SW15 5JE	Change of use from B1(a) office use to C3 residential use (1 no. unit).	14/08/2017	-270	0	0	0
16/1449/FUL	16 Bridle Lane Twickenham TW1 3EG	Change of use from B1(a)(Office) to a medical clinic (D1 Use Class) and office (B1(a) Use Class).	25/08/2017	-50	0	0	0
14/0010/P3JPA	7 Elmtree Road Teddington TW11 8ST	Change of use from B1 office use to C3 residential (use as single residential dwelling)	01/09/2017	-65	0	0	0
14/4450/FUL	318B Upper Richmond Road West East Sheen London SW14 7JN	New single-storey (two bed) 'mews style' dwelling to the rear of the plot in place of existing workshop annexe.	01/09/2017	-133	0	0	0
16/2659/FUL	55 - 61 Heath Road Twickenham TW1 4AW	Change of Use from Mixed Use Auction Sales Room (sui generis) retail (A1) and cafe (A3) with ancillary offices to a flexible A1/A2/A3 at ground floor level and separate B1 office use at first floor level.	01/09/2017	0	0	0	-426
14/2011/P3JPA	Second Floor 34 York Street Twickenham TW1 3LJ	Change of use of 2nd floor from B1 (offices) to C3 (residential) comprising 1 x 1 bedroom flat	07/09/2017	-41	0	0	0
14/4251/P3JPA	Clarence Court 5 Dee Road Richmond	Change of use of 3 floors from offices (B1) to residential (C3) to comprise 5 one and two bed apartments	26/09/2017	-286	0	0	0
16/3526/GPD16	132 Heath Road Twickenham TW1 4BN	Change of use from B8 (Storage) to C3 (Residential Use) to create 1 x 1 bedroom unit.	29/09/2017	-43	0	0	0

Planning Reference	ADDRESS	PROPOSAL	COMPLETION DATE	B1 Net	B2 Net	B8 Net	Sui Generis Net
16/3592/COU	Ground Floor Unit 5 The Mews 53 High Street Hampton Hill Hampton TW12 1ND	Change of use from D1 (physiotherapist) to B1 (office use)	01/10/2017	74	0	0	0
14/4865/FUL	93 - 95 High Street Teddington	Demolition of rear store and erection of 2 storey dwelling.	03/10/2017	0	0	-40	0
16/2287/GPD13	23 Priory Road Hampton TW12 2NS	Change of use of property from A1 (butchers shop) to C3 (residential use) to provide additional floorspace for existing residential unit as the rear of the shop.	01/11/2017	-35	0	0	0
15/0853/P3JPA	116 St Margarets Road Twickenham TW1 2AA	Proposed change of use for first and second floors from B1(a) Office use to C3 Residential use (2 x 1 bedroom flats).	14/11/2017	-116	0	0	0
16/2447/FUL	Shearwater House 21 The Green Richmond	Roof level (third floor) alterations to existing building comprising of removal of existing building fabric and replacement with new office floorspace (265 sqm) and balcony terrace, creation of new lift core, alterations to external fire escape staircase, and relocation of mechanical plant.	15/11/2017	265	0	0	0
14/3840/FUL	32 - 34 Paradise Road Richmond TW9 1SE	Change of use and conversion from offices to 2 dwellinghouses, with associated internal and external works	23/11/2017	-380	0	0	0
14/4218/FUL	116 St Margarets Road Twickenham	Change of use from B1 (Office) use to A2 (Financial and Professional Services) at ground and basement levels incorporating provision of secure cycle storage at basement level.	01/12/2017	-127	0	0	0

Planning Reference	ADDRESS	PROPOSAL	COMPLETION DATE	B1 Net	B2 Net	B8 Net	Sui Generis Net
16/1256/FUL	2 Larkfield Road Richmond	Change of use of office floorspace (Class B1) to office (B1)/healthcare use (Class D1).	01/12/2017	-58	0	0	0
17/2571/GPD15	1 And 3 Foxton Mews Richmond	Change of use of the building to provide one 1 bedroom dwelling and one 3 bedroom dwelling and three cycle parking spaces (one for the 1 bedroom flat and two for the three bedroom flats).	01/12/2017	-100	0	0	0
17/3263/GPD15	220 Castelnau Barnes London SW13 9QT	Change of use from B1(a) (office use) to C3 residential (seeking approval as ancillary floorspace for the adjoining dwellinghouse at 1A Riverview Gardens known as 'The Lodge').	01/12/2017	-34	0	0	0
17/3730/PS192	46 Westfields Railway Side Barnes London SW13 0PJ	The operation of a private taxi booking service from a room within the property	04/12/2017	0	0	0	12
15/3496/GPD15	Vision House 3 Dee Road Richmond	Change of use of first floor from offices (B1) to residential (C3).	13/12/2017	-95	0	0	0
16/2079/FUL	383 St Margarets Road Twickenham TW1 1PP	Conversion and extension of existing garage to form a new dwelling.	14/12/2017	0	0	0	-27
15/1755/FUL	Clarence House 165 - 167 High Street Hampton Hill	Change of use of the property from bank (ground floor) and offices (upper floors) to D1 educational use as school, rear extension to the property, alterations to rear parking area, removal of trees and replanting, and new signage	20/12/2017	-555	0	0	0

