

DCM  
S106

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## PLANNING REPORT

Printed for officer by  
Mrs Helen Donnelly on 13 March 2014

### Application reference: 14/0790/FUL HAMPTON WICK WARD

Date application received	Date made valid	Target report date	8 Week date
28.02.2014	10.03.2014	05.05.2014	05.05.2014

**Site:**

6 And 8 And 10, High Street, Hampton Wick,

**Proposal:**

Conversion of existing listed buildings from disused bakery and joinery workshop to provide two houses (within no6-8) and flat over shop/office (no10). Demolition of part-three, part-two and single storey rear (later extensions) within the curtilage (and attached) to the listed buildings. Three new split-level houses with associated car parking to rear, with landscaped courtyard between new build and listed buildings.

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

**APPLICANT NAME**

Mr Robert Speir  
As Agent

**AGENT NAME**

Jim Richards  
Unit 3 Waterhouse  
8 Orsman Road  
London  
London  
N1 5QJ

**DC Site Notice:** printed on 13.03.2014 and posted on 21.03.2014 and due to expire on 11.04.2014

**Consultations:**

**Internal/External:**

**Consultee**

21D POL  
LBRUT Transport  
English Heritage 1st Consultation  
21D Urban D

**Expiry Date**

03.04.2014  
27.03.2014  
03.04.2014  
03.04.2014

**Neighbours:**

13 High Street, Hampton Wick, Kingston Upon Thames, KT1 4DA, - 13.03.2014  
21 High Street, Hampton Wick, Kingston Upon Thames, KT1 4DA, - 13.03.2014  
Basement And Ground Floors, 2 High Street, Hampton Wick, Kingston Upon Thames, KT1 4DB, - 13.03.2014  
12A High Street, Hampton Wick, Kingston Upon Thames, KT1 4DB, - 13.03.2014  
First And Second Floors, 2 High Street, Hampton Wick, Kingston Upon Thames, KT1 4DB, - 13.03.2014  
1 Old Bridge Street, Hampton Wick, Kingston Upon Thames, KT1 4BU, - 13.03.2014  
21A High Street, Hampton Wick, Kingston Upon Thames, KT1 4DA, - 13.03.2014  
17 Marina Place, Hampton Wick, Kingston Upon Thames, KT1 4BH, - 13.03.2014  
16 Marina Place, Hampton Wick, Kingston Upon Thames, KT1 4BH, - 13.03.2014  
15 Marina Place, Hampton Wick, Kingston Upon Thames, KT1 4BH, - 13.03.2014  
14 Marina Place, Hampton Wick, Kingston Upon Thames, KT1 4BH, - 13.03.2014  
13 Marina Place, Hampton Wick, Kingston Upon Thames, KT1 4BH, - 13.03.2014  
12 Marina Place, Hampton Wick, Kingston Upon Thames, KT1 4BH, - 13.03.2014  
11 Marina Place, Hampton Wick, Kingston Upon Thames, KT1 4BH, - 13.03.2014  
10 Marina Place, Hampton Wick, Kingston Upon Thames, KT1 4BH, - 13.03.2014  
9 Marina Place, Hampton Wick, Kingston Upon Thames, KT1 4BH, - 13.03.2014  
8 Marina Place, Hampton Wick, Kingston Upon Thames, KT1 4BH, - 13.03.2014  
7 Marina Place, Hampton Wick, Kingston Upon Thames, KT1 4BH, - 13.03.2014  
6 Marina Place, Hampton Wick, Kingston Upon Thames, KT1 4BH, - 13.03.2014  
5 Marina Place, Hampton Wick, Kingston Upon Thames, KT1 4BH, - 13.03.2014  
4 Marina Place, Hampton Wick, Kingston Upon Thames, KT1 4BH, - 13.03.2014

