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PLANNING STATEMENT

in support of

CONVERSION OF 6-10 HIGH STREET TO FORM 3 NEW DWELLINGS WITH PROVISION OF COMMERCIAL SPACE IN PART GROUND FLOOR OF 10 HIGH STREET TOGETHER WITH ERECTION OF 3 NEW DWELLINGS TO THE REAR OF 6-10 HIGH STREET TOGETHER WITH PARKING AND ASSOCIATED WORKS FOLLOWING THE DEMOLITION OF EXTENSIONS TO THE REAR OF 6-10 HIGH STREET

AT 6-10 HIGH STREET/LAND TO THE REAR, HAMPTON WICK KT1 4DB

PREPARED BY D&M PLANNING LTD ON BEHALF OF COUNTRYWIDE DESIGN LIMITED

27 FEBRUARY 2014



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1.00 SUMMARY OF PROPOSED DEVELOPMENT

1.01 The proposal comprises the conversion of 6-10 High Street, Hampton Wick to form 3 dwellings with provision of commercial use on the ground floor of 6 High Street together with erection of 3 new dwellings to the rear of 8 High Street including the repair and restoration of listed buildings following the demolition of extensions to the rear of 6-10 High Street, Hampton Wick.

1.02 Existing access to the site is provided from the Old Bridge Street located to the south of the application site. No. 10 High Street does provide a set of double doors leading to the rear of the site and it is proposed to utilise this access to serve one of the dwellings within the existing building of 10 High Street.

1.03 The application follows pre-application discussion with planning and conservation officers at Richmond Borough Council. The scheme has been amended to include planning and heritage officer comments.

1.04 The site's principal elevation is to the west along the High Street. The application site comprises of two separate (but attached) buildings; 6-8 High Street which is a three storey attached property and is Grade II statutory listed and 10 High Street attached to 6-8 but provided over two storeys. To the rear (east) of 6-10 High Street are more modern 20th century extensions. The council



consider 10 High Street to also be Grade II Listed due to the importance of the building being attached to that of the grade II statutory listed 6-8 High Street. The heritage records indicate 6-8 would have been two separate properties but as the site stands today comprise of one building. The two separate but attached buildings of 6-8 and 10 High Street are in a very poor state of repair, having been in commercial use and having been neglected in terms of basic maintenance and repair for many years. Both properties are uninhabitable inside as both the Heritage Statement in the D&AS and the submitted architectural and historic appraisal demonstrates.

- 1.05 The application is essentially one of two parts: the first being the conservation and restoration of 6-10 High Street with viable and appropriate mixed use to ensure the long term retention and restoration of the heritage asset and secondly the erection of three new dwellings located to the rear of the application site following the demolition of extensions. This element of the proposed development enables the viable restoration of the existing buildings fronting the High Street, one of which is Grade II statutory listed.

2.00 ENVIRONMENTAL IMPACT ASSESSMENT STATEMENT

- 2.01 In accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 Part 2 4(3), the development scheme has been ‘self-screened’ to ascertain whether the proposed development comprises a project subject to EIA Regulations 2011.

- 2.02 The proposed development does not comprise of development within Schedule 1 of the EIA Regulations 2011. The development could be considered to comprise of development contained within Schedule 2 Column 1 10B development contained namely Infrastructure Projects and “Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas”. The development does not meet the applicable thresholds and criteria within Column 2 of Schedule 2 as the site area as it is under 0.5 hectares, being measured at 0.053 hectares. The proposal is not



considered to result in a significant effect upon the environment and does not meet criteria contained within Schedule 3 of the EIA Regulations 2011. On this basis, the scheme is not considered EIA development.

3.00 PLANNING STATEMENT

3.01 The application proposes the conversion of two existing attached buildings to provide 3 dwellings and provision of commercial space on the ground floor of 10 High Street together with erection of 3 new dwellings on land to the rear of the site, detached from 6-10 High Street, following demolition of modern extensions at 6-10 High Street, Hampton Wick.