Planning Reference	ADDRESS	PROPOSAL	COMPLETION DATE	B1 Net	B2 Net	B8 Net	Sui Generis Net
16/1877/GPD15	Old Church House 1B Richmond Park Road East Sheen London SW14 8JU	Change of use from B1 office use to C3 residential use (2 no. 2 bed dwellings)	23/01/2018	-248	0	0	0
15/1805/FUL	2 Richmond Hill Richmond	The reversion of a Grade II Listed Building from office premises (Use Class B1: Business) to a single-family dwelling (Use Class C3: Dwelling Houses) with external alterations and associated works.	31/01/2018	-338	0	0	0
15/5095/GPD15	47 White Hart Lane Barnes London SW13 0PP	Change of use from B1a (Office) to C3 (Residential).	01/02/2018	-90	0	0	0
17/2354/FUL	161 St Margarets Road Twickenham TW1 1RD	Change of use from office (Class B1) to a dental surgery (Class D1) and alterations to shopfront.	01/02/2018	-101	0	0	0
17/2933/FUL	53A George Street Richmond	Change of use from language school (D1) to offices (B1).	01/02/2018	140	0	0	0
17/3701/GPD15	3 Foxton Mews Richmond TW10 6BS	Change of use from B1(a) office use to C3 residential use to provide 1 x 3 bedroom unit	01/02/2018	-156	0	0	0

Planning Reference	ADDRESS	PROPOSAL	COMPLETION DATE	B1 Net	B2 Net	B8 Net	Sui Generis Net
11/2592/FUL	The Kings Observatory Old Deer Park Kew Road Richmond TW9 2SB	Phase 1: Change of use and conversion of Observatory from mainly B1 office use to single C3 dwelling house with associated external/internal alterations including new services/plant, relocation of Meteorological Huts /other historic remnants within curtilage; removal of majority of ancillary buildings/structures/hardstanding including C3 caretakers lodge. Conversion of part of ancillary B1 office building to interim C3 staff cottage with external/internal alterations; interim retention of part car park; construction of lake with boathouse/replace transformer/groundsman shed; realignment of existing access road and regrading of artificial mounds, new landscaping and boundary treatment.	13/02/2018	-1548	0	0	0
17/1748/FUL	Part Ground Floor 1 - 3 Richmond Road Twickenham	Change of use from B1(a) to mixed B1(a) and D1 status.	24/02/2018	-259	0	0	0
14/0174/P3JPA	Block C 1 - 26 Orchard Road Richmond	Conversion of units 9, 10 and 14 on 2nd floor (Block C) from B1 office use to C3 residential use (2 apartments).	01/03/2018	-174	0	0	0
14/0363/P3JPA	Block C 1 - 26 Orchard Road Richmond	Change of use of units 3, 4 & 8 on the first floor (Block C) from offices (B1) to residential (C3) (2 apartments)	01/03/2018	-174	0	0	0
14/0453/P3JPA	Block C 1 - 26 Orchard Road Richmond	Conversion of units 11, 12 and 13 on 2nd floor (Block C) from B1 office use to C3 residential use (3 apartments).	01/03/2018	-170	0	0	0

