

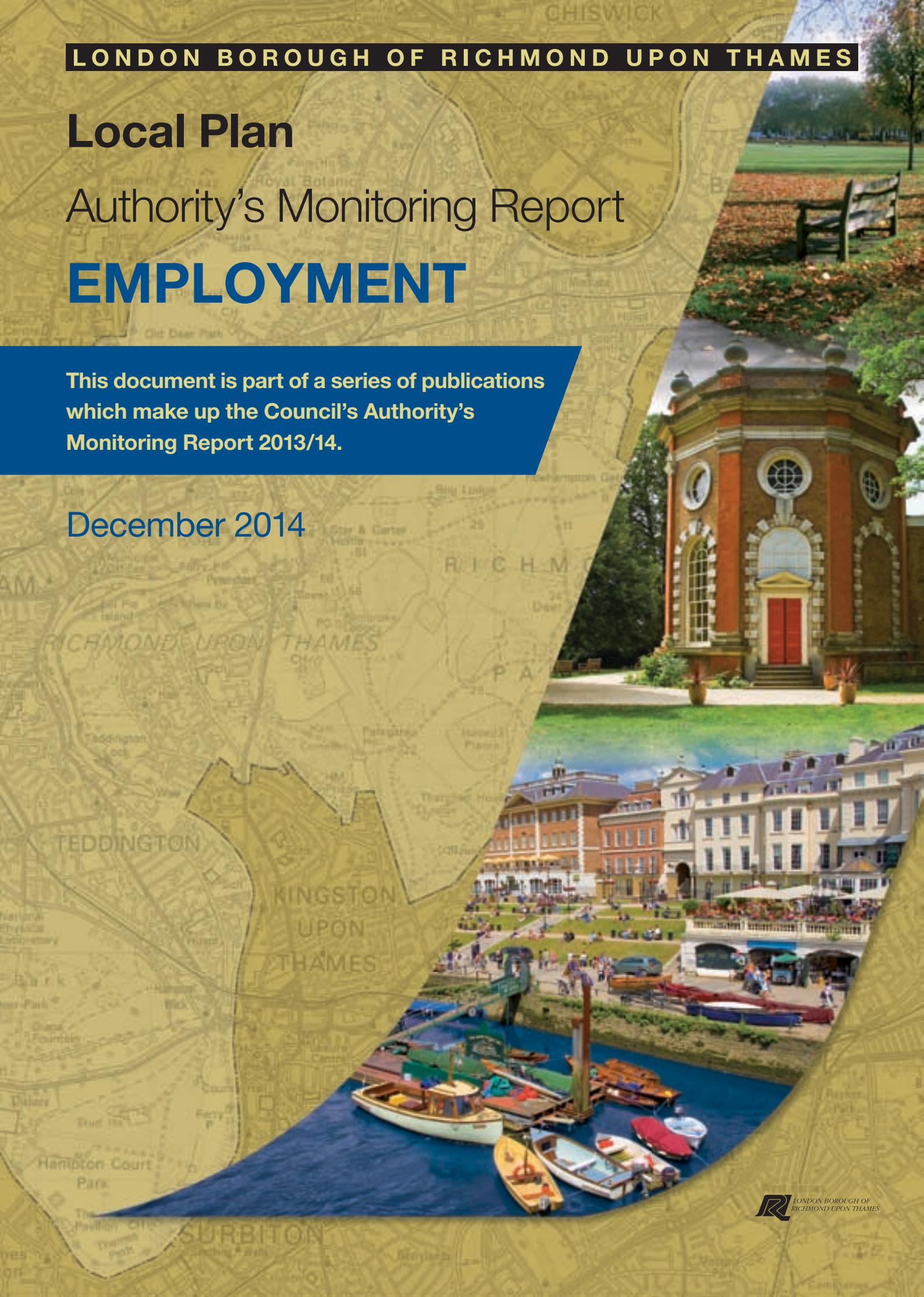
# Local Plan

## Authority's Monitoring Report

# EMPLOYMENT

This document is part of a series of publications which make up the Council's Authority's Monitoring Report 2013/14.

December 2014



## Local Plan Authority's Monitoring Report

# Employment

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These documents will be published in a phased approach on the Council's website, and can be viewed via the following link

[http://www.richmond.gov.uk/home/services/planning/planning\\_policy/local\\_plan/authority\\_monitoring\\_report.htm](http://www.richmond.gov.uk/home/services/planning/planning_policy/local_plan/authority_monitoring_report.htm)

This is the second report of the series.