3 Marina Place, Hampton Wick, Kingston Upon Thames, KT1 4BH, - 13.03.2014  
2 Marina Place, Hampton Wick, Kingston Upon Thames, KT1 4BH, - 13.03.2014  
1 Marina Place, Hampton Wick, Kingston Upon Thames, KT1 4BH, - 13.03.2014  
19 High Street, Hampton Wick, Kingston Upon Thames, KT1 4DA, - 13.03.2014  
14 High Street, Hampton Wick, Kingston Upon Thames, KT1 4DB, - 13.03.2014  
10 High Street, Hampton Wick, Kingston Upon Thames, KT1 4DB, - 13.03.2014  
8 High Street, Hampton Wick, Kingston Upon Thames, KT1 4DB, - 13.03.2014  
6 High Street, Hampton Wick, Kingston Upon Thames, KT1 4DB, - 13.03.2014  
Basement And Ground Floors, Pont House, 4 High Street, Hampton Wick, Kingston Upon Thames, KT1 4DB, -  
13.03.2014  
3 - 5 Old Bridge Street, Hampton Wick, Kingston Upon Thames, KT1 4BU, - 13.03.2014  
23A High Street, Hampton Wick, Kingston Upon Thames, KT1 4DA, - 13.03.2014  
17 High Street, Hampton Wick, Kingston Upon Thames, KT1 4DA, - 13.03.2014  
12 High Street, Hampton Wick, Kingston Upon Thames, KT1 4DB, - 13.03.2014  
23 High Street, Hampton Wick, Kingston Upon Thames, KT1 4DA, - 13.03.2014  
19A High Street, Hampton Wick, Kingston Upon Thames, KT1 4DA, - 13.03.2014  
15 High Street, Hampton Wick, Kingston Upon Thames, KT1 4DA, - 13.03.2014

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

Development Management

Status: PCO

Date:

Application: 14/0790/FUL

Conversion of existing listed buildings from disused bakery and joinery workshop to provide two houses (within no6-8) and flat over shop/office (no10). Demolition of part-three, part-two and single storey rear (later extensions) within the curtilage (and attached) to the listed buildings. Three new split-level houses with associated car parking to rear, with landscaped courtyard between new build and listed buildings.

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Development Management

Status: PCO

Date:

Application: 14/0791/LBC

Conversion of existing listed buildings from disused bakery and joinery workshop to provide two houses (within no 6-8) and flat over shop/office (no10). Demolition of part-three, part-two and single storey rear (later extensions) within the curtilage (and attached) to the listed buildings. Three new split-level houses with associated car parking to rear, with landscaped courtyard between new build and listed buildings.

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**Constraints:**

Professional Comments:

## Planning Application 14/0790/FUL and Listed Building Consent application 14/0791/LBC

### Site, proposal and history:

The site contains two separate vacant properties, 6-8 and 10 High Street. 6-8 is a three storey Grade II Listed Building. It was last used as a bakery and No 10 (a two storey Building of Townscape Merit) was last used as a joinery and then an interior design office. The properties are in an Archaeological Priority Zone, Conservation Area, a Mixed Use Area, Thames Policy Area and floodzones 2, 3 and 3a.



Both buildings have non original rear extensions and back on to an access road serving 2 – 18 High Street. The extension at the rear of No 10 is particularly large and partly to the rear of 12 High Street. On the other side of the access road is Marina Place, a mid 2000s mixed use development. Flats 1 – 16 Marina Place adjoin the access road in a three storey building, but no windows face the application site. 17 Marina Place is a three storey office building with windows on the top floor facing the site diagonally. Adjoining 6-8 is No 4, a three storey office building with an estate agent on the ground floor which is Grade II Listed. Adjoining No 10 is No 12, a Building of Townscape Merit which is a two storey building with a ground floor office and a maisonette occupying the first floor and the roofspace (12A). This property has a rear facing dormer window.

The proposal involves restoration and refurbishment of the buildings fronting the High Street. No 10 would have a shop/office on the ground floor (and basement) with a 2-bed flat above. No 8 would become a 5-bed house and No 6, a 2-bed house. The extensions at the rear are to be removed and three houses are proposed facing the access road, two containing three bedrooms and one containing two bedrooms. A courtyard area is shown between the existing and the new buildings. Parking would be provided for four cars. This report relates to planning application

14/0790/FUL and Listed Building Consent application 14/0791/LBC.



**Public and other representations:**

**In relation to the planning application:**

Thames Water have no objections.

English Heritage advise that the application should be considered in relation to local and national policy but have no further comment to make.

English Heritage (Archaeology) have no objection subject to a condition requiring investigation.

The Environment Agency state that due to insufficient detail provided in relation to flooding it would recommend refusal.

