

Employment Floorspace Monitoring 2019/20 – 2021/22

London Borough of Richmond

7 December 2022

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Local Plan Authority Monitoring Report

Employment Floorspace

2019/20 – 2021/22

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. This report is to monitor Local Plan employment policies (adopted July 2018) - Policy LP 40 Employment and local economy, Policy LP 41 Offices and Policy LP 42 Industrial Land and Business Parks.

2. Data sources

The data used in this report comes from the Council's planning applications monitoring system and includes all developments with a gain or loss in Employment floorspace of greater than 10sqm, which were completed between 1st April 2019 and 31st March 2022. Details of permissions granted, but not completed over three-year period to 2021/22 are also included, together with a summary of alternative employment uses. Existing and Proposed floorspace figures are presented in square meters (sqm), with the resulting net gain or loss. These include change of use from one use class to another, extensions, and redevelopment schemes.

3. Use Classes

This report monitors all gains and losses of floorspace that include the use classes below. Any ancillary space to the main use is included. The current Use Classes were last updated on 1 September 2020 (Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020). To make data comparable throughout the reporting period, the Use Classes in applications received after 1 September 2020 were matched to the previous use classes.

Business and Service, General Industrial and Storage or Distribution Use Classes

- Office: B1a / Eg(i)
- Research and Development: B1b / Eg(ii)
- Light Industrial: B1c / Eg(iii)
- Industrial: B2
- Storage and Distribution: B8

Retail Use Classes

- Shops: A1 / Ea
- Financial and Professional: A2 / Ec
- Restaurants and Cafes: A3 / Eb
- Drinking Establishments: A4 / SG (Sui Generis) (partially)
- Hot Food Takeaways: A5 / SG (partially)

Non-Residential Institution, Assembly and Leisure Use Classes

- Non-Residential Institutions: D1 / Ee / Ef / F1
- Assembly and Leisure: D2 / Ed / F2c / F2c / SG (partially)

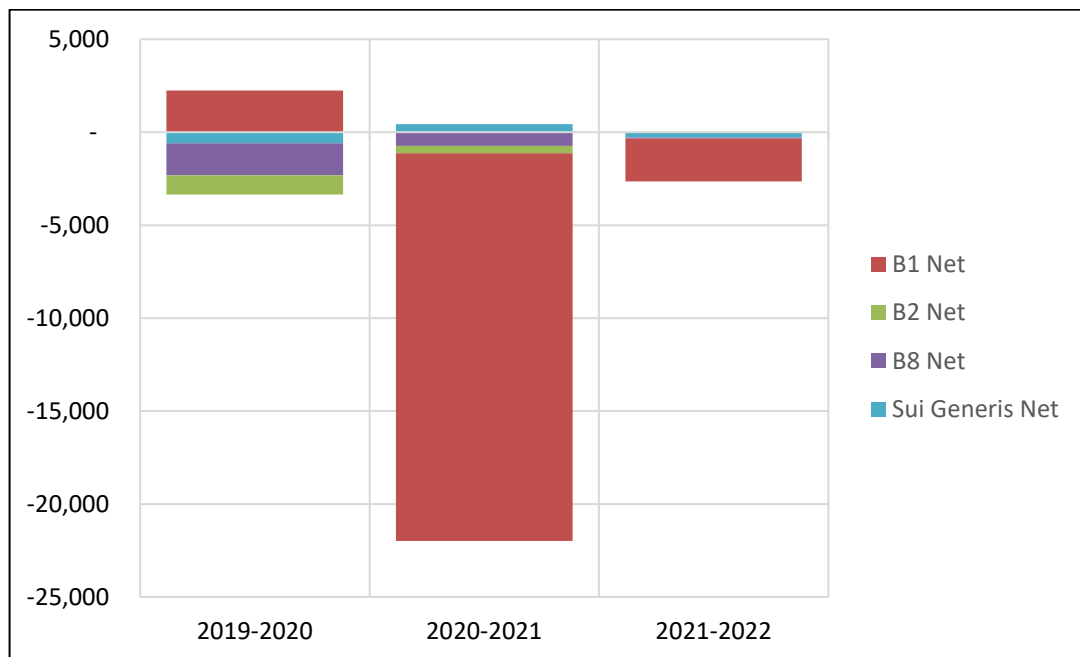
4. Summary

Over the three financial years between 2019/20 and 2021/22 there was an overall net loss of 25,184 sqm of employment floorspace completed, with the greatest losses in the B1 Office (83%) and B8 Storage (10%) use classes. In 2019/20 there was an overall loss of 1,107 sqm, with B1 Office floorspace growing by 2,244 sqm, and losses in the B2 Industrial, B8 Storage and Sui Generis use classes. 2020/21 saw around 21,500 sqm lost, the majority of this previously having been in B1 Office uses, and largely on one site of over 18,000 sqm (Teddington Studios). 2021/22 saw a loss of 2,514 sqm of employment floorspace, the majority in B1 Office uses.

Table 1: Net Employment Floorspace completions (sqm) by Use Class 2019/20 - 2021/22

	Office, R&D, light industry	Industrial	Storage and Distribution	Sui Generis	Total
	<i>B1</i>	<i>B2</i>	<i>B8</i>	<i>SG</i>	
2019-2020	2,244	-1,031	-1,713	-607	-1,107
2020-2021	-20,858	-394	-741	430	-21,563
2021-2022	-2,166	-	-63	-285	-2,514
Total	-20,780	-1,425	-2,517	-462	-25,184

Figure 1: Net Employment Floorspace completions (sqm) by Use Class 2019/20 - 2021/22



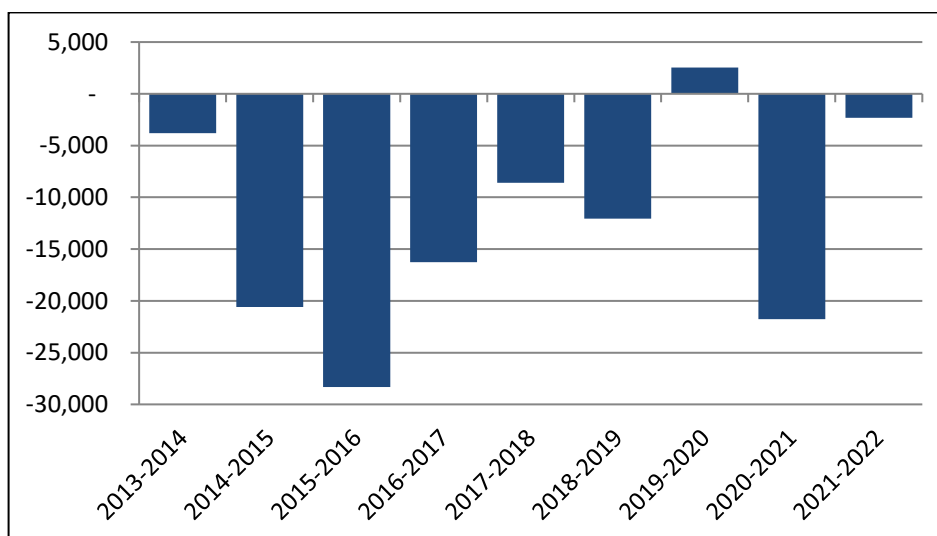
5. Office Floorspace

In total, over 21,500 sqm of Office floorspace (B1a/Eg(i)) has been lost over the three-year period. There was an increase of over 2,500 sqm in 2019/20, a significant loss of over 21,000 sqm in 2020/21, and a smaller loss in 2021/22 of over 2,300 sqm. The significant loss in 2020/21 is the result of completions on two major sites – the demolition of Teddington Studios and construction of 238 residential units (17/1286/VRC), and the demolition of Ryde House in East Twickenham and construction of a new school and retail unit (16/2777/FUL). Both sites had been vacant for several years prior to redevelopment, and without the total floorspace of 21,200sqm at these sites, the net loss over the three-year period is 330sqm.

Table 2: Office Floorspace net loss and gain (sqm) - 2013/14 – 2021/22

	Existing	Proposed	Net
2013-2014	11,128	7,317	-3,811
2014-2015	21,725	1,142	-20,583
2015-2016	29,337	1,024	-28,313
2016-2017	20,669	4,420	-16,249
2017-2018	12,021	3,415	-8,606
2018-2019	15,104	3,037	-12,067
2019-2020	7,228	9,776	2,548
2020-2021	24,411	2,642	-21,769
2021-2022	4,257	2,059	-2,198
Total	145,880	34,832	-111,048
2019-22 Total	35,896	14,477	-21,419

Figure 2: Office Floorspace net loss and gain (sqm) - 2013/14 – 2021/22



6. Office Floorspace loss through Prior Approvals

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 over 68,500 sqm through 226 prior approval developments, which reached a peak in 2015/16 when over 23,000sqm was lost. (Table 4) The amount of floorspace lost through Prior Approvals each year has fallen significantly over recent years, falling from 11,250sqm in 2016/17 to 3,600sqm in 2018/19 and 1,400 sqm in 2021/22.