Planning Reference	ADDRESS	PROPOSAL	COMPLETION DATE	B1 Net	B2 Net	B8 Net	Sui Generis Net
16/1737/FUL	20 The Causeway Teddington TW11 0HE	CHANGE OF USE OF CLASS A1 RETAIL AT GROUND FLOOR TO CLASS B1 (OFFICE)	01/03/2018	375	0	0	0
16/3473/GPD15	27A Dunstable Road Richmond TW9 1UH	Change of use of the office building (use class B1a) to a 1 bed residential unit (Use Class C3).	01/03/2018	-51	0	0	0
16/4610/FUL	10 The Broadway Barnes London SW13 0NY	Use of the ground floor and basement as A1, A2, D1 and D2 (flexible permission)	01/03/2018	0	0	0	-40
17/1606/FUL	152 Castelnau Barnes London SW13 9ET	Retention of the outbuilding and change of use of the outbuilding to B1(a) in conjunction with the C3 use of the dwellinghouse [revised description]	01/03/2018	21	0	0	0
17/3045/GPD15	123 Station Road Hampton TW12 2AL	Change of use from B1a (office use) to C3 (dwellinghouse) (4 x 1 bed flats)	05/03/2018	-412	0	0	0
17/4603/GPD13	158 Upper Richmond Road West East Sheen London SW14 8AW	Change of use of ground floor from A1 retail to C3 residential (3 x one bed flats).	16/03/2018	-121	0	0	0
14/2505/P3JPA	18A Hill Street Richmond TW9 1TN	Change of use of third floor from office (B1a) to residential (C3) comprising 1 x 1 bed flat	21/03/2018	-37	0	0	0
08/2651/FUL	9-23 Third Cross Road Twickenham TW2 5DY	Demolition of existing warehouse and change of use to mixed use, construction of 8 no. dwellings at the front of the site and 2 storey commercial offices to the rear, with new access, landscaping and parking.	22/03/2018	615	0	-850	0
14/3003/P3JPA	Third Floor 34A York Street	Change of use from offices (B1a) to residential (C3) comprising of 1 one-bed flat.	01/04/2018	-40	0	0	0

Planning Reference	ADDRESS	PROPOSAL	COMPLETION DATE	B1 Net	B2 Net	B8 Net	Sui Generis Net
	Twickenham TW1 3LJ						
11/3248/FUL	37 Grosvenor Road Twickenham	Amendments to planning permission 08/4334/FUL during the course of construction to amend 3x 1 bed units of accommodation at the rear of No. 37 Grosvenor Road into 1x2 bed unit with associated internal alterations.	02/04/2018	-201	0	0	0
15/1444/FUL	3 - 5 Richmond Hill Richmond	The reversion of the interconnected Buildings of Townscape Merit from vacant office premises (Use Class B1: Business) to residential use single-family dwelling (Use Class C3: Dwelling Houses) with external alterations and associated works.	02/04/2018	-245	0	0	0
16/2259/FUL	1 Hill Rise Richmond	Application for change of use from C4 Residential to B1 (a) office.	02/04/2018	100	0	0	0
16/3297/FUL	36 Hampton Road Twickenham TW2 5QB	Change of use of ground floor retail unit (A1) and ground, first and second floor residential unit (C3) to create a single live/work unity (sui generis) with dedicated work area (B1a).	02/04/2018	21	0	0	0
14/1895/FUL	36B Rosedale Road Richmond TW9 2SX	Lower ground floor extension for B1 office space	03/04/2018	45	0	0	0
15/1397/P3JPA	38-42 Hampton Road Teddington TW11 0JE	Change of use from B1 office use to C3 residential use (17 x 1 bed units (2 person), 10 x 2 bed units (3 person), 8 x 2 bed units (4 person) units (totalling 35 residential units).	25/05/2018	-2500	0	0	0
17/2684/FUL	8 Heath Road (Ground Floor) Twickenham TW1 4BZ	Change of use of ground floor from retail to mixed A1/B1 retail and office use.	09/06/2018	27	0	0	0

Planning Reference	ADDRESS	PROPOSAL	COMPLETION DATE	B1 Net	B2 Net	B8 Net	Sui Generis Net
16/2642/FUL	Garages Rear of Salliesfield Kneller Road Twickenham	Demolition of existing garages for development of 4 no. residential units (3 no. 1 bed and 1 no. 2 bed units) and associated parking, cycle and refuse store, hard and soft landscaping. Resiting of existing refuse store/area serving Salliesfield development.	30/06/2018	0	0	0	-212
17/0968/FUL	1 Palace Gate Hampton Court Road Hampton East Molesey KT8 9BN	Change of use of part ground floor (stair access) and first floor from B1a(Office) to C3 (residential) use and change of use of part ground floor from A1(retail) to C3(residential). Replacement door and window on ground floor side elevation and installation of an external lighting to facilitate the creation of 1 no. three bedroom 6 person flat and change of use of 2 no. parking bays from B1(a)(Office) use to C3(residential) use.	30/06/2018	-154	0	0	0
18/1086/FUL	41 Crown Road Twickenham TW1 3EJ	Change of Use from A1(Retail) to Mixed A1(Retail)/Nail and Beauty Salon (Sui Generis).	05/07/2018	0	0	0	33
10/1864/FUL	84 Whitton Road Twickenham TW1 1BS	Erection of 9 residential units.	31/07/2018	-155	0	0	0
15/1135/PS192	Ground Floor 18 Water Lane Richmond TW9 1TJ	Change of use from Office (B1) to residential (C3).	31/07/2018	-123	0	0	0