The Hampton Wick Association generally welcomes restoration of the buildings but expresses concern at the loss of shops, the density and quality of the housing to the rear and lack of parking and adequacy of the vehicular accesses.

One objection has been received from a neighbour citing loss of privacy and noise and disturbance. A further objection from a local resident has been received, stating that

the houses to the rear would provide a poor quality of accommodation and amount to an overdevelopment. Another local resident has commented that the historic buildings should be protected and that overall it seems to be an overdevelopment. The need for parking is queried as there are good public transport links. A letter supporting the proposal has also been received.

**Amendments:**

Additional information of flooding has been supplied and the Environment Agency no longer objects.

The plans have been amended to respond to a number of concerns. More detailed drawings showing the alteration to the listed building have been provided. Amendments have also been made to address concerns about loss of privacy between the existing and new buildings as well as the flat above No 12. Distribution of amenity space has been clarified.

A further set of amendments saw the new balustrades to terraces facing the historic buildings increased in height to 1.75m in etched glazing.

**Reconsultation:**

The neighbouring flat has been reconsulted, particularly in relation to the plans covering privacy measures. No further comment has been made.

**Professional comments:**

The proposal involves improvements to a Grade II Listed building and a Building of Townscape Merit which are currently derelict and in danger of further deterioration. These buildings are in a prominent position on the High Street and their restoration would be greatly welcomed. The proposed uses and additional development to the rear are intended to lend viability to the restoration.

Land Use

6-8 was last used as a bakery which would fall within the A1 (retail) use class. The upper floors were residential, presumably inhabited by the shop owners. No 10 was last used as a joinery/shopfitter/interior designer with ancillary offices above (B1 or B2 light/general industrial use).

The loss of the shop is considered below (policy DM TC 2). The use of No 10 would be considered an employment use and policy DM EM 2 refers to loss of employment:

*The Council seeks to retain land, sites and buildings which were last used for employment purposes, in employment use. The use of employment land for other purposes will only be permitted where:*

*(a) There is satisfactory evidence of completion over an extended period of time of a full and proper marketing exercise of the site at realistic prices both for the existing use and for redevelopment (if appropriate) for other employment uses; or suitable alternative evidence; and either*

*(b) A sequential approach has been applied to the development of the site as follows:*

*i) solely employment-based redevelopment;*

*ii) mixed-use or other alternative employment creating uses, where the employment floorspace is retained. Such sites should maximise the amount of affordable housing provided as part of the mix;*

*iii) maximum provision of affordable housing in accordance with CP19;*

*Or (c): The location has such exceptionally severe site restrictions due to very poor access and servicing arrangements that its continued employment use would be inappropriate.*

*Proposals for Mixed Use schemes must maintain or improve the amount of employment floorspace on site. Each proposal will be considered on its merits and the Council will take account of the following factors when considering mixed use applications:*

- i) the amount of employment floorspace;*
- ii) the type and mix of uses as existing and proposed;*
- iii) likely access, parking and traffic implications;*
- iv) compatibility with the policies for other land uses;*
- v) design quality;*
- vi) the type, size and tenure of residential provision which should be in accordance with policies and guidance in order to maximise the amount of affordable housing provision.*

*If the above steps have been applied and the Council accepts the site is unsuitable for continued employment or commercial use, or other employment generating uses then affordable housing should be maximised.*

The property was marketed from 2012 (on its own and with 6-8) with interest only shown in redevelopment (which the Council was unlikely to accept) and residential use. The cost of bringing the building into a useable state would also have been a consideration. Although a small element of commercial use is proposed the main use of the proposed development will be residential. In this case the restoration of the two buildings is considered to outweigh the retention of all the employment floorspace as it is considered unlikely that a scheme combining the two is likely or financially viable. It is accepted that a Housing Association would not take on a scheme involving the restoration of historic buildings such as these and therefore a monetary contribution towards providing affordable housing elsewhere is considered to be acceptable (see Affordable Housing below).

The location is the Neighbourhood Centre of Hampton Wick and Core Strategy Policy CP8 talks of encouraging a range of shops, services and other uses consistent with meeting day to day needs and encouraging other uses of a scale appropriate to the centre.