3.02 Planning policies relevant to the consideration of the proposed development under section 38(6) of the Planning and Compulsory Purchase Act 2004 are as follows:

- National Planning Policy Framework (27 March 2012) (NPPF)
- Policies CP1, CP2, CP3, CP5, CP6, CP7, CP8, CP11, CP14, CP15 and CP16 of the London Borough of Richmond Upon Thames Core Strategy (April 2009)
- Policies relating to waste collection and disposal in the London Borough of Richmond Upon Thames Unitary Development Plan 1st Review (March 2005)
- Policies DM OS1, OD2, OD6, OS3, OS5, TC2, HD2, HD7, HO3, HO4, HO6, EM1, EM2, TP8, DC1, DC5, DC6 and DC9 of the London Borough of Richmond Upon Thames Development Management Plan (November 2011)
- The London Plan (Revised Early Minor Alterations 11 October 2013)
- London Borough of Richmond Upon Thames Supplementary Planning Documents:

Design Quality (February 2006)



Front Garden and other Off-Street Parking Standards (September 2006)

Residential Development Standards (March 2010)

Shopfronts (March 2010)

Sustainable Construction Checklist (August 2011)

Small and Medium Housing Sites (February 2006)

- London Borough of Richmond Upon Thames Supplementary Planning Guidance:

Affordable Housing (February 2003)

Design for Maximum Access (1991)

House Extensions and External Alterations (September 2002)

Recycling for New Development (2004)

Security by Design (2002)

- English Heritage Guidance:

The Setting of Heritage Assets (Revised June 2012)

Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (June 2008)

Enabling Development and the Conservation of Significant Places (June 1999 Revised June 2012)

3.03 The above-mentioned policies both with the adopted Core Strategy (2009) and those within adopted Supplementary Planning Documents/Guidance form the basis of considering applications under Section 38(6) of the Planning and Compulsory Purchase Act 2004.

3.04 Paragraphs 214 and 215 of the NPPF state the following:

214 For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted since 2004 even if there is a limited degree of conflict with this Framework.*



**In development plan documents adopted in accordance with the Planning and Compulsory Purchase Act 2004 or published in the London Plan*

215 *In other cases and following this 12 month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).*

3.05 The London Borough of Richmond Upon Thames Core Strategy Development Plan Document was adopted April 2009 and therefore this Development Plan document satisfies paragraphs 214 and 215 of the NPPF. However, the Council do have a limited number of ‘saved’ Unitary Development Plan policies that supplement their adopted Core Strategy. For the purposes of considering planning applications in accordance with the Development Plan as stated within Section 38(6) of the Planning and Compulsory Purchase Act 2004, this planning statement takes the NPPF, adopted Core Strategy (2009) and ‘saved’ Unitary Development Plan (1st Review 2005) policy (where those policies are consistent with the NPPF) together with the adopted Development Management DPD (November 2011) in to account in respect of assessing the proposed residential and part commercial conversion of 6-10 High Street, Hampton Wick together with the provision of 3 new dwellings to the rear of the site against the Development Plan.

PLANNING PRINCIPLES

Sustainable Development

3.06 Paragraph 6 of the NPPF states:

The purpose of the planning system is to contribute to the achievement of sustainable development. The policies in paragraphs 18 to 219, taken as



a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

3.07 Paragraph 14 of the NPPF goes on to state:

At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

For decision-taking this means:

- *approving development proposals that accord with the development plan without delay; and*
- *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
- *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
- *specific policies in this Framework indicate development should be restricted.*

3.08 Policy CP1 of the London Borough of Richmond Upon Thames Council Core Strategy echoes the importance of sustainable development as the basis for land use planning decisions within the borough. Policy CP1 states:

1.A The policy seeks to maximise the effective use of resources including land, water and energy, and assist in reducing any long term adverse environmental impacts of development. Development will be required to conform to the Sustainable Construction checklist, including the requirement to meet the Code for Sustainable Homes level 3 (for new homes), Ecohomes "excellent" (for conversions) or BREEAM "excellent" (for other types of development). This requirement will be adjusted in future years through subsequent DPDs, to take into account the then prevailing standards in the Code for Sustainable Homes and any other National Guidance, and ensure that these standards are met or exceeded.