Planning Reference	ADDRESS	PROPOSAL	COMPLETION DATE	B1 Net	B2 Net	B8 Net	Sui Generis Net
16/0664/FUL	104 The Green Twickenham TW2 5AG	Change of use of part of the premises (Meeting Room 2 and the First Prep Bay in the Warehouse) from a mixed B1/B8 Use Class (light industrial/storage use) to a D1 Use Class (training centre) to allow for the training of up to 20 persons between the hours of 09:00 and 17:00 Mondays-Sundays inclusive	01/08/2018	-25	0	-25	0
17/3651/ES191	11A St Johns Road Hampton Wick Kingston Upon Thames KT1 4AN	Application to establish the use as C3.	01/08/2018	-74	0	0	0
14/2490/FUL	29 Charles Street Barnes London	Demolition of existing lock up garages and car repair garage and redevelopment to provide five dwellings (four houses on ground and basement level and one first floor flat) and 148 sqm of office (B1) accommodation, with associated parking and landscaping works.	14/08/2018	148	-120	0	0
17/4605/GPD15	10 Church Lane Teddington TW11 8PA	Change of use from offices (B1a) to residential (C3) to provide 1 x 3 bed dwellinghouse.	22/08/2018	-210	0	0	0
08/0225/FUL	Pouparts Yard and Land Rear Of 84A Hampton Road Twickenham Middlesex	Demolition of Pouparts Yard workshop and the erection of a mixed use development comprising 9 No. residential units and 348 square metres of commercial floor space with associated parking and landscaping.	31/08/2018	348	-284	0	0
14/1488/FUL	Inland Revenue Ruskin Avenue Kew	Erection of 4 blocks containing 170 no. 1, 2 and 3 bedroom apartments (including 27 affordable housing 16%) and a GP surgery with associated semi-basement car and cycle parking, open space, play space, landscaping and new access arrangements.	31/08/2018	-2790	0	0	0

Planning Reference	ADDRESS	PROPOSAL	COMPLETION DATE	B1 Net	B2 Net	B8 Net	Sui Generis Net
17/1331/FUL	56 Coval Road East Sheen London SW14 7RL	Application for the creation of a new single three storey family dwelling.	31/08/2018	0	0	-74	0
17/2181/GPD15	Claridge House 29 Barnes High Street Barnes London SW13 9LW	Change from B1 office use into C3 residential use comprising 2 no. 2 bedroom flats.	01/09/2018	-380	0	0	0
14/0790/FUL	6 And 8 And 10 High Street Hampton Wick	Conversion of existing listed buildings from disused bakery and joinery workshop to provide two houses (within no6-8) and flat over shop/office (no10). Demolition of part-three, part-two and single storey rear (later extensions) within the curtilage (and attached) to the listed buildings. Three new split-level houses with associated car parking to rear, with landscaped courtyard between new build and listed buildings.	03/09/2018	0	-247	-107	0

Planning Reference	ADDRESS	PROPOSAL	COMPLETION DATE	B1 Net	B2 Net	B8 Net	Sui Generis Net
14/4842/FUL	Queens House 2 Holly Road Twickenham	Conversion, elevational alterations and infill extension of the existing Queens House building from office (B1) to residential use comprising 10 x 1 bed and 22 x 2 bed flats (100% affordable housing). Demolition of existing 2 storey extension to Queens House and replacement with 3 storey residential extension (including roof terrace) comprising 3 x 2 bed 2 storey maisonettes and 2 x 2 bedroom flats (100% affordable housing). New 3 storey (plus basement) residential building between 60 and 66 Queens Road comprising 3 x 1 bed and 4 x 2 bed flats (100% affordable housing).	04/09/2018	-2555	0	0	0
15/3256/GPD15	1D Becketts Place Hampton Wick	Change of use of B1 office to C3 residential use of ground and mezzanine floors (2 x 1 bed flats at ground floor level, 1 x 1 bed flat at first floor level)	24/09/2018	-180	0	0	0
16/3019/FUL	9 Tudor Road and 27 Milton Road Hampton	Redevelopment of the site to provide seven houses, associated landscaping and parking following the demolition of all existing buildings.	28/09/2018	0	-131	0	-167
18/0418/FUL	Spencer House 23 Sheen Road Richmond TW9 1BN	Change of use of the ground floor of the rear building from office floorspace (Class B1) to flexible office (Class B1a), leisure use (Class D2), and health use (Class D1).	01/10/2018	-278	0	0	0
18/2847/ES191	4 Waldeck Road Mortlake London SW14 7HF	Establish use as single dwellinghouse (C3 residential use)	02/10/2018	-62	0	0	0

