

*#5mated.*

**DEVELOPMENT CONTROL DELEGATED CHECKLIST / REPORT SHEET**

Date application received	Date made valid	Target report date	8 Week date
08.04.2015	20.04.2015	15.06.2015	15.06.2015

<b>Case Officer:</b>	Mr David Robinson
<b>Application No:</b>	15/1450/P3JPA
<b>Ward:</b>	BARNES WARD

<b>Site:</b>	5 King Edward Mews, Barnes, London, SW13 9HD
<b>Proposal:</b>	Change of use of existing ground floor office, B1(a) use class, to a residential dwelling, C3 use class.
<b>Status:</b>	Status: <b>Pending Decision</b> (If status = HOLD please check that all is OK before you proceed any further with this application)

**APPLICANT NAME**

Mr Phillip Horne  
3 Glendarvon Street  
Putney  
London  
SW15 1JS

**AGENT NAME**

Mr Stuart Hill  
5 King Edward Mews  
Barnes  
London  
SW13 9HD

<b>Fees due:</b>	£80.00
<b>Fees Received:</b>	£80.00
<b>Fees Outstanding:</b>	£0.00
<u>Outstanding fees should be collected before a decision is issued.</u>	
<b>Certificate/s Correct</b>	
<u>Please check that all certificates are correct before issuing a decision.</u>	
<b>DC Site Notice:</b>	Printed on Posted on Due to expire on

**Neighbours:**

The Homestead House, 113 Church Road, Barnes, London, SW13 9HL, - 20.04.2015  
14 Melville Road, Barnes, London, SW13 9RJ, - 20.04.2015  
6 Melville Road, Barnes, London, SW13 9RJ, - 20.04.2015  
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**Officer Report:**Site:

The application site relates to a two-storey building located at the end of King Edward Mews. The ground floor is used partly as an office, and partly as an artist's studio, with the first floor being used entirely as an artist's studio. The building is located within Barnes Green Conservation Area and Flood Zones 2 and 3.

Proposal:

The proposal is for the change of use for the ground floor B1(a) office to C3 residential. The application relates to prior notification to determine whether prior approval is necessary for the proposed development.

Relevant Policies:

Town and Country Planning (General Permitted Development) (England) Order 2015

Development Management Plan (2011) policy TP 8

Relevant History:

None

Public Representations:

None

Professional Comments:*Class O*

Class O of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 allows for development consisting of a change of use of a building and any land within its curtilage from a use falling within Class B1(a) (offices) of the Schedule to the Use Classes Order, to a use falling within Class C3 (dwellinghouses) of that Schedule; subject to the following:

O.1 Development is not permitted by Class O if—

- (a) the building is on article 2(5) land;
- (b) the building was not used for a use falling within Class B1(a) (offices) of the Schedule to the Use Classes Order—
  - (i) on 29th May 2013, or
  - (ii) in the case of a building which was in use before that date but was not in use on that date,

- when it was last in use;
- (c) the use of the building falling within Class C3 (dwellinghouses) of that Schedule was begun after 30th May 2016;
  - (d) the site is, or forms part of, a safety hazard area;
  - (e) the site is, or forms part of, a military explosives storage area;
  - (f) the building is a listed building or is within the curtilage of a listed building; or
  - (g) the site is, or contains, a scheduled monument.

The proposed development satisfies the above criteria.

#### *Conditions*

O.2 Development under Class O is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

- (a) transport and highways impacts of the development;
- (b) contamination risks on the site; and
- (c) flooding risks on the site

#### *Transport and Highways*

The Council's Transport section has reviewed the proposal. No information regarding provision of off-street parking spaces has been provided as part of the submission.

Policy DM TP 8 of the Development Management Plan (2011) states that:

'Developments, redevelopments, conversions and extensions will have to demonstrate that the new scheme provides an appropriate level of off street parking to avoid an unacceptable impact on on-street parking conditions and local traffic conditions.'