1.B Appropriate location of land uses

Facilities and services should be provided at the appropriate level locally, taking account of the network of town centres identified in policy CP8. Higher density residential and mixed use developments to



be in town centres, near to public transport to reduce the need to travel by car.

1.C Making best use of land

The use of existing and proposed new facilities should be maximised through management initiatives, such as co-location or dual use.

Redevelopment of sites should normally only take place where there can be an increase in the number of housing units and/or quantity of commercial floorspace.

1.D Reducing environmental impact

The environmental benefits of retaining and, where appropriate, refurbishing existing buildings, should be compared against redevelopment. Development should seek to minimise the use of open land for development and seek to maintain the natural vegetation, especially trees, where possible. Local environmental impacts of development with respect to factors such as noise, air quality and contamination should be minimised.

1.E Environmental gain to compensate for any environmental cost of development will be sought

3.09 The proposal represents a form of suitable development as it makes best use of urban land; provides a net increase for housing as part of the scheme; provides a viable and appropriate use of the Grade II Listed buildings with sensitive repair, restoration and conversion and redevelopment while minimising the environmental impacts.

3.10 Given the site's sustainable location and its status as previously developed land it is considered the proposed residential redevelopment satisfies the requirements within the NPPF and Policy CP1 of the Core Strategy.

Commercial Use

3.11 Core Strategy Policy CP8 relates to town and local centres and states:

8.A The Borough's town and local centres have an important role, providing shops, services, employment opportunities, housing and being a focus for community life.



Retail and town centre uses will be supported providing that it is appropriate to the role in the hierarchy of the centres, and respects the character, environment and historical interest of the area. It should be of an appropriate scale for the size of the centre and not adversely impact on the vitality and viability of any existing centre. Out of town retail development is not usually considered appropriate in this Borough in line with The London Plan consolidated with Alterations since 2004.

The Council will improve the local environment to provide centres which are comfortable, attractive and safe for all users. The historic environment and river frontage will be protected.

Policy CP19 Local Business

A diverse and strong local economy will be supported by:

19.A Retaining land in employment uses for business, industrial or storage.

19.B Requiring development likely to generate significant amounts of travel to be located in areas highly accessible to public transport, with the largest office developments located in Richmond and Twickenham town centres.

19.C Encouraging the provision of small units.

19.D Requiring mixed use schemes to retain the level of existing employment floorspace. However the inclusion of residential use within mixed use schemes will not be appropriate where it would be incompatible with established employment uses on neighbouring sites and prejudicial to their continued operation.

19.E Encouraging major new development to take account of requirements set out in the Planning Obligations Strategy (or any revision) in relation to training and enterprise



3.12 6-10 High Street was last lawfully used as a bakery and commercial joinery workshop. The buildings have been vacant for over 25 months with the listed building along the high street now in a state of disrepair together with the attached curtilage listed building of 10 High Street. The proposal will utilize a mixed use providing retail/commercial in a flexible use to the ground floor of 10 High Street with the upper floors of 10 High Street as residential use and the listed buildings 6-8 being in residential use. This mixed use will provide a positive contribution to the vitality and viability of both the listed buildings and the high street. Hampton Wick is identified as a Neighbourhood Centre within the Core Strategy and is seen as providing a more local or specialised retail/commercial function given the proximity to the retail centre of Kingston and Richmond. The retail/commercial provision within the scheme of ground floor of 10 High Street also includes a basement store in association with that use. The marketing evidence submitted with the application supports the fact the buildings are not viable for their existing lawful use and could not be viably and satisfactorily redeveloped for commercial use given the location of the site in a Neighbourhood Centre and the fact the buildings are Grade II listed. The proposal provides a mixture of suitable use including some commercial space (which could be retail or other commercial space such as office). The proposal is considered to comply with Policies CP8 and CP19 of the Core Strategy together with Policies DM EM1 and EM2 of the Development Management DPD (November 2011).