Since this change in legislation, two Article 4 Directions were 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. These have now been superseded by an Article 4 Direction made on 21 June 2022¹ to remove permitted development rights regarding the change of use from class E use to C3 use (dwellinghouses). The effect of the Direction means that a change of use from a commercial, business and service use to residential in certain locations would require planning permission and will be assessed against Local Plan policies.

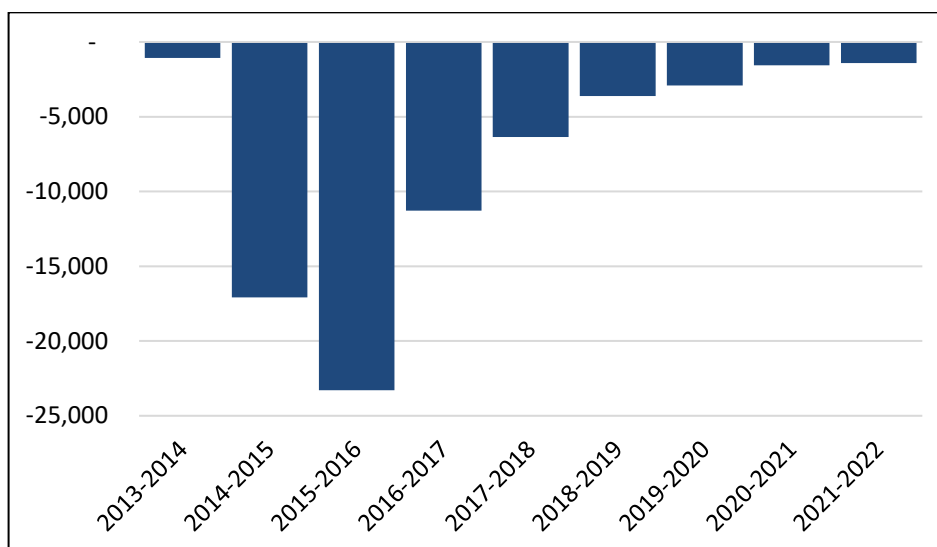
Table 3: Office Floorspace net gain and loss (sqm) by application type 2019/20 – 2021/22

	Permissions	Prior Approvals	Number of Prior Approvals
2019-2020	5,460	-2,912	10
2020-2021	-20,216	-1,553	10
2021-2022	-908	-1,290	9
Total	-15,664	-5,755	29

Table 4: Net Loss of Office Floorspace (sqm) through Prior Approvals - 2013/14 – 2021/22

	Office Floorspace Net loss	Number 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	-6,351	35
2018-2019	-3,621	7
2019-2020	-2,912	10
2020-2021	-1,553	10
2021-2022	-1,290	9
Total	-68,452	226

¹ https://www.richmond.gov.uk/article_4_directions_commercial_to_residential

Figure 3: Net Loss of Office Floorspace (sqm) through Prior Approvals - 2013/14 – 2021/22


7. Office, Research & Development and Light Industry (B1 / Eg) in Town Centres

An overall net gain of more than 4,700 sqm of floorspace occurred in Town Centres over the three-year period, with losses following prior approval developments of 900 sqm in Twickenham Town Centre and 300 sqm in Teddington Town Centre. There was a significant increase in floorspace in Richmond Town Centre of over 6,000 sqm. This increase was largely due to the change of use of the former Magistrates Court at Parkshot and the Police Station at Sovereign Gate to office use, and an extension to Quadrant House office space.

Table 5: Net gain and loss of B1 / Eg Floorspace in Town Centres (sqm) by Application Type 2019/20 – 2021/22

	East Sheen	Richmond	Teddington	Twickenham	Whitton	Total
Full Permissions	-254	6,048	507	-97	-	6,204
Prior Approvals	-114	-	-331	-903	-140	-1,488
Total	-368	6,048	176	-1,000	-140	4,716

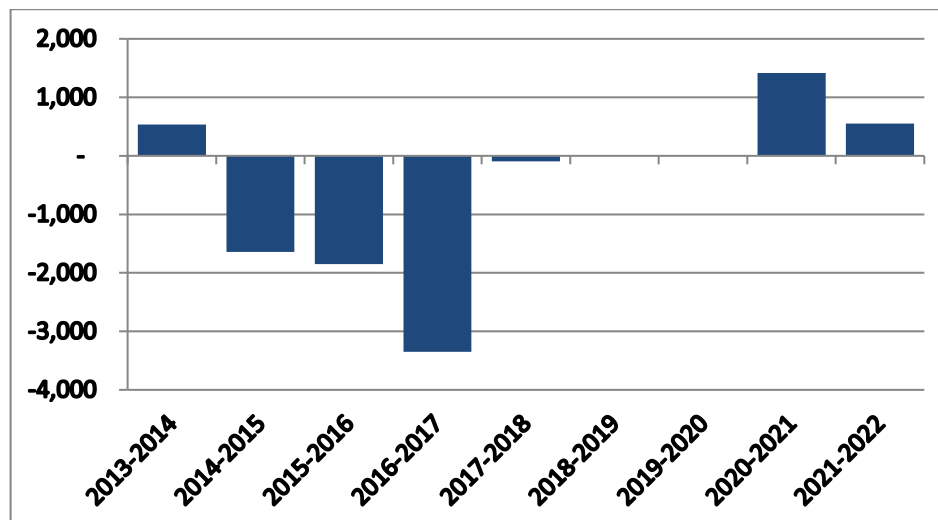
8. Research and development of products and processes B1(b) / E(g)(ii)

Two schemes completed in the three-year period on sites at the National Physical Laboratory in Teddington in 2020/21 with the building of 4 laboratories (16/2409/FUL) and at Butterworth Laboratories, Teddington in 2021/22 (14/3823/FUL).

Table 6: Research and development Floorspace net loss and gain (sqm) 2013/14 – 2021/22

	Existing	Proposed	Net
2013-2014	-	534	534
2014-2015	2,532	892	-1,640
2015-2016	2,436	584	-1,852
2016-2017	3,348	-	-3,348
2017-2018	96	-	-96
2018-2019	-	-	-
2019-2020	-	-	-
2020-2021	-	1,415	1,415
2021-2022	840	1,390	550
Total	9,252	4,815	-4,437

Figure 4: Research & Development Floorspace net loss and gain (sqm) 2013/14 – 2021/22



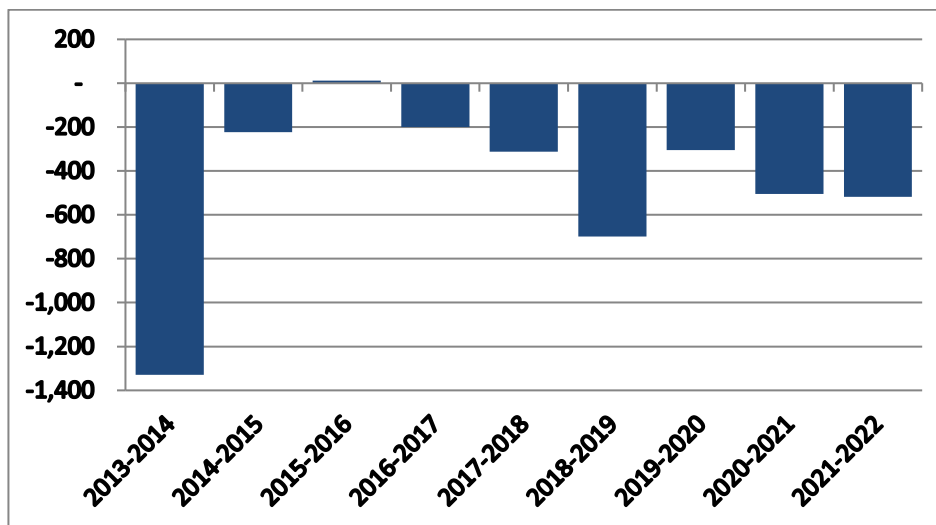
9. Light industry B1c / Eq(iii)

Significantly lower amounts of light industry floorspace (B1c / Eq(iii)) have been lost over the last three-year period compared to other business uses. There were losses on 9 small sites in total, and a gain of 256sqm light industrial floorspace at one site (Station Road, Hampton 18/3804/FUL). Over the three-year period a total of 1,326sqm of light industrial floorspace was lost.