## 1. **Introduction**

- 1.1.1 This document is one in a series of documents which make up the Council's Authority's Monitoring Report 2013/14. It is a statutory requirement to produce an AMR (previously known as the Annual Monitoring Report). The Localism Act received Royal Assent on the 15 November 2011. In subsection 113 there is a requirement for local authorities to prepare a report which should include information on the implementation of the local development scheme and the extent to which the policies set out in the local development documents are being achieved, and to make it publicly available as soon as available<sup>1</sup>.
- 1.1.2 Changes brought in by the Act introduced greater flexibility in how AMRs can be produced. Previously, the AMR was required to be published as one large document in December each year. The requirement for a single report to be produced at a specific time has been removed by current legislation. This year a number of documents will be published in Winter 2014/Spring 2015, when available, which together will make up the AMR. This report is the first in the series.

## 2. **Data sources**

- 2.1.1 The data used in this report comes from the Council's decisions analysis monitoring system [Richdas] and from monitoring of Prior Notification applications. The former has recorded data on permitted applications since the 1980s.

## 3. **Background**

### 3.1 **Policy context:**

National

Key policies within the National Planning Policy Framework, relevant to employment are

- There should be encouragement for sustainable development, based on the 3 roles – economic, social and environmental (para 7);
- contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure
- Local Plans should meet objectively assessed need (para 14); proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth (para 17);
- To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century (para 20):
- Identify strategic sites for local investment, ensure the Plan supports business, identify any potential for clusters of knowledge driven, creative or high tech industries and priority areas for economic regeneration, infrastructure provision and environmental enhancement (para 21),
- Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose (para 22);
- Proposals should consider viability and deliverability (paras 173, 174)

- 3.1.1 In May 2013, for a period of three years, the government introduced changes to permitted development rights allowing change of use from office to residential without the need for planning permission<sup>2</sup>. This time period may be extended. Applicants must apply to the Local Planning

<sup>1</sup> <http://www.legislation.gov.uk/ukpga/2011/20/section/113/enacted>

<sup>2</sup> Development is not permitted where:

Authority for approval via the Prior Notification process which allows consideration of the impact of development on the following matters only: transport and highways impacts of the development, contamination risks on the site, and flooding risks on the site.

3.1.3 As a response the Council has had Article 4 Directions in place since 30 November 2014 to remove permitted development rights to change from B1(a) offices to C3 residential in specific areas. The Council considers that these Article 4 Directions are essential in order to ensure proper planning of the areas, in particular to control loss of employment space. [Maps of these areas](#) can be found on the Council's website.

Regional:

3.1.4 **The London Plan (July 2011)** provides the regional planning policy context for Richmond Borough and together with the Richmond Local Plan, forms part of the adopted Development Plan. Key policies are 2.7, and 4.1-4.4. On 15<sup>th</sup> January 2014, the Mayor published Draft Further Alterations to the London Plan (FALP) for a twelve week consultation. The EiP has now been completed. The EiP Inspector's Report was issued on the 18<sup>th</sup> November. No significant change is proposed to employment policy beyond changes suggested by the Mayor.

Local:

3.1.5 (i) In terms of local policy, the [Core Strategy](#) is the strategic policy document. The policy specifically relevant to Employment is CP19, Local Business.

3.1.6 (ii) The [Development Management Plan](#) takes forward the Core Strategy with more detailed policies for the control of development. Key employment policies are as follows:

- Policy DM EM1 Development for Offices, Industrial , Storage and Distribution
- Policy DM EM2 Retention of Employment

3.1.7 (iii) The [Twickenham Area Action Plan](#) The TAAP was adopted in July 2013. It contains 3 policies on retail and economic development and also a number of proposal sites in the town centre.

## 4.1 Completed B1a office permissions for financial year 2013/14

4.1.1 The Council has reported on completed office floorspace for a number of years through successive AMRs. The following table shows completions which result in either a loss or a gain in B1a (office) floorspace over the past financial year. Table 1 presents the net figure by site.

Table 1: Completed B1a office floorspace for financial year 2013/14

Reference	Site Address	Proposal	net additional B1a floorspace m2 (taking account of losses)
10/2193/FUL	28 Elmtree Road, Hampton Hill	Change of use from class B1 (business use) to a mixed B1 use to ground floor with a two bedroom flat above, incorporating a two storey side and rear extension.	-19
09/1346/FUL	Land Rear Of 2-14 Stanton Rd, Barnes, London	Proposed four bedroom house and a small office unit on the site.	77

- the building was not used for a use falling within Class B1(a) (offices) of the Schedule to the Use Classes Order immediately before 30 May 2013 or, if the building was not in use immediately before that date, when it was last in use;
- the use of the building falling within Class C3 (dwelling houses) of the Schedule to the Use Classes Order was begun after 30 May 2016;
- the site is or forms part of a safety hazard area;
- the site is or forms part of a military explosives storage area;
- the building is a listed building or a scheduled monument.