3.13 The proposed change of use of 6-10 High Street will provide smaller commercial unit within the ground (and ancillary space within the basement) for a flexible retail or commercial (likely office) use in accordance with paragraph 19C of Policy CP19. High Street, Hampton Wick provides a more local commercial function, being particularly close to Kingston, which is located to the east. Smaller commercial units in light of this close proximity to Kingston shopping area is considered appropriate in line with Policy CP19 and Policy DM TC2. The properties have been marketed by Baker Commercial since March 2012 and May 2012 for 10 and 6-8 High Street Respectively. The application is



accompanied by a letter from the agents dated 17 February 2014 together with marketing details. This information shows the only interest in the building was from residential developers. It is worth noting that following the sale of 10 High Street, this building was sold to the current applicants as it was clear to the previous owner, given the state of the attached listed building, that its financial viable re-use was not possible without the remaining site. The marketing information and completed council marketing form is considered to demonstrate the non viable full commercial use of the site in accordance with Policy CP19. The proposed scheme provides some commercial space along the High Street either retail or office use together with sensitive restoration of the listed buildings for residential use together with enabling development to the rear of the site to provide 3 new dwellings.

Carbon Emissions and Climate Change

3.14 CP2 Reducing Carbon Emissions

2.A The Borough will reduce its carbon dioxide emissions by requiring measures that minimise energy consumption in new development and promoting these measures in existing development, particularly in its own buildings.

2.B The Council will require the evaluation, development and use of decentralised energy in appropriate development.

2.C The Council will increase the use of renewable energy by requiring all new development to achieve a reduction in carbon dioxide emissions of 20% from on-site renewable energy generation unless it can be demonstrated that such provision is not feasible, and by promoting its use in existing development.

CP3 Climate Change - Adapting to the Effects

3.A Development will need to be designed to take account of the impacts of climate change over its lifetime, including:

Water conservation and drainage

The need for Summer cooling



Risk of subsidence

Flood risk from the River Thames and its tributaries

3.B Development in areas of high flood risk will be restricted, in accordance with PPS25, and using the Environment Agency's Catchment Flood Management Plan,

- 3.15 The application is accompanied by an Energy Statement from DDP consultants dated 28/1/2014 that demonstrates over 40% saving in carbon dioxide emissions and compliance with relevant policies in the Core Strategy and DM SD1 and DM SD2 of the council's Development Management DPD (November 2011).

Biodiversity

- 3.16 CP4 Biodiversity

4.A The Borough's biodiversity including the SSSIs and Other Sites of Nature Importance will be safeguarded and enhanced. Biodiversity enhancements will be encouraged particularly in areas of deficiency (parts of Whitton, Hampton, Teddington, Twickenham and South Kew), in areas of new development and along wildlife corridors and green chains such as the River

Thames and River Crane corridors.

4.B Weighted priority in terms of their importance will be afforded to protected species and priority species and habitats in the UK, Regional and Richmond upon Thames Biodiversity Action Plans

- 3.17 The existing buildings are not considered to provide suitable habitat for any identified protected species. We consider the proposal complies with Core Strategy Policy CP4 and Development Management DPD (2011) DM OS5.

Transport

- 3.18 CP5 Sustainable Travel



5.A The need for travel will be reduced by the provision of employment, shops and services at the most appropriate level locally, within the network of town centres identified in CP 8. To implement this policy the Council will :

- Protect and enhance local facilities and employment to reduce the need to travel.*
- Require developments which would generate significant amounts of travel to be located on sites well served by public transport.*

3.19 The proposed mixed use scheme at 6-10 High Street, Hampton Wick is located in an identified Neighbourhood Centre and is considered to be in a sustainable location with excellent bus and rail connections in accordance with Policy CP5. The proposal will include some on site private parking to serve 4 of the proposed new dwellings within the development. The existing site does not provide parking as most of the rear of the property is covered with buildings. The proposal will result in a net increase in on-site parking when compared to the existing provision. The proposal will provide a total of 4 car parking spaces and 10 cycle spaces to serve the 6 dwellings. It is not proposed to allocate any parking for the commercial space within the ground floor of 10 High Street given its proximity to railway stations and public buses. This on-site provision does not strictly comply with the stated maximum standards within DM TP8, however the proposal provides a net benefit when compared to existing parking provision and is considered to best reflect the site constraints and sustainable location.