Table 7: Light industrial floorspace net loss and gain (sqm) 2013/14 – 2018/19

	Existing	Proposed	Net
2013-2014	1,329	-	-1,329
2014-2015	223	-	-223
2015-2016	28	40	12
2016-2017	200	-	-200
2017-2018	312	-	-312
2018-2019	699	-	-699
2019-2020	304	-	-304
2020-2021	760	256	-504
2021-2022	518	-	-518
Total	4,373	296	-4,077

Figure 5: Light industrial floorspace net loss and gain (sqm) 2013/14 – 2021/22



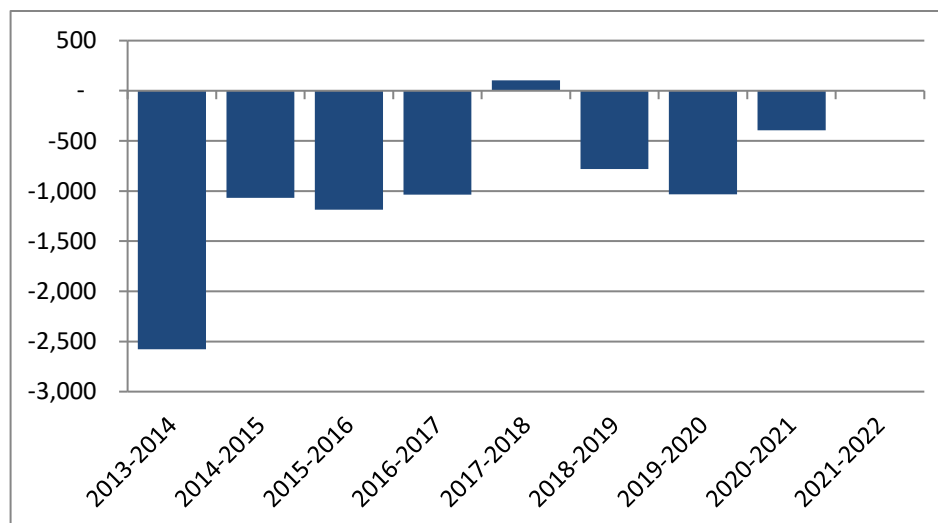
10. General Industrial Floorspace B2

Industrial floorspace (B2) saw a loss of over 1,000 sqm in 2019/20 with the redevelopment of 3 vehicle repair garages at sites in Barnes, Kew, and Richmond. The loss of 394 sqm in 2020/21 was also the result of a redevelopment of a vehicle repair garage on one site, and the conversion of former industrial units to offices at Waldegrave Road, Teddington.

Table 8: General Industrial floorspace (B2) net loss and gain (sqm) 2013/14 – 2021/22

	B2 Existing	B2 Proposed	B2 Net
2013-2014	3,179	601	-2,578
2014-2015	1,311	243	-1,068
2015-2016	1,185	-	-1,185
2016-2017	1,035	-	-1,035
2017-2018	55	160	105
2018-2019	782	-	-782
2019-2020	1,104	73	-1,034
2020-2021	394	-	-394
2021-2022	-	-	-
Total	9,045	1,077	-7,971

Figure 6: General Industrial Floorspace (B2) net loss and gain (sqm) 2013/14 – 2018/19



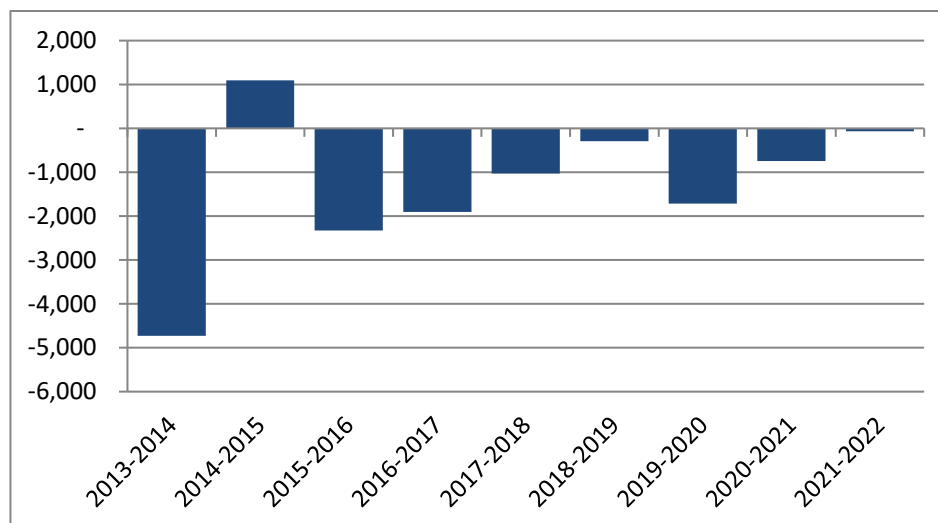
11. Storage or distribution B8

Storage or distribution floorspace (B8) has seen a net loss of 2,500 sqm over the three-year period, including the conversion of over 1,000 sqm at one site in Upper Richmond Road, East Sheen to Class D2 (gymnasium) in 2019/20 (18/0820/FUL), and the redevelopment to residential at Church Lane, Teddington in 2020/21 (18/1808/FUL)

Table 9: Storage or Distribution (B8) floorspace net loss and gain (sqm) 2013/14 – 2018/19

	B8 Existing	B8 Proposed	B8 Net
2013-2014	4,906	181	-4,725
2014-2015	-	1,095	1,095
2015-2016	2,325	-	-2,325
2016-2017	1,903	-	-1,903
2017-2018	1,031	-	-1,031
2018-2019	291	-	-291
2019-2020	1,713	-	-1,713
2020-2021	741	-	-741
2021-2022	63	-	-63
Total	12,973	1,276	-11,697

Figure 7: Storage or Distribution (B8) net loss and gain (sqm) 2013/14 – 2021/22



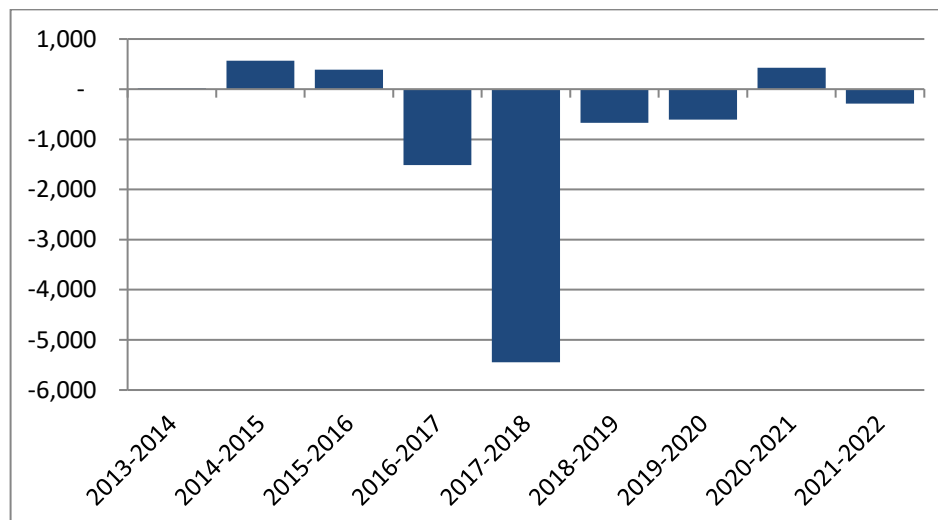
12. Sui Generis

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, except for 2017/18 which included the loss of 5,000 sqm at the Former Twickenham Sorting Office following redevelopment to residential and community uses. In the three-year period since 2019/20 there has been a net gain of 258 sqm.