Reference	Site Address	Proposal	net additional B1a floorspace m2 (taking account of losses)
08/3436/FUL	Rear Of 18 And 18a, Evelyn Road, Richmond	Erection of a single storey office with basement to replace an existing derelict workshop.	194
12/2420/FUL	Car Park, Wakefield Rd, Richmond	Erection of a four storey mixed use block with basement, providing eleven flats and 193sq.m of B1 office space...	193
10/3284/FUL	Thames Link House, 1 Church Road, Richmond	Extensions to building at ground, second, third and fourth levels to provide additional office space. ...	1663
13/0764/FUL	80 Hill Rise, Richmond	Change of use of Ground Floor and Basement of 80 Hill Rise from A1 to A1/B1	59
13/1298/FUL	Midmoor House, Kew Road, Richmond.	Change of use to part of the ground floor from A1 including the basement car park to create a restaurant A3 use throughout the ground floor and the basement etc..	-226
11/1086/FUL	16A Crown Road, St Margarets	Variation to planning permission ref: 08/2274/FUL dated 01.04.2010 for the demolition of all site buildings and the construction of a mixed-use development ...	534
12/3458/FUL	Phelps House, 125 - 135 St Margarets Road, St Margarets	Change of use of the basement of unit 129-131 St Margarets Road, from A4 use to B1 use; Removal of the existing building to the rear of 127 St Margarets Road and replacement with an extension to the existing unit..	28
12/3068/FUL	Unit 2, Teddington Business Park, Teddington	Change of Use of Unit 2 from Use Class B1/B8 (office/storage and distribution) to B1/B2/B8 to incorporate a car servicing and MOT centre.	180
13/0231/FUL	4 Latimer Road, Teddington	Proposed semi detached house (amendment to 09/2759/FUL to replace 2 x 1 bed flats with a house)	90
08/3172/FUL	Rear of 8 to 14, Staines Rd, Twickenham	New mixed use 2 storey building with business units on the ground floor and 3 residential units above.	162
		<b>Total</b>	<b>2935</b>

Source: LBRuT Decisions Analysis System – Planning Policy Section

4.1.2 There was an overall gain in office floorspace in the 2013/14 financial year of nearly 3,000m<sup>2</sup>, more than half of this is attributed to one large development at Thameslink House, Richmond. The net amount of office floorspace completed in any year fluctuates as the table below illustrates. Large gains can often be attributed to a small number of developments. Future monitoring will establish whether these developments change use to residential under permitted development rights in the future.

Table 2: Net change in office floorspace

Financial year	Net changes in office floorspace m2
2013/14	+2935
2012/13	-8098
2011/12	-156
2010/11	+1297 <sup>+1</sup>
2009/10	+311
2008/09	+2722 <sup>+2</sup>
2007/08	+262
2006/07	+1747

+1 – Conversion of Paint Research Station on Waldegrave Rd, Teddington to offices

+2 – conversion of 103-5 Waldegrave Rd to office (1173m<sup>2</sup>), 2 Lower Mortlake Rd- erection of 3-storey office development (975m<sup>2</sup>)

## 4.2 Prior Approvals (office to residential)

4.2.1 Recently the Government introduced changes to the planning system which introduced a permitted development right to change B1a office development to residential without the need for planning permission. This change in legislation came into effect on 30 May 2013. The Council introduced Article 4 Directions to remove this PD right in specific areas which came into effect on 30 November 2014.

