



Planning permission has been granted to remodel and extend vacant offices in Richmond into five residential apartments, returning a vacant building into use, in a sustainable manner

Planning Potential were appointed to the project following pre-application discussions previously undertaken by the client. We reviewed the response and prepared an appraisal outlining how best to address the matters raised by the planning authority.

Although the property was originally constructed as a Victorian dwellinghouse, it had subsequently been converted into an office. Due to employment protection policies, marketing evidence was required to demonstrate that the office space was no longer needed or viable. We worked closely with local agents to prepare marketing information to support the application, ensuring it met all the criteria outlined in the local plan policy.

We also appointed viability consultants to advise our client on the requirement for an affordable housing contribution. It was determined that a policy compliant contribution would render the scheme unviable, and a viability case was prepared to support the application. The marketing case was accepted by the Council's Planning Policy team and the Council's external viability assessors agreed the scheme would not be able to support an affordable housing contribution.

Additionally, we collaborated with the architect to adapt the design in response to the pre-application design comments. We ensured that the application was supported by all the necessary supporting reports, including an energy statement, BREEAM report, tree report, transport statement and car parking surveys, daylight assessment, flood risk assessment and fire strategy.

We liaised closely with the planning officer through the application process, promptly responding to comments received. Having addressed all planning requirements, we were delighted to secure a delegated approval for our client.

Summary of Achievements

- Review of pre-application response and advice on planning application strategy
- Project management of all consultants and supporting reports
- Maintaining close liaison with the planning officer, resulting in a successful delegated approval with no onerous conditions

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