Table 10: Sui Generis floorspace net loss and gain (sqm) 2013/14 – 2021/22

	Sui Generis Existing	Sui Generis Proposed	Sui Generis Net
2013-2014	387	403	16
2014-2015	494	1,060	566
2015-2016	176	566	390
2016-2017	1,711	196	-1,515
2017-2018	5,546	97	-5,449
2018-2019	723	53	-670
2019-2020	1,311	704	-607
2020-2021	282	712	430
2021-2022	1,739	1,454	-285
Total	12,369	5,245	-7,124

Figure 8: Sui Generis floorspace net loss and gain (sqm) 2013/14 – 2021/22



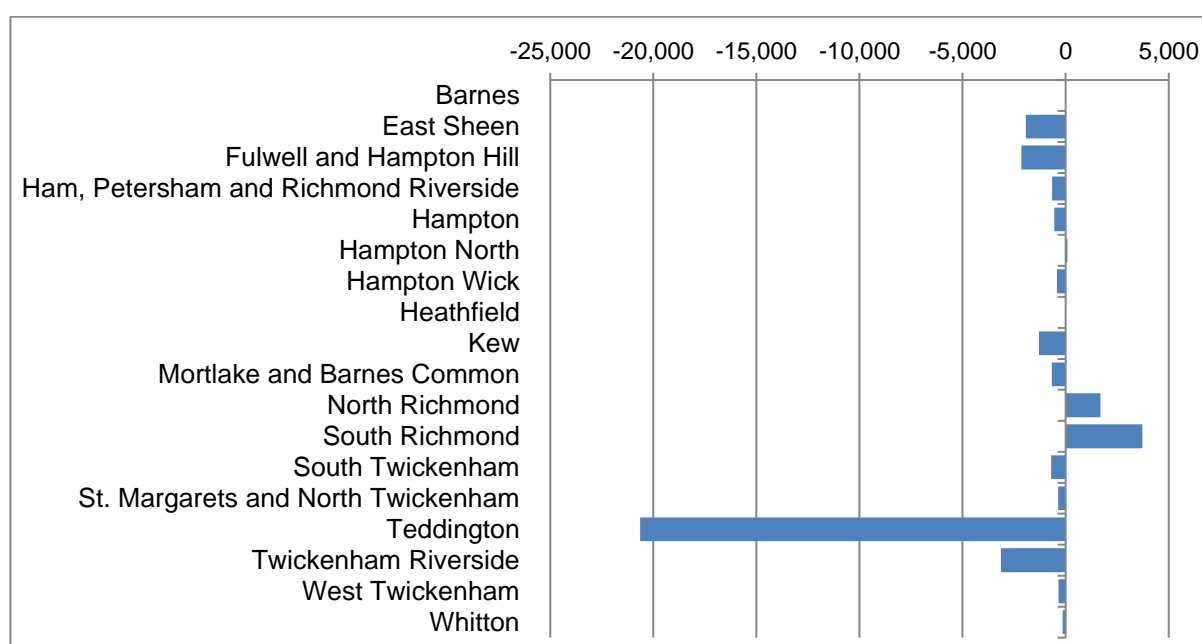
13. Loss of Employment Floorspace by Ward

Across the borough, the overall loss of employment floorspace varies considerably at Ward level. Teddington Ward lost over 17,000 sqm B1/Eg floorspace following the redevelopment of Teddington Studios in 2020/21. North and South Richmond Wards saw a net increase in the three-year period due to additional B1/Eg floorspace of 1,500 and 4,000 sqm, respectively.

Table 11: Employment Floorspace gains and losses (sqm) by Ward 2019/20 – 2021/22

Ward	Office, R&D, light industry	Industrial	Storage & Distribution	Sui Generis	Total
Barnes	70	-	-74	-	-4
East Sheen	-368	-	-1,351	-216	-1,935
Fulwell and Hampton Hill	-2,293	-	-	144	-2,149
Ham, Petersham and Richmond Riverside	11	-	-	-664	-653
Hampton	-506	-180	-220	232	-674
Hampton North	-	-	-	95	95
Hampton Wick	-533	-	-	104	-429
Heathfield	-	-	-	16	16
Kew	-693	-154	-	-52	-899
Mortlake and Barnes Common	-6	-393	-38	-116	-553
North Richmond	1,520	-	-	166	1,686
South Richmond	4,037	-484	-	165	3,718
South Twickenham	-536	-	-53	-113	-702
St. Margarets and North Twickenham	-258	-	-10	-92	-360
Teddington	-17,338	-214	-640	89	-18,103
Twickenham Riverside	-3,505	-	-68	-174	-3,747
West Twickenham	-242	-	-63	-46	-351
Whitton	-140	-	-	-	-140
Total	-20,780	-1,425	-2,517	-462	-25,184

Figure 9: Employment Floorspace gains and losses (sqm) by Ward 2019/20 – 2021/22



14. Employment Floorspace losses and alternative employment floorspace gains

Alternative employment generating uses are where employment is not the primary aim, but proposals do provide a commercial or community use, including for example schools, health clinics and retail uses. Alternative employment generated uses may be considered as part of the sequential approach in the implementation of employment policies. This monitoring includes all alternative employment floorspace use gains across the borough (note this is not necessarily linked to employment sites) and complements the separate Social Infrastructure Indicators Monitoring Report.

There was a slight overall increase in retail shops A1/E(a) floorspace over the three-year period, a decrease of around 1,600sqm in Financial and professional A2/E(c) uses, and an increase of over 1,700 sqm in Restaurant and Cafes A3/E(b) use floorspace. For the Retail use classes combined there was only a minor loss of 158 sqm over the three years.

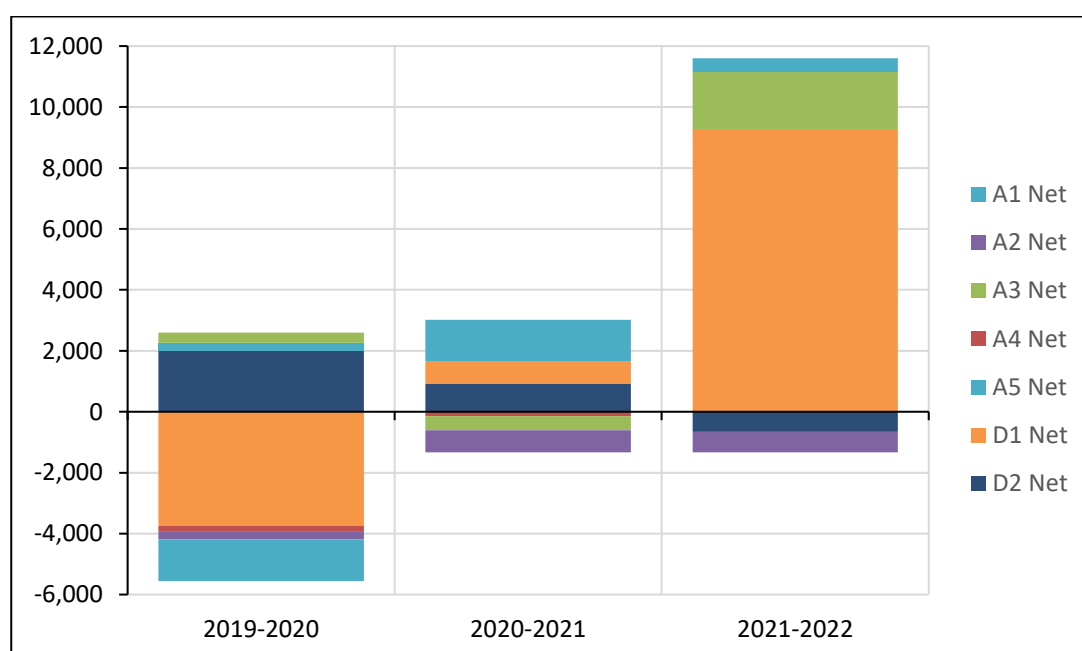
There was an overall increase of 6,200 sqm over the three-year period in the Non-residential Institutions (D1) use classes, with losses following the conversion of the Magistrates Court to Offices at Richmond in 2019/20, and the conversion to residential of the former St Michael's Convent in Ham in 2020/21. These were offset by gains following the opening of two new schools at Deer Park School, East Twickenham in 2019/20 and Turing House School, Whitton completed in 2021/22.

Assembly and Leisure (D2) uses increased by over 2,200 sqm over the period, with a gain of 2,000 sqm which included the conversion of a 1,000 sqm B8 unit at Upper Richmond Road West in East Sheen to a Gymnasium.

Table 12: Alternative employment floorspace net loss and gain (sqm) 2019/20 - 2021/22

	A1	A2	A3	A4	A5	D1	D2
2019-2020	-1,367	-271	337	-179	247	-3,740	2,013
2020-2021	1,355	-724	-458	-146	-	732	929
2021-2022	447	-672	1,873	-600	-	9,277	-659
Total	435	-1,667	1,752	-925	247	6,269	2,283

Figure 10: Alternative employment floorspace net loss and gain (sqm) 2019/20 - 2021/22



15. Employment Floorspace pipeline

In the three-year period to 2021/22 permissions granted have resulted in a net gain of 1,400sqm of Office floorspace, a loss of 800sqm Light industrial floorspace, a smaller loss of Industrial B2 uses, and a net loss of 520sqm storage and distribution B8 use floorspace.