3.20 CP6 Waste

*This Borough supports the objectives of sustainable waste management and will:
6.A Maximise self-sufficiency in waste management capacity (in line with London Plan target of 85% self-sufficiency within London by 2020).*



6.B Seek to minimise waste creation, increase household recycling and composting rates to at least 40% by 2010, 50% by 2020, address waste as a resource and look to disposal as the last option, in line with the waste hierarchy.

6.C Work with its partners in the West London Waste Authority to prepare a Joint Waste Plan, which will identify locations suitable for waste management facilities to meet The London Plan consolidated with Alterations since 2004 apportionment and other requirements.

6.D Safeguard and improve existing waste sites at Craneford Way, Twickenham and Townmead Road, Kew unless compensatory provision is made.

6.E Monitor changes in the stock of waste management facilities, waste arisings, and the amount of waste recycled, recovered and going for disposal

3.21 The application site makes provision of refuse/recycling along the northern boundary within the rear courtyard to 6-10 High Street and in front of the three proposed new dwellings. The council's current advice 'Recycling for new developments with communal facilities, provided by the Richmond Council' has been used when designing the facilities to serve all 6 dwellings in line with Policy CP6

3.22 CP7 Maintaining and Improving the Local Environment

7.A Existing buildings and areas in the Borough of recognised high quality and historic interest will be protected from inappropriate development and enhanced sensitively, and opportunities will be taken to improve areas of poorer environmental quality, including within the areas of relative disadvantage of Castlenau, Ham, Hampton Nurserylands, Heathfield and Mortlake.

7.B All new development should recognise distinctive local character and contribute to creating places of a high architectural and urban design quality that are well used and valued. Proposals will have to illustrate that they:



- (i) are based on an analysis and understanding of the Borough's development patterns, features and views, public transport accessibility and maintaining appropriate levels of amenity;*
- (ii) connect positively with their surroundings to create safe and inclusive places through the use of good design principles including layout, form, scale, materials, natural surveillance and orientation, and sustainable construction.*

CP11 River Thames Corridor

11.A The natural and built environment and the unique historic landscape of the River Thames corridor within the Borough will be protected and enhanced, and the special character of the different reaches identified in the Thames Strategy and the Thames Landscape Strategy respected.

- 3.23 The proposal is provided in two parts; firstly the sensitive repair and restoration of the listed buildings to provide 3 dwellings within 6-10 High Street and commercial space (at ground/lower ground floor 10 High Street) and secondly the erection of a terrace of 3 dwellings on land to the rear of 6-10 High Street. The application is accompanied by a Design and Access Statement by Nissen Richards Studio and Heritage Statement by Architectural History and Conservation consultants dated December 2013. This demonstrates a full understanding of the buildings as heritage assets including the evolution of the site in terms of use and curtilage together with the sites location within the Hampton Wick Conservation Area.
- 3.24 Currently the listed and curtilage listed buildings of 6-10 High Street are in a perilous physical state, having suffered significant neglect during their occupation for commercial use. The buildings have been substantially and unsympathetically extended to the rear and it is proposed to remove these additions, restore the listed buildings including reinstating some features of the building providing a viable mixed use while also providing three new dwellings on part of the siting of the historical extensions with access off Old Bridge



Street. Account has been taken in terms of repair and restoration of 6-10 High Street together with impact on the setting of the listed buildings of English Heritage guidance documents including The Setting of Heritage Assets, Conservation Principles (Revised 2012), Policies and Guidance for the Sustainable Management of the Historic Environment (June 2008) and the principles of Enabling Development and the Conservation Significant Places (June 1999 Revised June 2012).