DMP policy DM TC2 states that proposals in smaller centres and mixed use areas will be acceptable if they:

- (a) Provide appropriate mixes of uses, or mixed-use schemes. Appropriate uses could be: new retail, business or employment developments, which should maintain suitable provision for small businesses and other uses which serve the community or attract visitors. Residential development could also be appropriate. See Core Policy 8 of the Core Strategy for appropriate levels of provision.*
- (b) Are of a scale that enhances the vibrancy and vitality of the centre and do not erode the core function of the centre, or another neighbouring centre or compromise an existing use. This will apply to all proposed uses, including supermarkets.*
- (c) Respect and enhance the heritage, character and local distinctiveness of the centre, whilst making the most efficient use of land.*
- (d) Include overall improvements and enhancements of the small centres; or modernise outmoded premises. Development should improve and maintain commercial provision in the smaller centres, without significantly expanding it.*
- (e) Locate retail in designated shopping frontages, or in a location well-related to them, and/or within an area of mixed use.*
- (f) Do not add disproportionately to pressure on parking.*

The shop at 6-10 is not in a designated shopping frontage and would be reverting to its original residential use. The commercial use for part of No 10 is not specified but is expected to be an A1, A2 or B1 use. An A1 or A2 use would be compatible with the retail function of the centre (and therefore compliant with DMP policy DM TC3). A B1 use would partially offset

the loss of employment floorspace. Either are considered to be acceptable bearing in mind the benefits gained from bringing the site back into use.

Policy DM TC 2 also allows for the provision of residential development in mixed use areas and consequently this element is not objected to in principle. Policy DM HO 4 states that a higher proportion of small housing units is appropriate in town centres but does not exclusively require small units and also encourages family sized accommodation.

#### Historic Buildings

Policy DM HD 2 relates to Listed Buildings and states the following:

*The Council will require the preservation of Listed Buildings of special architectural or historic interest and Ancient Monuments and seek to ensure that they are kept in a good state of repair by the following means:*

- 1. consent would only be granted for the demolition of Grade II Listed Buildings in exceptional circumstances and for Grade II\* and Grade I Listed Buildings in wholly exceptional circumstances following a thorough assessment of their significance;*
- 2. retention of the original use for which the listed building was built is preferred. Other uses will only be considered where the change of use can be justified, and where it can be proven that the original use cannot be sustained;*
- 3. alterations and extensions including partial demolitions should be based on an accurate understanding of the significance of the asset including the structure, and respect the architectural character, historic fabric and detailing of the original building. With alterations, the Council will normally insist on the retention of the original structure, features, material and plan form or features that contribute to the significance of the asset. With repairs, the Council will expect retention and repair, rather than replacement of the structure, features, and materials of the building which contribute to its architectural and historic interest; and will require the use of appropriate traditional materials and techniques;*
- 4. using its legal powers to take steps to secure the repair of Listed Buildings, where appropriate;*
- 5. protecting the setting of Ancient Monuments and Listed Buildings where proposals could have an impact;*
- 6. taking a practical approach towards the alteration of Listed Buildings to comply with the Disability Discrimination Act 2005 and subsequent amendments, provided that the building's special interest is not harmed, using English Heritage advice as a basis.*

Policy DM HD 3 refers to Buildings of Townscape Merit:

*The Council will seek to ensure and encourage the preservation and enhancement of Buildings of Townscape Merit and will use its powers where possible to protect their significance, character and setting, by the following means:*

- 1. consent will not normally be granted for the demolition of Buildings of Townscape Merit;*
- 2. alterations and extensions should be based on an accurate understanding of the significance of the asset including the structure, and respect the architectural character, and detailing of the original building. The structure, features, and materials of the building which contribute to its architectural and historic interest should be retained or restored with appropriate traditional materials and techniques;*
- 3. any proposals should protect and enhance the setting of Buildings of Townscape Merit;*
- 4. taking a practical approach towards the alteration of Buildings of Townscape Merit to comply with the Disability Discrimination Act 2005 and subsequent amendments, provided that the building's special interest is not harmed, using English Heritage advice as a basis.*



Documentation has been supplied which relates the history and age of the buildings, and the street orientation changes which took place as a result of the building of a new bridge. This document refers to sensitive handling of the original historic fabric as part of the conversion of the buildings to residential, and in particular the listing building. It includes details of re-instatement of historic features such as the two storey rear bay, and repair and replacement of missing features or those in poor condition such as the existing staircase and chimney breasts/fireplaces.