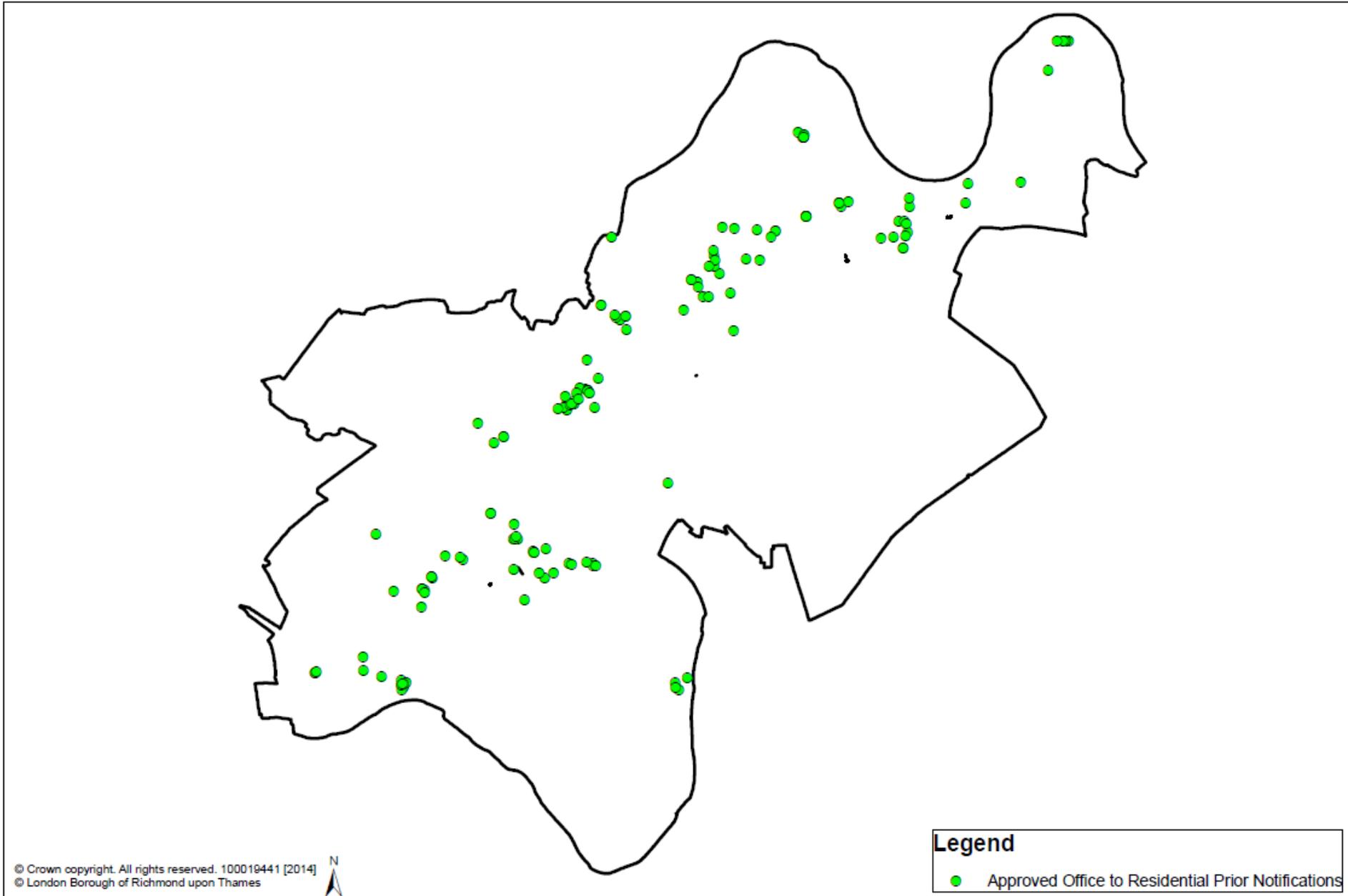
4.2.2 Reporting on the effectiveness of employment policies has previously focussed on completions since the grant of planning permission is no guarantee that the development will actually be built. However, the recent change to legislation has important consequences for the economy in the borough. It is therefore timely to monitor **potential** loss of office floorspace at this point, and the consequent contribution to housing figures.

4.2.3 Since the change to legislation was introduced:

- 223 applications have been validated and determined and a further 42 were pending at the end of September 2014.
- Of these, 161 have been approved (including those determined as Prior Notification Not Required). This figure includes 2 refusals allowed on appeal.
- If implemented these applications result in a total **potential** loss of 56,573 m<sup>2</sup> of office floorspace, which amounts to 693 residential units.

4.2.4 The following map below shows the geographical distribution of Prior Notification approvals.

### Prior Notification (office to residential) applications granted approval at end September 2014.



4.2.5 Using a threshold of 500 m2 loss of office floorspace, the approvals below are those where there is potential to lose the largest amount of floorspace if implemented (up until the end of September 2014). The total for these is **31,695** m2.