The net gain of 810sqm of Office floorspace permitted in 2019/20 included the gain of 400sqm at Gainsborough House, Richmond (19/2438/FUL) and 200sqm at Westminster House, Richmond (19/0527/FUL). There was a loss of 270sqm with a permission to convert ancillary offices to residential use at Hampton Wick (19/0111/FUL).

The overall gain in Office floorspace resulting from 20 permissions in 2020/21 included the net gain of over 5,700sqm at the former House of Fraser department store in Richmond town centre (19/2392/FUL) which was offset by the loss of over 4,000sqm with the prior approval of change of use to residential at Mortlake Road, Kew (20/2093/GPD15).

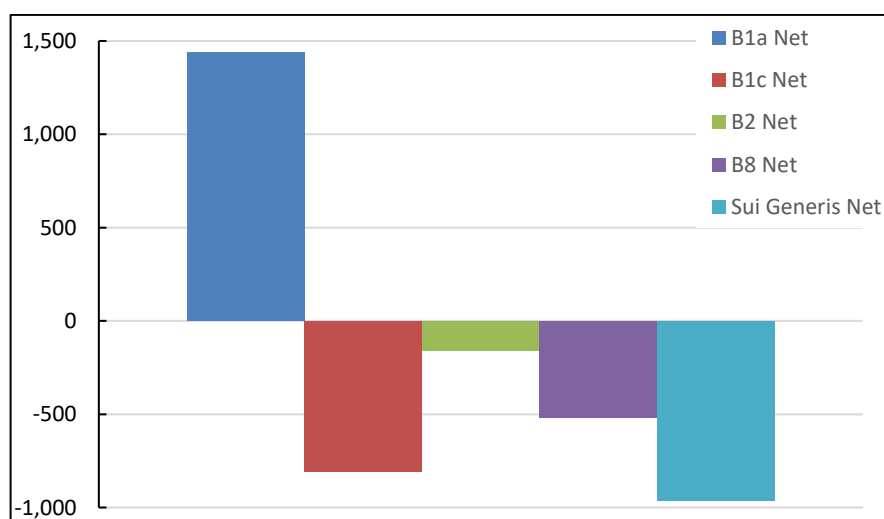
The net loss of Office floorspace permitted in 2021/22 resulted from 19 permissions, of which 9 were prior approvals for change of use to residential. The largest of these resulted in a net loss of over 500sqm each at 2 sites in Teddington and Richmond (21/1788/GPD15 and 21/0313/GPD15). A net gain of over 660sqm was permitted at Twickenham Film Studios (21/0094/FUL), and 500sqm with the change of use from Storage and distribution B8 uses to Offices at Mortlake Road, Kew (21/4079/PS192).

Losses in Sui Generis floorspace were generally low, apart from 2020/21 when change of use permissions were granted at Kew Biothane Plant (18/3310/FUL) and Hampton Delivery Office (20/1025/FUL) which amounted to almost 1,000sqm net loss. There were no Research and Development B1b/Eg(iii) permissions granted in the three-year period.

Table 13: Employment Floorspace planning approval gains and losses (sqm) 2019/20 - 2021/22

	Office	Light Industrial	Industrial	Storage and Distribution	Sui Generis	Total
2019-2020	810	-504	-157	-20	-172	-43
2020-2021	1,391	-485	0	0	-742	164
2021-2022	-764	182	0	-500	-50	-1,132
Total	1437	-807	-157	-520	-964	-1,011

Figure 11: Employment Floorspace planning approval gains and losses (sqm) 2019/20 - 2021/22



16. Appendix 1: Employment Floorspace completions Net sqm 2019/20 - 2021/22

Ref	Address	Proposal	Office, R&D, Light Industrial	Industrial	Storage and Distribution	Sui Generis
11/2882/FUL	35 Staines Road Twickenham TW2 5BG	Two-storey infill to the rear of the property and the partial change of use of the front ground floor from vacant offices (Use Class B1) to a single dwelling (Use Class C3).	-72			
14/2640/FUL	Douglas House Meadows Petersham Road Petersham	Demolition of existing scout hut and boat deck and replacement with new scout hut and boat deck in same location.				140
14/3011/FUL	2 Broad Street Teddington TW11 8RF	Refurbishment and remodelling of the existing dry cleaners (Use Class A1: Shops) and workshop (Use Class B1c: light industrial) including infill extensions and alterations, conversion of seven x one self-contained flats to six residential flats	15			
14/3823/FUL	54 - 56 Waldegrave Road Teddington TW11 8NY	Redevelopment of existing buildings including partial demolition to provide additional laboratory, office, and staff welfare.	550			
14/3983/FUL	Kings Road Garage Kings Road Richmond TW10 6EG	Demolition of existing buildings and erection of 2 pairs of two storey four bedroom townhouses, with basements, roofspace accommodation, associated landscaping and 4 car parking spaces.		-484		
14/4464/P3JPA	111 Heath Road Twickenham TW1 4AH	Change of use of part of the ground floor and first floor offices (B1a) to residential (C3) comprising 6 one bed residential units.	-264			

Ref	Address	Proposal	Office, R&D, Light Industrial	Industrial	Storage and Distribution	Sui Generis
14/4721/FUL	97A White Hart Lane Barnes London SW13 0JL	Demolition of the existing buildings and erection of a mixed-use residential-led redevelopment of two storeys over basement with roof accommodation and balconies and roof terraces comprising eight apartments; 401m ² of B1(a) floorspace; twelve car parking	401	-393		
14/4793/FUL	42 Sheen Lane East Sheen London SW14 8LP	Refurbishment of existing shop and refurbishment and part extension of existing 1st floor flat to provide 2 new 1 and 2 bed flats. Refurbishment and part demolition of existing 2 storey barn to provide new 2 bed 2 storey dwelling.			-256	
14/5306/FUL	21 - 21A St Johns Road Richmond	Change of use from B1 to residential (Number 21) and demolition of existing 2-storey dwelling (21A) with erection of back extension with basement	-127			
14/5364/P3JPA	22 Linden Road Hampton TW12 2JB	change of use from B1 office use to C3 residential use	-102			
15/1440/FUL	6 Second Cross Road Twickenham TW2 5RF	Demolition of existing single storey structure to allow the construction of a two-storey (1x1bed 2person) dwellinghouse including a study room; provision of one off-street parking space; hard and soft landscaping; boundary treatment and associated refuse/	-40			
15/2440/VRC	11 Sandycombe Road Richmond TW9 2EP	Variation of condition 2 of application 08/4792/FUL to allow for amendments including: - Introduction of clerestory windows to eastern elevation of office building;	-40			

Ref	Address	Proposal	Office, R&D, Light Industrial	Industrial	Storage and Distribution	Sui Generis
15/2452/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; Erection of new detached 3 Bed Family Unit.	13		-68	
15/4281/GPD15	31 Wick Road Teddington TW11 9DN	Change of use of office building (B1) to 4 bed family dwelling (C3).	-216			
16/0432/FUL	48 Glenthams Road Barnes London SW13 9JJ	Demolition of existing building and erection of three storey building plus basement to provide B1 use at basement, ground floor and first floor, and one 2 bedroom apartment above at second floor level.	64			
16/1344/FUL	208 - 210 Amyand Park Road Twickenham TW1 3HY	Conversion works to lower ground floor to provide 1No 1-bedroom flat and basement storage for use ancillary to upper ground floor minicab offices. Conversion of first floor to 2No. 1-bedroom flats				-138
16/1373/FUL	17 The Green Richmond TW9 1PX	Alterations and refurbishment to provide a single family dwelling house.	-220			
16/1903/FUL	63 Kew Green Kew	Change of use from office (B1) to residential (C3), demolition and rebuild of the existing single storey rear building, basement extension to Grade II listed building in the Kew Green Conservation Area.	-225			