A set of maximum car parking standards and minimum cycle parking standards are set out in Appendix Four - Parking Standards 'Appendix Four - Parking Standards' for all types of development, these take into account bus, rail and tube accessibility as well as local highway and traffic conditions including demand for on-street parking. These standards will be expected to be met, unless it can be shown that in proposing levels of parking applicants can demonstrate that there would be no adverse impact on the area in terms of street scene or on-street parking.

The applicant has failed to demonstrate where and how many parking spaces will be provided; as such, the proposal would be contrary to the aims and objectives of policy, in particular the National Planning Policy Framework (2012) and policy DM TP8 of the Development Management Plan (adopted 2011).

Furthermore, no details have been provided relating to refuse/recycling and cycle storage, however this could be overcome by way of condition.

#### *Flood Risk*

The Flood Risk Assessment submitted with the application does not comply with requirements set out in National Planning Practice Guidance.

However as the site is located outside of an area shown to be affected by a breach of the Thames Tidal Flood Defence there are no objections on Flood Risk grounds.

#### *Contaminated Land*

The site is not located on land in part industrial use.

#### Summary:

Under Class O.2 (a) (transport and highways impact of the development) of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015, prior approval is required and refused. Prior approval is required in relation to the transport and highways impacts of the development, specifically the impact of the increase in demand of residential parking. The scheme requires one parking space to serve the development which the applicant has failed to display in the application. In the absence of any information to demonstrate this, the application would thereby be contrary to Policy DMTP 8 of the adopted Development Management Plan 2011 and the National Planning Policy Framework.

#### Recommendation:

Prior approval is required and refused.

**SUMMARY OF CONDITIONS AND INFORMATIVES**

**CONDITIONS:**

U83794 Reason for Refusal

**INFORMATIVES:**

U91287 Applicant Advice

U91284 Decision Drawings

**ADDITIONAL NOTES CONTINUED FROM ABOVE:**

**Recommendation:**

The determination of this application falls within the scope of Officer delegated powers - YES

**I therefore recommend the following:**

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

This application is CIL liable

YES\*       NO  
(\*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement

YES\*       NO  
(\*If yes, complete Development Condition Monitoring in Uniform)

This application has representations online  
(which are not on the file)

YES       NO

This application has representations on file

YES       NO

Case Officer (Initials): .....DAR.....

Dated: ..... 13/05/15.....

**I agree the recommendation:**

Team Leader/~~Development Control Manager~~

Dated: 15.05.15 - RSB

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: .....

## Application reference: 15/1450/P3JPA BARNES WARD

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08.04.2015	20.04.2015	15.06.2015	15.06.2015

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**Proposal:**

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

**APPLICANT NAME**

Mr Phillip Horne  
3 Glendarvon Street  
Putney  
London  
SW15 1JS

**AGENT NAME**

Mr Stuart Hill  
5 King Edward Mews  
Barnes  
London  
SW13 9HD

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

**Consultations:**

**Internal/External:**

**Consultee**

LBRUT Transport  
LBRUT Environmental Health  
Environment Agency

**Expiry Date**

04.05.2015  
04.05.2015  
11.05.2015

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

Development Management      Application:91/0750/FUL  
Status: GTD  
Date:28/05/1991      Erection Of Single Storey Rear Extension And Conservatory Extension.

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Development Management      Application:95/2762/FUL  
Status: WNA  
Date:03/02/1997      Erection Of Wrought Iron Railings On Top Of Boundary Wall

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Development Management      Application:96/T2133/CA  
Status: PCO  
Date:09/09/1996      Common Lime - Reduce Back All Overhang To Boundary, Including  
Epicormic Growth, Growing Through Fence

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Development Management      Application:96/T2134/CA  
Status: PCO  
Date:09/09/1996      Common Lime - Reduce Back All Overhang To Boundary, Including  
Epicormic Growth, Growing Through Fence

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Development Management      Application:96/T2135/CA  
Status: PCO  
Date:09/09/1996      Common Lime - Reduce Back All Overhang To Boundary, Including  
Epicormic Growth, Growing Through The Fence