The main change to the historic buildings, apart from restoring historical features, will be a ground floor rear extension to No 6. No objection in principle to this replacement rear extension in a contemporary style. This section of the building has been badly altered and damaged over the years.

The amended plans have clarified a number of items including what parts of the two existing buildings are retained and which parts are new. Officers are satisfied that the proposal meets the aims of the above two policies and welcome the restoration of these important buildings.

#### Backland development

Policy DM HO 3 states:

*There will be a presumption against loss of back gardens due to the need to maintain local character, amenity space and biodiversity. In exceptional cases where it is considered that a limited scale of backland development may be acceptable it should not have a significantly adverse impact upon the following:*

- 1. Garden land – rear garden land which contributes either individually or as part of a larger swathe of green space to amenity of residents or provides wildlife habitats must be retained;*
- 2. Impact on neighbours – privacy of existing homes and gardens must be maintained and unacceptable light spillage avoided;*
- 3. Vehicular access or car parking – these must not have an adverse impact on neighbours in terms of visual impact, noise or light. Access roads between dwellings and unnecessarily long access roads will not normally be acceptable;*
- 4. Mass and scale of development – development on backland sites must be more intimate in scale and lower than frontage properties;*
- 5. Trees, shrubs and wildlife habitats – features important to character, appearance or wildlife must be retained or re-provided.*

In this case there is no loss of garden. Impact on neighbours and parking are discussed below. The development is of a similar scale and to Marina Place on the opposite side of the access road which it will have a closer visual relationship with than the High Street buildings.

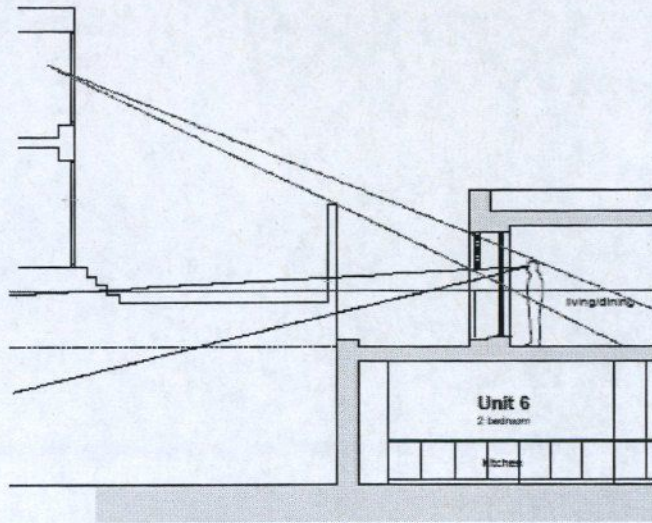
#### Design of new houses at rear

These will be flat roofed and contemporary in design. They replace structures that have no architectural merit and do not at present contribute to the character of the Conservation Area or have a positive impact on the setting of the Listed Buildings and Buildings of Townscape Merit on the High Street. The new houses will have little visible impact on the High Street and face a small lane between the high street and the river. The impact will therefore be relatively neutral in relation to its surroundings. Appropriate detailing, including garage doors; and approval of materials samples including brickwork will need to be conditioned.

#### Impact on neighbours

The closest existing residential property which would be affected is the flat on the first floor and in the roofspace of No12. This has a rear facing dormer window as well as a first floor terrace. The new 2-bed house would be directly behind No 12 with a first floor living room window facing it, although the building itself will be lower. The amended plans show the window designed in a manner which would allow a certain amount of outlook, but would prevent a view to the dormer at

No12. The proposed window is at a lower level than the terrace which has a fence around it.