Ref	Address	Proposal	Office, R&D, Light Industrial	Industrial	Storage and Distribution	Sui Generis
16/1935/GPD15	Garrick House 161 - 163 High Street Hampton Hill Hampton TW12 1NL	Change of use of ground, first and second floors from B1 (a) offices - C3 residential (21 flats together with 21 off-street parking spaces, 21 cycle spaces and two bin and recycling store area)	-1500			
16/2271/FUL	Garages Rear of 81 To 85 Woodville Road Ham	Erection of a detached office building.	11			
16/2409/FUL	National Physical Laboratory Hampton Road Teddington TW11 0LW	Erection of Advanced Quantum Laboratory building linked to the existing Darwin Building via a covered atrium space, incorporating 4 laboratories located on the ground floor, and plant housed in outbuildings.	1415			
16/2647/FUL	2 High Street Teddington TW11 8EW	Demolition of the existing office (B1a) building (395 sqm) and the erection a part five / part six-storey mixed-use building comprising a ground floor office / commercial unit (300 sqm) and 22 (11 x 1 and 11 x 2 bed) affordable 'shared ownership' apartment	-95			
16/2777/FUL	Ryde House 391 Richmond Road Twickenham TW1 2EF	Demolition of existing building. Construction of a new mixed use development comprising a food store (1,123m ² sales area) and primary school with associated car parking	-2500			
16/2975/GPD15	First And Second Floors 46 King Street Twickenham TW1 3SH	Change of use of vacant offices (B1) to residential use (C3) comprising 2 bed flat on 1st floor and 1 bed flat on second floor.	-135			

Ref	Address	Proposal	Office, R&D, Light Industrial	Industrial	Storage and Distribution	Sui Generis
16/3210/GPD15	123 High Street Whitton Twickenham TW2 7LQ	Change of use from B1 (Office) to C3 (Residential) comprising 4 x 1 bedroom flats.	-140			
16/3961/FUL	8 Barnes High Street Barnes London SW13 9LW	Demolition of rear stock room and yard to create a 2 bedroom dwelling over 2 floors with one integral parking space at ground level.			-38	
16/4772/GPD15	52 - 64 Heath Road Twickenham	Change of use of first floor from B1 office use to C3 residential use comprising 9 units (8 x 1 bed and 1 x 2 bed flats)	-420			
17/0164/GPD15	Ground Floor 101 Holly Road Twickenham TW1 4HQ	Change of use of ground floor officer from B1(a) (Office) to C3 (residential) use to provide 1 no. 1 bed dwelling unit	-48			
17/0396/FUL	Garage Site Craig Road Ham	Demolition of existing garages and creation of 3 x 1bed 2person flats and 1 x 2bed 3-person bungalow with associated parking and landscaping.				-752
17/0956/FUL	Rear Of 74 Church Road Barnes London SW13 0DQ	Proposed demolition of existing buildings and erection of residential-led mixed-use development and associated works.	120			

Ref	Address	Proposal	Office, R&D, Light Industrial	Industrial	Storage and Distribution	Sui Generis
17/1139/GPD15	108 Sherland Road Twickenham TW1 4HD	Change of use of property from B1a (office use) to C3 (residential) to provide 1 no. 4 bedroom dwellinghouse	-160			
17/1207/FUL	12 Princes Road Kew Richmond TW9 3HP	Redevelopment comprising ground floor Change of Use from MOT garage (B2) to a Dental Surgery (D1) and Office (B1); and replacement (over) of 1 no. 2-bed flat with 3 no. 2-bed flats; and associated landscaping.	110	-227		
17/1285/GPD15	First Floor 300 - 302 Sandycombe Road Richmond	Change of use from B1 office to C3 residential.	-123			
17/1286/VRC	Teddington Studios Broom Road Teddington	Variation of approved drawings attached to 14/0914/FUL to allow for the development of Block B as two blocks and an increase in the overall number of units from 220 to 238 and minor changes to the riverside walkway. To allow changes to the internal lay	-18717			
17/1453/FUL	100 Colne Road Twickenham TW2 6QE	Change of use of premises to live/work unit (mixed C3/B1(c) (sui generis)). First floor extension. Erection of timber screening to existing roof terrace. Alterations to existing elevations.	-6			
17/1621/FUL	3 Union Court Sheen Road Richmond	Conversion of First Floor Offices (B1) to Residential (C3) and Remodelling of Second Floor Flat.	-45			

Ref	Address	Proposal	Office, R&D, Light Industrial	Industrial	Storage and Distribution	Sui Generis
17/1937/FUL	2 - 3 Stable Mews Twickenham	Demolition of the existing coach houses to allow for the erection of two dwellinghouses (1x 2b 4p and 1x 2b 3p) with internal cycle and refuse/recycle storages.			-53	
17/2693/GPD15	246 Upper Richmond Road West East Sheen London SW14 8AG	Change of use from Class B1(a) office to Class C3 residential.	-30			
17/2939/FUL	54 White Hart Lane Barnes London SW13 0PZ	Part conversion of rear shop unit and single storey side/rear extension to form a studio flat.				-75
17/3340/FUL	Richmond Adult Community College And 7B Parkshot Richmond	Installation of new roof to infill existing atrium in connection with the use of the enclosed space as office (use class B1a)/education space (use class D1).	126			
17/3528/FUL	Richmond Upon Thames Magistrates Court 7 Parkshot Richmond TW9 2RG	Change of use from law court (class D1) to offices (class B1), construction of single storey roof top extension to provide office floor (class B1), ground floor side and rear extensions, replacement of glazing at ground and first floor, installation of g	4398			
17/4360/FUL	25 Kew Foot Road Richmond TW9 2SS	Demolition of existing single storey building and redevelopment with a two storey building providing approximately 870sqm of B1 floorspace (including in the roof space), off street car parking, upgrades to a public footpath, landscaping	450			

Ref	Address	Proposal	Office, R&D, Light Industrial	Industrial	Storage and Distribution	Sui Generis
17/4548/PS192	Richmond Railway Station Kew Road Richmond TW9 2NA	Signalling Equipment Rooms (SERs) within one building.				10
18/0334/FUL	Indigo House Holbrooke Place Richmond TW10 6UD	Removal of the existing rooftop plant and its replacement with a roof extension to provide usable office floorspace.	130			
18/0490/FUL	Unit 1 Medical Centre Dairy Court Orchard Road Richmond TW9 4FG	Change of use from D1 to B1 (Offices)	310			
18/0755/FUL	Suite 5 47 St Margarets Grove Twickenham TW1 1JF	Change of use of Suite 5 and associated parking space from B1(a) (Offices) to a massage clinic (Us Class D1).	-75			
18/0820/FUL	172 - 176 Upper Richmond Road West East Sheen London SW14 8AW	Change of use to Class D2 (gymnasium) and associated external alterations.			-1095	
18/0860/GPD15	2 Elmfield Avenue Teddington TW11 8BS	Change of use from B1(c) to C3 to provide seven new self-contained studio residential dwellings.	-331			

Ref	Address	Proposal	Office, R&D, Light Industrial	Industrial	Storage and Distribution	Sui Generis
18/1360/GPD15	1 Coval Passage East Sheen London SW14 7RE	Change of use of ground floor from B1 (office) to C3 (dwellinghouse) to provide a 1 bedroom unit.	-36			
18/1808/FUL	12 - 14 Church Lane Teddington	Demolition of existing building in Use Class B8 (storage and distribution) and change of use of land to C3 (residential) use. Erection of a part two storey part single storey building to provide 4 bed (4B8P) dwellinghouse with associated parking, hard an			-425	
18/1817/GPD15	9 Elmtree Road Teddington TW11 8SJ	Change of use from an office (Use Class B1(a)) to residential (Use Class C3) to provide 1 x 4 bed dwellinghouse.	-140			
18/1982/FUL	Burleigh House 73 - 75 Sheen Road Richmond TW9 1YJ	Temporary change of use for a 10 year period of the ground and first floor from B1a (Office) to D1 (Specialist Pre-School Provision) to be used by Small Steps support service only	-518			
18/2086/FUL	1 And 1A White Hart Lane Barnes London SW13 0PX	Change of use of ground floor to 'flexible use' (Use Class A1 and/or A2 and/or A3) and upper floor to D1 (education and training centre).	-264			
18/2456/FUL	87 Kew Green Kew Richmond TW9 3AH	Change of use from public toilets to joinery shop, installation of windows and replace existing doors		73		-73