Planning Reference	ADDRESS	PROPOSAL	COMPLETION DATE	B1 Net	B2 Net	B8 Net	Sui Generis Net
16/0966/GPD15	Sheen Stables Rear Of 119 Sheen Lane East Sheen London SW14 8AE	Change of use from 5 no. offices (B1a use) to 2 no. residential houses (C3 use).	15/10/2018	-135	0	0	0
15/0057/FUL	Barnes Police Station 92 - 102 Station Road Barnes London SW13 0NG	Demolition of existing building and redevelopment of the site for seven terraced houses including associated access, car parking and landscaping works.	01/11/2018	-2619	0	0	0
16/1461/FUL	10 The Broadway Barnes London SW13 0NY	Change of use of sui generis floor space to flexible use including A1/A2, and D2 (Gym).	01/11/2018	0	0	0	-81
15/2757/FUL	Land Adjacent To 32 Bexhill Road East Sheen London	Erection of a single two-bedroom house and the demolition of three lock-up garages.	30/11/2018	0	0	0	-54
17/2961/FUL	Sports Ground and Premises Old Deer Park Kew Road Richmond	Change of use of rooms FRO1 to FR09 from D2 (Leisure) to mixed B1/D1 use (office/physiotherapy clinic).	01/12/2018	60	0	0	0
13/2845/P3JPA	99 South Worples Way East Sheen London	Change of use from class B1 (offices) to C3 (residential).	11/12/2018	-471	0	0	0
18/3117/FUL	Courtview House Hampton Court Road Hampton	Change of use of the basement and second floor from office (Use Class B1) to two two-bedroom residential dwellings (Use Class C3).	24/01/2019	-146	0	0	0
17/0638/FUL	50 Sheen Lane East Sheen SW14 8LP	Change of use to yoga studio	30/01/2019	0	0	0	-99

Planning Reference	ADDRESS	PROPOSAL	COMPLETION DATE	B1 Net	B2 Net	B8 Net	Sui Generis Net
17/3829/FUL	Indigo House Holbrooke Place Richmond	Alterations and ground floor extension to existing office building.	31/01/2019	129	0	0	0
18/2625/FUL	First Floor 49 - 53 York Street Twickenham TW1 3LP	Temporary change of use for a 10 year period of the first floor from office (use class B1(a)) to a flexible dual use of office (B1a) and training purposes (D1).	31/01/2019	-97	0	0	0
18/3055/FUL	76 White Hart Lane Barnes London SW13 0PZ	Change of Use from A1 to mixed use A1 and B1(a).	01/02/2019	10	0	0	0
17/0259/FUL	2 Queens Road East Sheen London SW14 8PJ	Demolition of building and erection of new dwelling with basement.	15/02/2019	-46	0	0	0
16/0046/FUL	283 Lonsdale Road Barnes London SW13 9QB	Demolition of the existing building and the erection of three x 2 bed dwellings with associated parking, landscaping and basement.	19/02/2019	-302	0	-85	0
18/3940/GPD13	138 Kneller Road Twickenham TW2 7DX	Change of use from betting shop (sui generis) to C3 (residential) use to provide 2 x 1 bedroom flats.	22/02/2019	0	0	0	-110
18/3271/FUL	95 Stanley Road Teddington TW11 8UB	Change of use of front part of existing ground floor commercial unit from A1 to Sui Generis (Nail and Beauty Spa).	01/03/2019	0	0	0	10
18/4092/FUL	Third Floor 49 - 53 York Street Twickenham TW1 3LP	Change of use of the third floor from residential (use class C3) to office (B1a), the provision of cycle parking, car parking alterations and associated works.	29/03/2019	144	0	0	0