

Application reference: 08/3097/NMA
HAM, PETERSHAM, RICHMOND RIVERSIDE WARD

| Date application received | Date made valid | Target report date | 8 Week date |
|---------------------------|-----------------|--------------------|-------------|
| 17.12.2013 | 17.12.2013 | 14.01.2014 | 14.01.2014 |

Site:

18 Petersham Road, Richmond, TW10 6UW,

Proposal:

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.

Status: Pending Consideration (If status = HOLD please check that all is OK before you proceed any further with this application)

APPLICANT NAME

Frontier Estates (Surrey) LTD

AGENT NAME

Mr Graham Allison
5 Bolton Street
London
NIJ 8BA

DC Site Notice: printed on and posted on and due to expire on

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

-

History: Development Management, Appeals, Building Control, Enforcements:

Development Management

Status: GTD

Date: 14/03/2001

Application: 99/2927/DD01

Details Pursuant To Condition Pk06au (cycle Parking) Of Planning Permission 99/2927/ful.

Development Management

Status: GTD

Date: 02/04/2002

Application: 02/0339

Erection Of Non Illuminated Projecting Sign.

Development Management

Status: REF

Date: 02/03/1989

Application: 89/0059/FUL

Alterations To Entrance Door And Windows.provision Of Pedestrian Access

Development Management

Status: PCO

Date: 07/07/1989

Application: 89/1119/FUL

Installation Of New Door To Petersham Road Frontage.

Development Management

Status: REF

Application: 99/1084

Date:25/06/1999

Erection Of Wall Mounted Air Conditioning Units.

Development Management

Status: GTD

Date:14/06/2000

Application:99/2927

Demolition Of Single Storey Workshop Building At Rear Of Site And Glazed Pitched Roof Above Service Yard. Erection Of New Roof Extension To Form An Additional Floor. Relaxation Of Condition Ns01 Of Planning Permission 97/0377/ful To Allow U

Development Management

Status: REF

Date:14/07/2006

Application:05/3802/FUL

Demolition of single storey rear workshop and glazed pitched roof above service yard. Erection of additional floor and mezzanine level on top of the existing building, to form six residential units consisting of 2 x three bed, 1 x two bed and 3 x one bed units. Creation of new front opening to access existing office units, and creation of new rear opening to service the residential and office units and erection of cycle storage for six bicycles.

Development Management

Status: GTD

Date:07/09/2007

Application:05/3802/DD01

Details of S106 Agreement pursuant to Inspectors decision dated 27.06.07

Development Management

Status: GTD

Date:02/07/2009

Application:08/3097/FUL

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.

Development Management

Status: GTD

Date:03/05/2012

Application:08/3097/DD01

Details pursuant to condition U25749 (sound insulation) of planning permission 08/3097/FUL.

Development Management

Status: GTD

Date:22/06/2012

Application:08/3097/DD02

Details pursuant to conditions U25742 (details to specified scale) and U25743 (materials) of planning permission 08/3097/FUL.

Development Management

Status: GTD

Date:06/07/2012

Application:08/3097/DD03

Details pursuant to condition DS01A (Mobility housing), DV18A (Refuse arrangements) and PK06A (Cycle parking) of planning permission 08/3097/FUL.

Development Management

Status: PCO

Date:

Application:08/3097/NMA

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.

Appeal
Validation Date:
05.07.2006
Reference:
06/0092/AP/REF

Demolition of single storey rear workshop and glazed pitched roof above service yard. Erection of additional floor and mezzanine level on top of the existing building, to form six residential units consisting of 2 x three bed, 1 x two bed and 3 x one bed units. Creation of new front opening to access existing office units, and creation of new rear opening to service the residential and office units and erection of cycle storage for six bicycles.

Building Control
Deposit Date:
05.07.2000
Reference:
00/1300/FP

New second floor structure over existing building and internal alterations.

Building Control
Deposit Date:
07.03.2001
Reference:
00/1300/1/FP

New second floor structure over existing building and internal alterations.

Enforcement
Opened Date:
20.04.2012
Reference:
12/0193/EN/UBW

Enforcement Enquiry

Constraints:

Professional Comments:

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES / NO

I therefore recommend the following:

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

Case Officer (Initials): JN

Dated: 08/01/2014

I agree the recommendation:

Team Leader/Development Control Manager

Dated: 9.1.14

This application has been subject to representations that are contrary to the officer recommendation. The Development Control Manager has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Development Control Manager:

Dated:

| |
|------------------------|
| REASONS: |
| CONDITIONS: |
| INFORMATIVES: |
| UDP POLICIES: |
| OTHER POLICIES: |

The following table will populate as a quick check by running the template once items have been entered into Uniform

SUMMARY OF CONDITIONS AND INFORMATIVES

| | |
|----------------------|--|
| CONDITIONS: | |
| | |
| INFORMATIVES: | |
| | |

ADDITIONAL NOTES CONTINUED FROM ABOVE:

08/3097/NMA

18 Petersham Road, Richmond, TW10 6UW

Site and Surroundings:

The application site consists of a turn of the century brick built building that was formerly used as a bottling plant located within the Richmond Hill Conservation Area.

The site is not under any Article 4 directions, but is located within the Richmond Hill Conservation Area and locally listed as a Building of Townscape Merit.

Proposal:

Application 08/3097/FUL was granted permission for the erection of an additional floor (including mezzanine level) on top of existing building to form seven residential units with car parking facilities and alterations to front and rear elevations of existing building.

This application proposes to amend the scheme to add an approved drawings condition to the consent.

Application received:

17.12.2013

Professional comment:

New changes were brought in by the Government in October 2010, to allow for changes to be made to the legislation to introduce a mechanism for making minor material amendments to existing planning permission. This is normally carried out by amending an approved drawings condition imposed on the planning consent. Where this condition does not exist, the Guidance for these changes '*Greater Flexibility in Planning Permissions*' states that it would be possible to add a condition under S.96A of the Town and Country Planning Act 1990 (non material amendments procedure).

The original consent for this application was approved without this condition and the applicants have applied under the Non Material Amendments procedure to add this condition to the consent. No other changes are proposed to the scheme and the Council therefore raises no objection to the imposition of a condition stating the approved drawings as per the original decision notice.

on informative placed on