Ref	Address	Proposal	Office, R&D, Light Industrial	Industrial	Storage and Distribution	Sui Generis
18/2568/FUL	Dairy Court Orchard Road Richmond TW9 4NY	Change of use of unit 2 to a children's fitness centre (Class D2), associated minor physical alterations including a new entrance door. Installation of air conditioning units.	-310			
18/3254/FUL	17 Broad Street Teddington TW11 8QZ	Change of use of rear part of ground floor from A1(Retail) to Office/study (B1(a)) use.	37			
18/3613/GPD15	108 Shacklegate Lane Teddington TW11 8SH	Change of use from office B1(a) to C3 (Residential) use to provide 1 x 1 bed dwellinghouse.	-48			
18/3804/FUL	139 - 143 Station Road Hampton TW12 2AL	Demolition of buildings on site and construction of a 3 storey building fronting Station Road, comprising 254sqm ground floor light industrial use (B1c Use Class) with 7 apartments above (5No. 2B4P flats and 2No. 1B2P flats) and a 2 storey building	256	-180		
18/3815/GPD15	42 - 42A High Street Hampton Wick Kingston Upon Thames KT1 4DB	Change of use of two detached buildings and the associated curtilage from light industrial use (Class B1(c)) to residential use (Class C3) to provide 7 x 1 bedroom units and 1 x 2 bedroom unit.	-298			
18/3838/FUL	Public Convenience at Buccleuch Gardens Petersham Road Richmond TW10 6UY	Conversion of redundant toilet block to cafe including external alterations				-52

Ref	Address	Proposal	Office, R&D, Light Industrial	Industrial	Storage and Distribution	Sui Generis
18/3941/GPD15	Sherwood House Forest Road Kew TW9 3BY	Change of use from office (B1) to three residential units (C3), with associated car parking provision.	-328			
18/4176/FUL	303 - 305 Uxbridge Road Hampton TW12 1AW	Change of use of 10 parking spaces to hand car wash and valeting operation including the installation of a cabin, erection of a canopy and erection of a fence.				12
19/0078/FUL	Kneller Gardens Pavilion Cafe Meadway Twickenham TW2 6PQ	Change of use of existing WC and amenity Pavilion including minor alterations and change of use to Cafe with WCs and changing room (sui generis)				-46
19/0181/GPD15	95 South Worple Way East Sheen London SW14 8ND	Change of use from B1 (Offices) to C3(a) (Dwellings) (1 x 1 bed).	-48			
19/0347/GPD15	Albion House Colne Road Twickenham TW2 6QL	Change of use from B1(a) Office use to C3 Residential use to provide 3 x 1 bed and 1 x 2 bed flats with associated internal refuse and cycle storage.	-174			
19/0399/ES191	120 St Margarets Road Twickenham TW1 2AA	Use of part basement, part ground floor as a hairdresser. Use of part basement, part ground floor, first and second floor of the premises as a medical use including health consulting and rehabilitation with ancillary health care.	-50			

Ref	Address	Proposal	Office, R&D, Light Industrial	Industrial	Storage and Distribution	Sui Generis
19/0407/FUL	135 Sheen Lane East Sheen London SW14 8AE	Change of use from Sui-Generis (Tanning Salon) to A1/D1/D2 (Retail/Sports Treatments/Yoga Classes).				-95
19/0475/FUL	1 - 2 Archer Mews Hampton Hill TW12 1RN	Construction of additional storey, two storey front extension, replacement windows and doors on all elevations and alterations to external materials on elevations to facilitate the change of use of building and 6 no. parking spaces from offices (Class B1(-267			
19/0867/FUL	383 St Margarets Road Twickenham TW1 1PP	Conversion of ground and first floor storerooms and single-storey extension to form a new maisonette.			-10	
19/0937/FUL	109 High Street Hampton Hill Hampton TW12 1NJ	Change of use from retail (A1 Use Class) to a beauty and nail salon (Sui Generis).				50
19/1100/FUL	208 - 212 Amyand Park Road Twickenham TW1 3HY	Change of use of rear part of upper ground floor to C3 (residential) to create 1 no. 1B1P flat, alterations to the front elevation, and minor internal changes to the lower ground floor associated with the commercial unit.	-37			
19/1101/VRC	23 Waldegrave Road Teddington TW11 8LA	Variation of condition U54192 - Approved Drawings of planning permission ref: 18/2112/FUL dated 20.12.2018 to allow units 1 & 2 to be reduced in size, floor levels and roof of unit 1 to be raised	398	-214	-215	

Ref	Address	Proposal	Office, R&D, Light Industrial	Industrial	Storage and Distribution	Sui Generis
19/1334/FUL	Vineyard Heights Mortlake High Street Mortlake London SW14 8JN	Continued of use of room 107 on the first floor and rooms 217 and 221 on the second floor for mixed Class B1 (offices)/Class D1 use for a language school.	-17			
19/1346/FUL	15 High Street Hampton Wick Kingston Upon Thames KT1 4DA	Change of use from mixed retail/restaurant (A1 & A3) to use as a massage, beauty, and hair salon (sui generis).				104
19/1435/FUL	19 Station Road Barnes London SW13 0LF	Change of use from Class A1 to flexible use to include Class A1, A2, B1(a) and a Pilates Studio (Class D2) use.	20			
19/1602/GPD15	106 Shacklegate Lane Teddington TW11 8SH	Change of use from B1(a) (office) to C3 (residential) to provide 1 x 1 bed self-contained residential dwelling.	-68			
19/1620/GPD15	Argyle House 1 Dee Road Richmond	Conversion of basement from B1(a) office to C3 residential to provide 2 x 1 bed self-contained residential flats.	-150			
19/1622/FUL	28 Second Cross Road Twickenham TW2 5RF	New rear second floor addition, alterations to the existing roof to facilitate the conversion of 1 bedroom flat into 1 x 2 bed duplex flat with a study and 1 x 2 bed duplex flat.	-130			

Ref	Address	Proposal	Office, R&D, Light Industrial	Industrial	Storage and Distribution	Sui Generis
19/1649/GPD15	57B York Street Twickenham TW1 3LP	Conversion of B1(a) office unit at rear ground floor to C3 residential to provide 1 self-contained residential flat. (Proposal description corrected).	-36			
19/1704/FUL	105 High Street Hampton Hill TW12 1NJ	Mixed use as a medico-beauty clinic and retail shop (A1/D1 Use Class).				20
19/1916/FUL	Claremont Cattery 144 Buckingham Road Hampton TW12 3JR	Replacement of the existing cattery outbuildings (sui generis use)				83
19/1938/FUL	1-3 Baylis Mews Amyand Park Road Twickenham	Change of use of premises from B1(a) use to flexible use for B1(a) or D1 uses	-95			
19/1997/GPD23	1A - 3A Holly Road Hampton Hill Hampton TW12 1QF	Change of use of property from B1(c) light industrial use to C3 residential (1x2 bedroom house)	-120			
19/2071/FUL	169A High Street Hampton Hill Hampton TW12 1NL	Change use of the existing A1 shop to Sui Generis (nail and beauty salon).				74
19/2746/FUL	155 St Margarets Road Twickenham TW1 1RG	Change of use from A2 to a mixed use comprising A1/Sui Generis (hairdressers/nail salon).				46

Ref	Address	Proposal	Office, R&D, Light Industrial	Industrial	Storage and Distribution	Sui Generis
19/2748/FUL	116 Sheen Road Richmond TW9 1UR	Change of use of rear part of premises from Hair Salon (A1 Retail) to Hair & Beauty Salon (Sui Generis)				27
19/2796/GPD15	115 White Hart Lane Barnes London SW13 0JL	Change of use of the ground and basement from B1(a) office use to Class C3 (dwellinghouse) as a single self-contained 3 bedroom flat.	-127			
19/2873/FUL	16 Eton Street Richmond TW9 1EE	Change of use of A1 (retail) use to a unit enabling retail at the front and dog grooming at the rear of the premises (sui generis use)				17
19/3076/PS192	Sovereign Gate 18 - 20 Kew Road Richmond TW9 2NA	Confirmation for the use of the premises as B1(a) as conditioned under planning permission 11/0246/COU, now that the use of the police station has ceased and permanently closed.	1360			-70
19/3197/FUL	359 Upper Richmond Road West East Sheen London	Change of use of ground floor from A2 (financial and professional services) to Sui Generis (beauty spa and wellness centre focussing on rehabilitation).				42
19/3386/FUL	Berkeley House 85 Sheen Road Richmond TW9 1AX	The change of use of the ground floor and first floor from B1a (Office) to D1 (Orthodontic Practice)	-260			
19/3456/FUL	71 Lower Richmond Road Mortlake London SW14 7HJ	Change of use from A1 (Retail) to Sui Generis (acupuncture/natural remedies/massage)				121