Rear Extension to No 10 and terrace and dormer to 12A



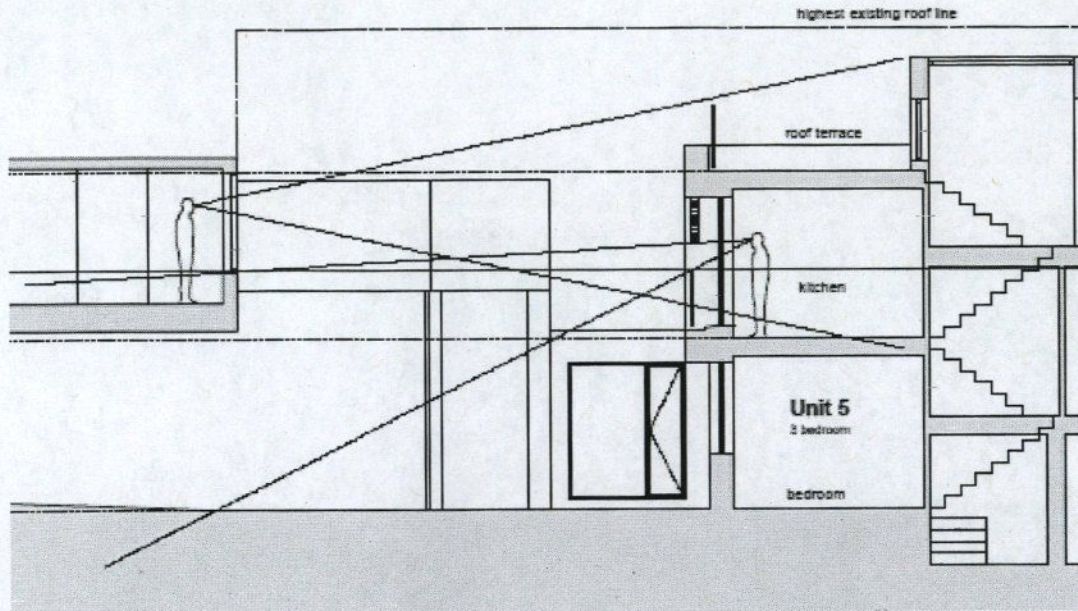
The proposed rear facing first floor window of the two bed house would also be near to the flat above No 14 but would face it at a very oblique angle.

Roof terraces are proposed on the new houses. The terrace on the two-bed house will be above the first floor and facing the rear access road. Side facing windows to 1-16 Marina Place are at an angle to the site and there would be no significant loss of privacy to these (there are no rear facing windows). The offices at 17 Marina Place have first floor windows which will face the site at an angle but there is a lesser concern about privacy for a commercial use.

**17 Marina Place**



The roof terraces on the other two houses will face the rear of the High Street buildings as will first floor windows. Again, the use of the window design and a high obscure glazed balustrade on the terraces would prevent unreasonable overlooking between the new houses and the refurbished historic buildings. It should also be noted that prospective occupiers will be aware of the proximity of the new and old properties.



**Parking**

Each of the proposed houses is to have an integral garage entered from the rear access road. There is an existing vehicular access and drop kerb through part of No 10.



It is intended that this access is retained and parking for a single car is provided in the courtyard between the old and new buildings. This access is not ideal due to the limited sightlines,

however it already exists and would only be used by a car rather than commercial vehicles. Consequently it is not considered that the situation would worsen in terms of safety.

The development would normally require eight parking spaces in order to meet the parking standards and is only providing four. Because the site is in a controlled-parking zone it is possible for the Council to remove rights to parking permits via a legal agreement and the applicant does not object to this. The controlled parking is in operation from 8.30am to 6.30pm Monday – Saturday. It is unlikely that occupants would have a car needed to be moved by 8.30am six days a week. A S106 would also require five years car club membership (there are four cars within reasonable walking distance).

#### Flooding

A flood risk assessment was required due to the location in floodzones 2, 3 and 3A. Additional information requested by the Environment Agency was a comparison on the pre and post development built footprint, the site topographic levels and the modelled flood levels and demonstration that safe access and egress could be provided in the event of flooding.

Amended drawings showing the above information were submitted and the Environment Agency now does not object subject to a condition.

#### Sustainability

The application was accompanied by an energy statement which shows that a 40% overall saving in CO2 emissions (23% through pv panels on the new houses) can be achieved. The three new houses will meet Code Level 3 of the Code for Sustainable Homes. The converted Listed Building and Building of Townscape Merit have not had a BREEAM assessment, however due to conservation requirements it is unlikely that they would meet the Council's normal requirement and this element is not seen as a reason for refusal.