Table 3: Prior Notification approvals resulting in loss of office floorspace of more than 500m2

Application no.	Address	Proposal	Potential loss in B1 floorspace m2	Potential increase in number of dwellings
13/2845/P3JPA	99 South Worple Way East Sheen London	Change of use from class B1 (offices) to C3 (residential).	519	6
14/0130/P3JPA	1 Victoria Villas Richmond	Change of use of second floor from B1 office use to seven dwellings.	520	7
13/3470/P3JPA	1 Towers Place Richmond TW9 1EG	Change of use from B1 offices to 6 residential flats.	534	6
13/4774/P3JPA	14 King Street Richmond TW9 1NF	Change of use of whole of building from B1 offices to C3 residential, comprising 8 dwellings.	550	8
14/2907/P3JPA	123 - 127 Sheen Road Richmond TW9 1YT	Change of use from B1 office use to 9 residential dwellings.	556	9
13/3814/P3JPA	185 Uxbridge Road Hampton	Change of use from B1 (offices) to C3 residential (single family dwelling)	600	1
14/2149/P3JPA	6 - 7 Old Lodge Place Twickenham	Proposed change of use from B1 Office use to C3 Residential use comprising 1 x 2-bed and 4 x 1-bed flats with integral bin storage within No.6 Old Lodge Place; 1 x 2-bed, 4 x 1-bed and 1 x studio flats with integral bin storage within No.7 Old Lodge Place and associated parking (15 bays) on site.	608	11
14/0097/P3JPA	St Georges House 3 St Georges Place Twickenham	Change of use of office floorspace (Use Class B1a) to 9 residential units (Use Class C3).	670	9
13/3799/P3JPA	Unit C Globe House 1 Chertsey Road Twickenham TW1 1LR	Proposed change of use from a B1 Office use to a C3 Residential use for 17 No. 1-bedroom flats with 17 associated parking spaces.	690	17
13/2477/P3JPA	21A St Leonards Road East Sheen London SW14 7LY	Conversion of offices from B1 to C3 (5 x 3 bed dwellings).	700	5
13/1926/P3JPA	17 Heath Road Twickenham TW1 4AW	Proposed change of use from B1 Office use to C3 Residential use (14 No.1 bedroom flats).	730	14
13/2927/P3JPA	Holly House 36 - 40 Heath Road Twickenham TW1 4BZ	Change of use of 1st and 2nd floors from use class B1 to use class C3 to form 8 flats.	740	8
14/1097/P3JPA*	1 High Street Hampton TW12 2SQ	Change of use from B1 office use to C3 residential use (eight residential units 4 x 1 bed and 4 x 2 bed units)	750	8
14/0427/P3JPA	Merevale House Parkshot Richmond TW9 2RG	Change of use from offices (B1a) to residential use (C3) for 9 dwellings (2x1 bedroom and 7x 2 bedrooms)	785	9
13/3607/P3JPA	13 - 17 White Hart Lane Barnes London	Change of use from B1 offices to 7 residential units.	810	7
14/3206/P3JPA	16-20 The Causeway Teddington TW11 0HE	Internal alterations to change the use from B1 office to C3 residential (8 x 1 and 2 bed flats)	832	8
13/2928/P3JPA	45 The Vineyard Richmond TW10 6AS	Change of use of 834sq.m of B1 office floorspace to C3 residential use comprising four 2 bed houses and one 3 bed house.	834	5
13/3505/P3JPA	1 Victoria Villas Richmond	Change of use of ground and first floor to 15 residential units.	940	15
13/1933/P3JPA	1 - 4 Elsinore Way Richmond	Conversion of B1 office building into 6 x 2 bedroom flats and 3 x 1 bedroom flats.	980	9
14/1519/P3JPA	Argyle House 1 Dee Road Richmond	Change of use over 3 floors from B1 office use to 14 residential units (9 x 2 bed and 5 x 1 bed).	1080	14
13/1942/P3JPA	Riverside House Railshead Road Twickenham Isleworth	Proposed change of use from B1 Office use to C3 Residential use (8 No.2 bedroom flats).	1110	8
14/1969/P3JPA	Burgoine Quay 8 Lower Teddington Road Hampton Wick Kingston Upon Thames KT1 4ER	Change of use of 3 upper floors from B1 office use to C3 residential use (16 residential units)	1144	16
13/4181/P3JPA	Quadrant House The Quadrant Richmond	Change of use of first, second and third floors from B1a (Office) to C3 (Dwelling houses), 1 and 2 bed units.	1208	16
13/2937/P3JPA	Unit B Globe House 1 Chertsey Road Twickenham TW1 1LR	Proposed change of use from a B1 Office use to a C3 Residential use (8No. 2-bedroom dwelling houses).	1214	8
13/2267/P3JPA	183 - 185 Lower Richmond Road Richmond TW9 4LN	Conversion of property from B1 offices to C3 residential (12 units)	1300	12
13/3680/P3JPA	34 - 40 The Quadrant Richmond	Change of use of upper floors (first, second	1300	18