Ref	Address	Proposal	Office, R&D, Light Industrial	Industrial	Storage and Distribution	Sui Generis
19/3597/FUL	243 Sandycombe Road Richmond TW9 2EW	Change of Use A1 (Retail) to Sui-Generis (Beauty Salon) at ground floor				54
19/3623/FUL	34 Percy Road Hampton TW12 2HE	Continued use of building as a car sales business (sui generis).			-220	220
19/3806/PS192	81 Priors Road Hampton TW12 2PH	Use of room in property for business use (beauty treatment)				12
19/3852/GPD15	59 North Worple Way Mortlake London	Change of use of ground floor from B1a office to C3 (Residential) use comprising 1x studio flat and 1x 1 bedroom flat	-146			
19/3854/ES191	Flat 1 Heron Court 3 - 5 High Street Hampton TW12 2SQ	Use of Flat 1 (basement) as C3 residential.	-80			
19/3913/GPD15	2A Talbot Road Isleworth TW7 7HH	Change of use from office (B1A) to residential (C3) to create 2x 1 bedroom flats	-96			
20/0189/FUL	13 York Street Twickenham TW1 3JZ	Replacement shop front and subdivision of premises to facilitate part change of use of ground floor from existing A1 use (dry cleaners) to hair & beauty salon (sui generis)				14

Ref	Address	Proposal	Office, R&D, Light Industrial	Industrial	Storage and Distribution	Sui Generis
20/0303/FUL	341 Upper Richmond Road West East Sheen London SW14 8QN	Demolition of existing part single, part double storey rear extension, change of use of part ground, first and second floors from A2 to C3 residential use and erection of two-storey rear extension and mansard roof extension incorporating solar panels to f	-136			
20/0327/FUL	124 Colne Road Twickenham TW2 6QS	Use of previous community cafe with childcare on site as an extension to existing nursery at 127 Colne Road with a room for babies up to the age of three and the old office to become a sleeping area.				-113
20/0340/FUL	394 Richmond Road Twickenham TW1 2DY	Change of use of ground floor from Use Class A1 to sui generis use comprising a cafe (at front) and Pilates studio (to rear).				81
20/0450/FUL	115 White Hart Lane Barnes London SW13 0JL	Lowering of existing basement level with lightwells and new external access from basement to ground level, new railings on front elevation, replacement windows to facilitate creation of additional B1 (a) Office floorspace.	127			
20/0585/FUL	Unit 3 172 - 174 Colne Road Twickenham TW2 6RE	Personal and temporary 2-year change of use from B8 (storage and distribution) to D2 (personal training studio)			-63	
20/0838/FUL	4 And Part of Ground Floor Of 5 King Edward Mews Barnes London	Change of use of ground floor office from B1(a) to C3 (residential) use and alterations to ground floor of 5 King Edward Mews to facilitate the enlargement/inclusion as part of Existing Dwelling at 4 King Edward Mews	-69			

Ref	Address	Proposal	Office, R&D, Light Industrial	Industrial	Storage and Distribution	Sui Generis
20/1056/FUL	Unit 6 13 St Johns Road Hampton Wick Kingston Upon Thames KT1 4AN	Change of use from dentists' surgery on ground floor and residential flat on first floor to single dwellinghouse	-19			
20/1264/FUL	49 - 53 York Street Twickenham TW1 3LP	Temporary change of use for a 10 year period of the second floor from office (use Class B1a) to a flexible use comprising office (B1a) and/or training (D1).	-97			
20/1295/FUL	Quadrant House The Quadrant Richmond	Proposed demolition of existing two-storey rear extension to B1(a) office building and external escape stairs. Creation of two storey rear extension on second and third floor levels, new 4 storey stair enclosure and roof extension and alterations to fire	426			
20/1487/FUL	115 North Road Kew Richmond TW9 4HJ	Change of use of premises from taxi-office (Sui Generis) to A1 (Retail) use (retrospective).				-24
20/1579/FUL	73 High Street Hampton Hill TW12 1NH	Alterations to the existing shopfront and reduction to ground floor floorspace to facilitate C3 (residential) M4 (2) 'accessible and adaptable dwelling' 2 bed flat at ground floor level. C3 (Residential) Use at part ground level and first floor level. Rep	-150			

Ref	Address	Proposal	Office, R&D, Light Industrial	Industrial	Storage and Distribution	Sui Generis
20/1696/GPD15	18 - 22 Church Street Hampton TW12 2EG	Conversion of offices (Use Class B1a) to 14 flats (Use Class C3)	-580			
20/1874/ES191	4 Magna Square East Sheen London SW14 8LH	Use of the property as a single dwellinghouse	-37			
20/1949/ES191	2A Ferry Road Barnes London SW13 9RX	Establish use of property as residential dwellinghouse.	-45			
20/2122/FUL	110 - 116 Upper Richmond Road West East Sheen London	Replacement shopfront, replacement windows on side and rear elevations to facilitate change of use from Sui Generis [car showroom] to D1 Veterinary Clinic and associated hard and soft landscaping and cycle racks				-275
20/2284/GPD15	First And Second Floors 296 Sandycombe Road Richmond TW9 3NG	Conversion of 87 square metres of floorspace from B1(a) to C3 (residential) to create 1 studio unit and 1 x 1 bedroom unit	-87			
20/2292/FUL	483 Upper Richmond Road West East Sheen London SW14 7PU	Change of use from A1 (Retail) to Sui Generis dog grooming.				50

Ref	Address	Proposal	Office, R&D, Light Industrial	Industrial	Storage and Distribution	Sui Generis
20/2464/PS192	7 Orchard Road Richmond TW9 4AQ	Use of 1No. first floor room as an office for minicab telephone bookings and administration.	12			
20/2469/FUL	35 Church Street Twickenham TW1 3NR	Change of use from betting shop (sui generis) to commercial, business and service use (Class E)				-139
20/2808/FUL	187 Richmond Road Twickenham TW1 2NJ	Change of use from Use Class E to Medical micropigmentation and semi-permanent make up clinic (sui generis).				20
20/3213/FUL	202A - 202B Upper Richmond Road West East Sheen London SW14 8AN	Retrospective change of use from A1 to Sui Generis (Massage and Special Treatments)				62
20/3399/ES191	1 Magna Square East Sheen London SW14 8LH	Use of the property as a single dwellinghouse	-37			
20/3526/PS192	111 - 113 Waldegrave Road Teddington TW11 8BB	Proposed use as a day nursery.	-610			
20/3762/FUL	The Richmond Club 115 - 117 Kew Road Richmond TW9 2PN	The Change of use from Public House to Commercial Proprietary Club (Retrospective)				115

Ref	Address	Proposal	Office, R&D, Light Industrial	Industrial	Storage and Distribution	Sui Generis
20/3776/PS192	167 Lower Richmond Road Mortlake London SW14 7HX	Change of use of ground floor office accommodation to veterinary surgery	-25			
21/0323/GPD15	1A May Road Twickenham TW2 6QW	Change of use of an end of terrace two storey building from office (B1) to residential use (Class C3)	-92			
21/0432/FUL	Royal Botanic Gardens Kew Green Kew Richmond TW9 3AB	Demolition of existing staff welfare building and replacement with new single storey staff welfare building.				-9
21/0556/FUL	71 White Hart Lane Barnes London SW13 0PP	Change of use from 'Sui Generis (laser and skin clinic)' to 'Sui Generis (beauty salon) and E(a)'				-41
21/0568/GPD13	664 Hanworth Road Whitton	Proposed change of use of part ground floor (for access & refuse) & first floor of betting office to class C3 2 nos. self-contained Residential Units with associated external (access to ff) & internal alterations				-120
21/1032/FUL	664 Hanworth Road Whitton Hounslow TW4 5NP	Proposed Change of use of part GF betting shop to takeaways (sui generis). installation of an extraction flue on rear elevation with associated external and internal alterations				68

Ref	Address	Proposal	Office, R&D, Light Industrial	Industrial	Storage and Distribution	Sui Generis
21/1113/ES191	2 Magna Square East Sheen London SW14 8LH	Established use as single family dwelling.	-44			
21/1163/ES191	19 Orleans Road Twickenham TW1 3BJ	Use of property as a single residential dwelling	-27			
21/1203/FUL	21 - 23 Kew Road Richmond TW9 2NQ	Change of use of ground floor commercial premises from Class E (Commercial, Business and Service) Use to a hot food takeaway (sui generis use) incorporating a new plant/extract system to rear				111
21/1231/FUL	1 Broad Street Teddington TW11 8QZ	Change of use from Retail to Tattoo Shop (Sui Generis).				89
21/2370/FUL	The Cabbage Patch 67 London Road Twickenham TW1 3SZ	Part change of use from "Sui Generis" (public house) to a mixed use of "Sui Generis" (public house) and Use Class F1 (education).				450
99/2063	6 Boileau Road Barnes	Proposed Dwelling House.			-74	