3.25 Pre-application discussions with both planning and conservation officer have lead to the proposed design which is considered to respect and enhance the character and appearance of the Conservation Area together with providing repair and restoration of the listed buildings and improvements to their setting in accordance with Policy CP7 and DM HD2 and DM HD7.

3.26 CP14 Housing

Housing Targets

14.A The Council will exceed the minimum strategic dwelling requirement, where this can be achieved in accordance with other Local Development Framework policies. The Borough's targets are:

For the ten year period between 1 April 2007 and 31 March 2017, an additional 2,700 dwellings (Alterations to the London Plan, Dec 2006), annualised as 270 dwellings per year.

In the ten years from March 2017, indicative capacity is expected to be in the range of 150-330 dwellings a year. An early alteration to the target contained in this strategy will be brought forward to reflect the updated London wide Housing Capacity Study /SHLAA.

Housing Standards & Types

14.D The density of residential proposals should take into account the need to achieve the maximum intensity of use compatible with local context, while respecting the quality, character and amenity of established neighbourhoods



and environmental and ecological policies. The London Plan consolidated with Alterations since 2004 Density Matrix and other policies will be taken into account to assess the density of proposals.

14.E All housing should be built to Lifetime Homes standards and 10% of all new housing should be to wheelchair standards. The private sector element of any development will include an appropriate number of small (1-bed) units, depending on location. This would be at least 25%, rising to the great majority (at least 75%) in more sustainable locations, such as town centres and other areas with high public transport accessibility and with good access to facilities.

3.27 The proposal includes the re-use of 6-10 High Street (6-8 being a Grade II listed building with 10 being deemed to be listed by contribution to the group) to provide 3 dwellings together with the provision of a terrace of 3 new dwellings on land to the rear of 6-10 High Street. Given the status and importance of the heritage assets and their associated curtilage, the number and mix of residential units is considered commensurate and appropriate to the site constraints in accordance with the policy text of CP14 together with DM HO3 and DM HO4 and guidance principles set out in the stated English Heritage guidance documents.

3.28 CP15 Affordable Housing

15.B Some form of contribution towards affordable housing will be expected on all new housing sites. The contribution towards affordable housing on sites involving new-build housing will be as follows:

i. on sites below the threshold of 'capable of ten or more units gross', a financial contribution to the Affordable Housing Fund commensurate with the scale of development. The amount involved will be set out in the Development DPD and will be reviewed annually.



ii. on sites capable of ten or more units gross, at least 50% on-site provision. Where possible, a greater proportion than 50% affordable housing on individual sites should be achieved.

3.29 In accordance with the Council's affordable housing policy, the proposal would generate a required for 30% off site financial contributions to affordable housing by the provision of 6 new dwellings (3 being conversion of the listed building and 3 dwellings as part of a new detached terrace building to the rear of 6-10 High Street). The applicants agree in principle to undertake a legal agreement in respect of off-site affordable housing contributions when considering the viability of the site and restoration/repair of the listed buildings. Therefore the proposal is considered to accord with Policy CP15 and DM HO6

3.30 CP16 Local Services/Infrastructure

16.D New developments will be expected to contribute to any additional infrastructure and community needs generated by the development. New development will also have to take account of the requirements set out in the Planning Obligations Strategy (Supplementary Guidance to the UDP). Obligations will be sought in accordance with Circular 05/05 and any superseding advice.

3.31 The applicant's acknowledge Policy CP16 and are willing to enter in to an appropriate legal agreement for justified infrastructure contributions that are necessary to make the development acceptable in planning terms; directly related to the proposed mixed use development and fairly and reasonably related in scale and kind to the proposed development in accordance with Regulation 122 and 123 of the Community Infrastructure Levy Regulations 2010 (as amended) and section 106 of the Town and Country Planning Act 1990 (as amended).

Flood Risk

3.32 CP3 Climate Change - Adapting to the Effects



3.A Development will need to be designed to take account of the impacts of climate change over its lifetime, including:

- *Water conservation and drainage*
- *The need for Summer cooling*
- *Risk of subsidence*
- *Flood risk from the River Thames and its tributaries*

3.B Development in areas of high flood risk will be restricted, in accordance with PPS25, and using the Environment Agency's Catchment Flood Management Plan, Borough's Strategic Flood Risk Assessment and site level assessments to determine risk.