Application no.	Address	Proposal	Potential loss in B1 floorspace m2	Potential increase in number of dwellings
		and third floors) from B1 office use to 18 residential units (eight 1 bed and ten 2 bed)		
14/1717/P3JPA	37-39 Kew Foot Road Richmond TW9 2SS	Change of use from offices (B1) to 20 no. residential (C3) flats comprising 1 studio, 10 x 1 bed and 9 x 2 bed.	1300	20
14/1273/P3JPA	Indigo House Holbrooke Place Richmond	Change of use from B1(a) to residential, comprising of 13 residential units.	1316	13
14/3027/P3JPA	Barnes Police Station 92 - 102 Station Road Barnes London SW13 0NG	Change of use from office building (use class B1a) to residential use (use class C3).	1500	20
13/4771/P3JPA	Forsyth House 211 - 217 Lower Richmond Road Richmond	Change of use from office (B1) to residential (C3) comprising 26 residential units.	1675	26
13/3693/P3JPA	Brentham House And Bermuda House High Street Hampton Wick	Change of use from B1 office use to Residential. (maximum of a mix of 22 one and two bed units)	2000	22
13/3552/P3JPA	15 High Street Hampton Hill Hampton TW12 1NB	Change of use from B1 office use to C3 residential (a maximum of 18 x 1-bed and 2-bedroom flats).	2200	17
		<b>Total</b>	<b>31695</b>	<b>372</b>

Source: LBRuT Decisions Analysis System – Planning Policy Section

\* 1 High Street has a later planning permission for redevelopment which includes loss of office space. Either or neither could be implemented.

### 4.3 Completed Prior Approval (office to residential) Notifications

4.1.1 Since the change to legislation has only been recently introduced the number of completions is limited. The Council undertakes its Completions Survey annually in spring, where premises with outstanding applications are checked for progress with construction. Consequently, there will no doubt be further developments completed following this date. Table 5 shows those Prior Approvals which are underway but not complete when surveyed.

**Table 4: Completions Completed**

Reference	Site Address	B1a office floorspace lost m2	number of residential units gained
13/2181/P3JPA	48 - 50 Sheen Lane East Sheen London	170	2
13/2202/P3JPA	27A Arragon Road Twickenham	88	0
13/2211/P3JPA	Millennium House 7 High Street Hampton TW12 2SA	120	2
13/2415/P3JPA	Monk House 2A Friars Stile Road Richmond TW10 6NE	223	2
13/2543/P3JPA	441 Richmond Road Twickenham TW1 2EF	115	2
13/2956/P3JPA	107 Sherland Road Twickenham TW1 4HB	133	1
	<b>Total</b>	<b>849</b>	<b>9</b>

Source: LBRuT Completions Survey 2014

Note – Completed at Completion Surveys undertaken by April 2014

**Table 5: 2014/15 Completions (not yet complete)**

Reference	Site Address	B1a office floorspace expected to be lost sqm	Number of residential units expected to be gained
13/2083/P3JPA	First Floor Sheen Lane House 254 Upper Richmond Road West East Sheen London SW14 8AG	170	3
13/3420/P3JPA	8 Windlesham Mews Hampton Hill Hampton TW12 1RU	60	1
13/3421/P3JPA	7 Windlesham Mews Hampton Hill Hampton TW12 1RU	60	1
13/3552/P3JPA	15 High Street Hampton Hill Hampton TW12 1NB	2200	17
	<b>Total</b>	<b>2490</b>	<b>22</b>

Source: LBRuT Completions Survey 2014

Note – Started but not completed at Completion Surveys undertaken by April 2014

### 4.4 Outstanding B1a office permissions in pipeline

4.4.1 In order to get a full picture of potential loss of office floorspace it is necessary to take into account planning permissions in the pipeline, i.e. where there is a planning permission which has not expired and can be implemented. The table below shows this dataset, having removed a small number of permissions where there is already permission for prior approval issued at a later date. Clearly either the planning permission or the prior approval could be implemented in this circumstance.