#### Residential Development Standards

The Residential Development Standards outline the expected quality of housing for new developments. Amenity space standards cannot be achieved with policy DM HO 4 stating that dwellings of three or more bedrooms would be expected to provide 70 square metres and two-bedroom houses, 40 square metres. Such spaces are unlikely to be achievable in town centre locations. It has been possible to provide terraces for the new houses, 31 sq m in the case of one and 17 sq m for each of the other two. The two bed house at No 6 will have a 13 sq m terrace and a 10 sq m garden. The 5-bedroom house will have a 20 sq m garden and there will be the 46 sq m communal yard, although part of this will be used for parking. The siting of Bushy Park and Home Park less than 150m away are relevant factors. Bearing in mind the constraints of the site, the provision of some amenity space and the availability of open space nearby, together with the desirability of restoring the historic buildings it is considered that an exception can be made in this case. The room size requirements are met. The proposed houses will meet Lifetime Homes standards.

#### Affordable Housing

The spreadsheet submitted by the applicant suggested an affordable housing contribution of £244,960. This has been reviewed by the Council's Planning Viability Advisor.

The initial consideration took place prior to the government statement which altered the approach towards affordable housing contributions. The spreadsheet submitted incorrectly applied a "blended" rate of 13.5% contribution as this does not accurately reflect the scale of the proposal for six units. If an off-site contribution was agreed by the Council then 12% would have been sought for three units replacing employment floorspace - in recognition of the listed status and other benefits of the proposal it would have been discounted as if a normal conversion, plus 15% for the three units of new build, as set out in the Affordable

Housing SPD. If an off-site financial contribution were to be agreed, this would therefore have reflected 27% affordable housing.

The Council's Planning Viability Advisor initial research suggested that the two beds are probably priced in the right region but the larger units and particularly the 5 bed looked low.

To inform further discussions, a pro-forma was produced using the agent's suggested values and on the basis of a 27% contribution, along with the Council's agreed benchmarks and assumptions. This suggested a contribution of £608,386.

However, as the gross external area would be under the NPPG threshold for affordable housing requirements the situation has changed. In the circumstances it was considered that the offer of the contribution of £244,940 is reasonable.

Following acceptance of the proposal in principle subject to a S106 agreement, the applicant made a claim for Vacant Building Credit. Where a vacant building is brought back into any lawful use, or is demolished to be replaced by a new building, the developer should be offered a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when the local planning authority calculates any affordable housing contribution which will be sought. A 'credit' should then be applied which is the equivalent of the gross floorspace of any relevant vacant buildings being brought back into use or demolished as part of the scheme and deducted from the overall affordable housing contribution calculation.

A substantive amount of information was supplied, taking various forms including photos, contracts, to set out the details on the vacancy of the different parts of the buildings, and to make the case that it has not been made vacant for the sole purpose of redevelopment.

While the information on marketing and dates of vacation in some places is still not particularly clear, it does appear to demonstrate that all of the existing buildings are vacant, some for a long period of time, with various parts becoming vacant at different times, and therefore does not appear to have been intentionally made vacant for the sole purpose of redevelopment. It is therefore concluded that the information, set out clearly to address the requirements of the NPPF, demonstrates that Vacant Building Credit should apply to the site.

The affordable housing calculation for this application was £608,386 based on the Council's Affordable Housing SPD and commuted sum proforma.

The NPPG sets out the example that where a building with a gross floorspace of 8,000 square metres is demolished as part of a proposed development with a gross floorspace of 10,000 square metres, any affordable housing contribution should be a fifth of what would normally be sought (ie 2,000 sq m).

Existing gross internal floorspace 894 sqm  
Proposed total gross internal floorspace 1174 sqm  
Additional floorspace 280 sqm  
The additional area therefore represents 23.85% of the new scheme.

This proportion of the originally calculated commuted sum is £145,100.54 and this is reflected in the S106 agreement.

#### Archaeology

A condition will require an investigation prior to construction.

#### Contamination

Given the former use of No 10 a condition requiring investigation would be appropriate.

CIL

New dwellings will be CIL liable.