3.33 The application is accompanied by a Flood Risk Assessment by H2OK consultants dated 27/11/2013. The site is located within Flood Zone 2 with a very small section being located within Flood Zone 3. The accompanying Flood Risk Assessment concludes the design/mitigation and existing wider site area flood risk measures in place would not lead to increased risk of flooding for the proposed occupiers. The proposal is considered to comply with Policy CP3 and DM SD6.

Design and Amenity

3.34 The accompanying design and access statement to support this application provides a summary of design principles, an understanding of the key strengths, weaknesses and opportunities of the existing building and site together with the buildings statutory listed status and location within the Hampton Wick Conservation Area. Careful consideration has been given to the impact upon residential amenity of occupiers of both 6-10 High Street together with the occupiers of the new dwellings on land to the rear of 6-10 High Street. The proposal is not considered to result in material harm to neighbour or residential amenity and is considered to comply with Development Management DPD Policies DM DC1, DC5 and DC6.

4.00 CONCLUSIONS



- 4.01 The proposed residential development is located within the urban area of Hampton Wick where the principle of development is acceptable and appropriate given the presumption in favour of sustainable development within the NPPF and supported by Local Plan policy CP1.
- 4.02 The wealth of evidence is that, in view of the presumption in favour of development enunciated by Central Government, planning permission should be granted in respect of the application, because there is no interest of acknowledged importance demonstrably harmed, and more particularly:
- a) The proposed development is appropriate within the urban area. The development accords with the NPPF and Core Strategy Policy CP1, which seeks the efficient use of urban land.
 - b) The application is accompanied by information relating to the impact upon the listed building and their setting. The proposal will allow the effective and appropriate repair and restoration of 6-8 and 10 High Street, Grade II Listed Buildings and curtilage listed respectively while providing for additional dwellings in the rear of the site removing inappropriate additions to the rear of the properties that respect the setting of the listed buildings. The proposal is considered to accord with Policy CP7 and DM HD2 and HD7.
 - c) The proposed development is of a form, scale and layout commensurate with surrounding residential development and would not result in harm to the character and appearance of the Hampton Wick Conservation Area.
 - d) The mixed use scheme of retail/commercial office space together with conversion of 6-10 High Street to provide 3 dwellings and the addition of 3 new dwellings to the rear contributes to the vitality and viability of the High Street in accordance with Policies CP8 and CP19 of the Core Strategy together with DM EM1 and EM2.



- e) The proposed layout is commensurate with the area. Private outdoor space is provided serve Plots 1, 2, 4-6 while some on-site parking is provided resulting in an improvement to the existing site.
- f) The design would be in keeping with the surrounding area offering good quality modern design and would provide a satisfactory relationship between existing neighbouring properties.
- g) Code for Sustainable Homes Assessment is also provided with the application to accord with Policy CP2 and CP3 of the Core Strategy and DM SD1 and SD2..
- h) The application is accompanied by a detailed Ecology Report that concludes the proposed 6 dwellings and ground floor commercial space can be accommodated on the site without harm to protected species in accordance with Core Strategy Policy CP4 and Development Management DPD Policy DM OS5.
- i) The application is accompanied by a Flood Risk Assessment in accordance with Core Strategy Policy CP3 and Development Management DPD DM SD6.
- j) The proposal does not conflict with the policies contained in the Development Plan and indeed is supported by those policies.
- k) The applicant's have engaged in pre-application discussions with officers of the council and officer views have been incorporated in to the final design.
- l) The proposal causes no demonstrable harm to any interest of acknowledged importance and offers an opportunity to re-use a Grade II listed building for



an appropriate commercial and residential use for the benefit of the existing heritage assets whilst contributing to additional housing within the borough without harm to the setting of the listed buildings or character of the Conservation Area.

D & M Planning Ltd