Reference	Address	Proposal	net additional B1a floorspace (taking account of losses) m2	loss/gain
08/2651/FUL	9-23 Third Cross Road, Twickenham	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 ...	294	gain
09/0500/FUL	13 Church Road, Teddington	Erection of three storey side extension, single storey rear extension. Subdivision of extended building ....	-9	loss
09/1400/EXT	9 - 19 Paradise Road, Richmond	Demolition of existing buildings and erection of a part one, part two, part three storey B1 office building	495	gain
10/0245/FUL	Woodlawn Garage, 644 Hanworth Road, Whitton	Demolition of the existing buildings and erection of 2, two storey blocks comprising 1 block at front of the site with retail unit at ground floor level, offices at first floor and 2 x 1- Bed flats located within the roof space. ..	240	gain
10/2112/NMA	Number 29 And Garages Adjacent To 27, Barnes High Street	Non Material Amendment for addition of a condition listing approved drawing numbers on approved decision notice 10/2112/FUL ...	-192	loss
11/3215/FUL	52 - 54 Glenthams Road, Barnes	Second floor extension to office block (Description Corrected).	130	gain
11/3248/FUL	37 Grosvenor Road, Twickenham	Amendments to planning permission 08/4334/FUL	498	gain
11/3276/FUL	2 To 3 Stable Mews And 114 - 116 Heath Road, Twickenham	Conversion of existing buildings to form 2No. 'live/work' units (C3/B1 Mixed Use) and addition of part ground/part first floor rear extensions with roof terraces	-100	loss
11/3556/FUL	Air Sea House, Third Cross Rd	Proposed conversion of 5 existing commercial office units into 5 residential units (3No. 1 bed flats and 2No. 2-bed houses) and one office (70sqm)...	-385	loss
11/3774/FUL	310A Upper Richmond Road West, East Sheen	Demolition of existing single-storey Class B8 storage unit and redevelopment by a two-storey building with a Class B1 office unit at ground floor level ...	54	gain
11/3863/FUL	77 - 79 Richmond Road, Twickenham	Refurbishment and extension of existing dwelling - No 79 Richmond Road; Demolition of existing shop and associated office, storage - No 77 Richmond Road; Erection of new single storey B1/D1 employment unit ...	-37	loss
11/4186/FUL	Rear Of 119 To 129 Sheen Lane, East Sheen	Proposed Ground And First Floor Extensions To Extend Existing Business Unit And Create An Additional Two Business Units.	57	gain
12/1390/FUL	5 - 7 Hill Rise, Richmond	Alterations to first, second and third floor of no.5 Hill Rise and first floor only of no.7 Hill Rise. Change of use on first floor of both premises from residential to office in no.5 and from office to residential in no. 7 Hill Rise. ..	8	gain
12/1552/FUL	31 Church Road, Teddington	Demolition of existing 2 storey rear extension and construction of new full width rear extension. Demolition of existing dilapidated workshop and construction of new smaller modern workshop.	36	gain
12/1588/FUL	The Gate House, 11 Upper Ham Road, Ham	Change of use from Class B1 (offices) to dual Class B1 (office) and Class D1 (Medical and Health Services) use.	-56	loss
12/2663/FUL	99 Whitton Road, Twickenham	Conversion of existing laundrette into an office (Solicitors) and laundrette; single storey rear extension	35	gain
12/2824/FUL	137 Station Road, Hampton	Proposed change of use of part commercial space (Flexible B2/A1/A2 use) to residential C3 use to create a single 1 bedroom apartment.	-23	loss
12/3207/EXT	Units 1 To 2, Teddington Business Park	External alterations and change of use to class B1 (offices)	1690	gain