**Recommendation: Approval subject to a S106 agreement to cover £244,940 contribution towards affordable housing, removal of access to business and residential parking permits and 5 years car club membership.**

**Planning permission 14/0790/FUL**

**Conditions:**

AT01 -3 years

BD12 – Details of materials to be approved

DV11 – Use of roof restricted - apart from the indicated terraces

DV20A – Parking – private – residential – garages and parking space

DV44A – Code for Sustainable Homes – Code Level 3 (new houses)

DV48 – Approved Drawings A1372 PL-001, 002, 003, 100, 101, 102, 103, 104, 111, 112, 113, 210, 400, 401, 411, 415, 416, 417, 418, 419, 501, 502, 503, 504, 511 and 513 received on 10<sup>th</sup> March 2014. A1372-PL-700, 710, 211A, 212A, 214A, 510A, 512A, 650 and 005 received on 25<sup>th</sup> July 2014: A1372-PL-213B, 410B, 412B, 413B, 414B received on 6<sup>th</sup> March 2015.

DV49 – Construction Method Statement

GD03A – Restrict alterations and extensions

LT09 – Hard and soft landscaping

NS01 – The commercial use hereby approved shall fall within the A1, A2 or B1 use classes as defined by the Town and Country (Use Classes) Order 1987 (as amended).

REASON: To comply with the terms of the application and ensure an appropriate use within a mixed use development.

NS02 – The deep masonry reveals and high slatted louvre array shown on drawings A1372-PL-510A and 512A shall be installed and retained as part of the development hereby approved.

REASON: To protect against loss of privacy.

NS03 – Archaeology TBC

NS04 - The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) by H2OK (dated 23 November 2013, ref; J-4560-CFM) and the following mitigation measures detailed within the FRA:

1. Provision of compensatory flood storage as shown in drawing number A1372-PL-710/A

2. Finished floor levels of units 4-6 and the courtyard between the units are set no lower than 7.63m above Ordnance Datum (AOD).

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON: To ensure the development is safe from flooding and prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.



NS05 – The 1.75m balustrades to the west facing terraces on Units 4 and 5 shall be finished in etched glazing and obscured in a manner which will prevent overlooking of windows in the existing buildings. The balustrades shall be included as part of the development hereby approved and maintained unless otherwise approved in writing.

REASON: To ensure a neighbourly form of development.

## **Informatives**

### **Policies**

Core Strategy – CP 1, 7, 8, 14, 15

Development Management Plan – DM SD 1, 3; TC 2, 3; HD 1, 2, 3, 4; HO 3, 4, 6; EM 2; TP 2, 8; DC 1, 2, 5, 6

Supplementary Planning Guidance: Affordable Housing; Design Quality; Front Garden and other Off-street Parking Standards; Residential Development Standards; Small and Medium Housing Sites; Sustainable Construction Checklist.

### **Building Regs**

Damage to Highway

Noise Control

NPPF Approval

S106 Agreement

Street Numbering

NI-01 - Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit the website at [www.thameswater.co.uk](http://www.thameswater.co.uk)

NI02 - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

## **Listed Building Consent 14/0791/LBC Conditions**

AT04 – Commencement of works LBC

DV48 – Approved Drawings A1372 PL-001, 002, 003, 100, 101, 102, 103, 104, 111, 112, 113, 210, 400, 401, 411, 415, 416, 417, 418, 419, 501, 502, 503, 504, 511 and 513 received on 10<sup>th</sup> March 2014. A1372-PL-700, 710, 211A, 212A, 214A, 510A, 512A, 650 and 005 received on 25<sup>th</sup> July 2014: A1372-PL-213B, 410B, 412B, 413B, 414B received on 6<sup>th</sup> March 2015.

LB11 - Matching existing-Internal/external

NS01 - The works hereby approved shall not be commenced until details / drawings, as appropriate, of the following have been submitted to and approved in writing by the Local Planning Authority:

- Internal schedule of works;
- The position, type, and manner of installation of all new and relocated services and related fittings including heating, lighting and fire and sound insulation;
- Details of at a scale of 1:20 of new fenestration
- Details of the new staircase
- Details of the proposed shopfront
- Details of fireplaces;

REASON: To protect the integrity of the buildings.

DCM

**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): S65

Dated: 11/2/15

**I agree the recommendation:**

Subject to S106

(Signature) 16.3.15

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: (Signature)

Dated: .....

16/03/15.

10/06/15.

<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>	

**ADDITIONAL NOTES CONTINUED FROM ABOVE:**