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Development Management      Application:96/T2136/CA  
Status: PCO  
Date:09/09/1996      Common Lime - Reduce Back All Overhang To Boundary, Including  
Epicormic Growth, Growing Through Fence

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Development Management      Application:96/T2137/CA  
Status: PCO  
Date:09/09/1996      Common Lime - Reduce Back All Overhang To Boundary Including Epicormic  
Growth, Growing Through Fence

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Development Management      Application:96/T2138/CA  
Status: PCO  
Date:09/09/1996      Common Lime - Reduce Back All Overhang To Boundary, Including  
Epicormic Growth, Growing Through Fence

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Development Management      Application:96/T2139/CA  
Status: PCO  
Date:09/09/1996      Common Lime - Reduce Back All Overhang To Boundary, Including  
Epicormic Growth, Growing Through Fence

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Development Management      Application:96/T2140/CA  
Status: PCO  
Date:09/09/1996      Common Lime - Reduce Back All Overhang To Boundary, Including  
Epicormic Growth, Growing Through Fence

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Development Management      Application:96/T2141/CA  
Status: PCO  
Date:09/09/1996      Common Lime - Reduce Back All Overhang To Boundary, Including  
Epicormic Growth, Growing Through Fence

<u>Development Management</u> Status: PCO Date:09/09/1996	Application:96/T2142/CA  Common Lime - Reduce Back All Overhang To Boundary, Including Epicormic Growth, Growing Through Fence
<u>Development Management</u> Status: PCO Date:09/09/1996	Application:96/T2143/CA  Common Lime - Reduce Back All Overhang To Boundary, Including Epicormic Growth, Growing Through Fence
<u>Development Management</u> Status: GTD Date:16/02/1988	Application:87/1707  Install new glazed roof over patio off studio and provide make-up area.
<u>Development Management</u> Status: WDN Date:21/01/2009	Application:07/1402/FUL  Change of use to artist studio, refurbishment including new roof and elevation treatments, modifications to rear glazed conservatory infill and creation of new basement.
<u>Development Management</u> Status: WDN Date:16/08/2007	Application:07/1559/COU  Refurbishment including alterations to roof and elevations, single storey extension and proposed basement.
<u>Development Management</u> Status: GTD Date:17/01/2008	Application:07/2950/LBC  Works to Grade II Listed boundary wall to 113 Church Road to include underpinning and modifications to height of wall at west end in two areas.
<u>Development Management</u> Status: GTD Date:15/07/2008	Application:07/3396/FUL  Proposed creation of basement and general refurbishment of property.
<u>Development Management</u> Status: GTD Date:22/04/2010	Application:10/T0128/TPO  T1 - T13 - Lime - Reduce overhang of upper branches back to most previous pruning points. Cut back all epicormic growth to trunk maintaining lateral epicormic growth for screening
<u>Development Management</u> Status: PCO Date:	Application:15/1450/P3JPA  Change of use of existing ground floor office, B1(a) use class, to a residential dwelling, C3 use class.

Building Control

Yard infill extension, new basement and refurbishment

Deposit Date:

04.06.2007

Reference:

07/1172/IN

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Building Control

Installed a Gas Boiler

Deposit Date:

15.12.2009

Reference:

10/FEN00515/GASAFE

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Enforcement

Enforcement Enquiry

Opened Date:

26.10.1995

Reference:

95/00565/EN

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**Constraints:**



**Professional Comments:**

**..ecommendation:**

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

This application is CIL liable  YES\*  NO  
(\*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement  YES\*  NO  
(\*If yes, complete Development Condition Monitoring in Uniform)

This application has representations online (which are not on the file)  YES  NO

This application has representations on file  YES  NO

Case Officer (Initials): .....

Dated: .....

**I agree the recommendation:**

Team Leader/Development Control Manager

Dated: .....

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: .....

<b>REASONS:</b>
<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>
<b>UDP POLICIES:</b>
<b>OTHER POLICIES:</b>

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**

<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>

1

**ADDITIONAL NOTES CONTINUED FROM ABOVE:**

**Notes of Telephone calls/discussions/meetings**

**DATE**

**ACTION**

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