Reference	Address	Proposal	net additional B1a floorspace (taking account of losses) m2	loss/gain
12/3768/FUL	58 Barnes High Street, Barnes	Redevelopment of former MOT garage to office & residential	613	gain
13/0832/FUL	121 - 125 Heath Road, Twickenham	Proposed use of the ground floor unit to include A1, A2, A3 (134sqm), B1, D1 .. and D2 use classes	50	gain
13/1864/FUL	351 Richmond Road, Twickenham	Mixed use development. Commercial refurbishment of existing office space, change of use of office space to residential and new build residential	-90	loss
13/1968/FUL	1 High Street, Hampton	The redesign and extension of the ground floor offices (Use Class B1), first floor rear extension and rear dormer window and change of use of the upper floors from offices to residential	-241	loss
13/2047/FUL	The Morelands And Riverdale Buildings, Lower Sunbury Rd	Restoration and refurbishment of listed buildings to create B1 accommodation	1835	gain
13/2874/FUL	63 Kew Road, Richmond	...creation of 93 square metres (GIA) of office (Class B1) floorspace	93	gain
13/3388/FUL	Waterside Business Centre, Railshead Rd, Twickenham	Demolition of existing buildings and erection of part three, part four storey building with basement to provide 1355m2 of B1 space together with 21 residential units...	-63	loss
13/4113/FUL	First And Second Floors, 1 Hill St, Richmond	Use of office space as B1 office use	67	gain
13/4182/FUL	48 Glenthams Road, Barnes	Demolition of existing building and erection of three storey building plus Basement. To provide B1 use at Basement and Ground Floor, and two two bedroom apartments above at first and second floor level.	19	gain
13/4289/FUL	Midmoor House, Kew Road And Merevale House, Parkshot	Renovation and extension of Midmoor House. The addition of two new apartments to the roof of Merevale House	216	gain
14/1436/PS19	25 Kew Foot Road, Richmond	Use of the property for B1 offices	450	gain
14/1895/FUL	36B Rosedale Rd, Richmond	Lower ground floor extension for B1 office space	45	gain
14/1921/FUL	GF Hotham House, Richmond	Change of use of the ground floor of Hotham House from a restaurant (A3) to an office (B1)	344	gain
14/1981/FUL	2 Upper Teddington Rd, Hampton Wick	Redevelopment of front and rear sections of property to incorporate two previously approved schemes for demolition of existing single storey building and erection of two storey office building	7	gain
14/2235/FUL	34 York Street, Twickenham	Change of use of ground floor from Class A1 gallery/antique shop to Class B1(a)	29	gain
14/3828/ES19	27A Arragon Road, Twickenham	Continue existing use of ground floor of the premises as business offices (B1a)	88	gain
09/0318/EXT	45 The Vineyard, Richmond*	...extension of existing dwelling to provide office accommodation and a total of 5 no. small apartments and 1 house	854	gain
13/2825/ES19	Barnes Police Station, 92-102 Station Rd*	Police Office to Use Class B1a	1500	gain
		<b>Total</b>	<b>6197</b>	

Source: LBRuT Decisions Analysis System

\* indicates a permission which there is a later Prior Notification Approval at the same address which it is assumed will be implemented. Therefore not included in overall total.

## 4.5 Overall potential loss of office floorspace

- 4.5.1 Taking into account both planning permissions for B1a office (net figure taking into account losses) and approvals which have been subject to Prior Approval Notification there is an overall estimated **potential loss of 49,600 m2 of office floorspace** in the borough at end September 2014. This figure is adjusted to take account of an address having more than one implementable approval.
- 4.5.2 It should be noted that permissions may not be implemented and therefore this is a figure for potential loss of floorspace.

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Nese këtu veshitësi për të kuptuar këtë botim, ju lutemi  
ejani në recepcionin në adresën e shënuar më poshtë ku ne  
mund të organizojmë përkthimin nëpërmjet telefonit.

Albanian

إذا كان لديك صعوبة في فهم هذا المنشور، يرجى زيارة الاستقبال في  
العنوان المعطى أدناه حيث يمكننا أن نرتب خدمة ترجمة صوتية  
عبر الهاتف.

Arabic

আসলে এই ডকুমেন্টটি পড়তে বা বুঝতে কোনো সমস্যা হলে  
কেন্দ্রের পরিচালকদের সাথে যোগাযোগ করে জানতে পারুন।  
আমরা আপনাকে ফোন করে এই ডকুমেন্টটির শব্দচিত্র  
সেবা প্রদান করতে পারি।

Bengali

اگر در فهمیدن این نشریه مشکلی دارید لطفاً به هجرت پذیرش  
در ادوینس فید شده در زیر مراجعه نمایید تا ترتیب ترجمه  
تلفنی برایتان فراهم آورده شود:

Farsi

જો તમને આ પ્રકાશનનો અર્થ કે અંગ્રેજીનો અર્થ સમજાવવામાં  
કોઈ સમસ્યા થાય તો કૃપા કરીને અમારો સંપર્ક કરો અને અમારું  
સહાયક સેવાઓનો ઉપયોગ કરીને આ પ્રકાશનનો અર્થ  
સમજાવવામાં અમારી સહાયતા કરી શકીએ છીએ.

Gujarati

જੇ તમને આ પ્રકાશનનો અર્થ કે અંગ્રેજીનો અર્થ સમજાવવામાં  
કોઈ સમસ્યા થાય તો કૃપા કરીને અમારો સંપર્ક કરો અને અમારું  
સહાયક સેવાઓનો ઉપયોગ કરીને આ પ્રકાશનનો અર્થ  
સમજાવવામાં અમારી સહાયતા કરી શકીએ છીએ.

Punjabi



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