

Application reference: 16/1023/FUL
HAM, PETERSHAM, RICHMOND RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
15.03.2016	21.03.2016	16.05.2016	16.05.2016

got 25.05.2016

Site:

HMP Latchmere House, Church Road, Ham, Richmond

Proposal:

Construction of a sales and marketing suite (sui generis) with associated landscaping and car parking, for a temporary period of three years.

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

APPLICANT NAME

C/O Agent

AGENT NAME

Mr Elisabeth Glover
87 Chancery Lane
London
WC2A 1ET

DC Site Notice: printed on 30.03.2016 and posted on 08.04.2016 and due to expire on 29.04.2016

Consultations:

Internal/External:

Consultee

LBRUT Trees Preservation Officer

Expiry Date

13.04.2016

Neighbours:

- 21 Sandpits Road, Petersham, Richmond, TW10 7DU, - 30.03.2016
- Cedarwood, Church Road, Ham, Richmond, TW10 5HG, - 30.03.2016
- 2 The Shires, Ham Common, Richmond, TW10 5HF, - 30.03.2016
- 5 The Shires, Ham Common, Richmond, TW10 5HF, - 30.03.2016
- 1 Northweald Lane, Kingston Upon Thames, KT2 5GL - 30.03.2016
- 13 Beard Road, Ham Common, Kingston Upon Thames, KT2 5PG, - 30.03.2016
- 11 Beard Road, Ham Common, Kingston Upon Thames, KT2 5PG, - 30.03.2016
- 9 Beard Road, Ham Common, Kingston Upon Thames, KT2 5PG, - 30.03.2016
- 7 Beard Road, Ham Common, Kingston Upon Thames, KT2 5PG, - 30.03.2016
- 5 Beard Road, Ham Common, Kingston Upon Thames, KT2 5PG, - 30.03.2016
- 119 Latchmere Lane, Kingston Upon Thames, KT2 5NXne - 30.03.2016
- 117 Latchmere Lane, Kingston Upon Thames, KT2 5NX - 30.03.2016
- 115 Latchmere Lane, Kingston Upon Thames, KT2 5NX - 30.03.2016
- 113 Latchmere Lane, Kingston Upon Thames, KT2 5NX - 30.03.2016
- 111 Latchmere Lane, Kingston Upon Thames, KT2 5NX - 30.03.2016
- 109 Latchmere Lane, Kingston Upon Thames, KT2 5NX - 30.03.2016
- 107 Latchmere Lane, Kingston Upon Thames, KT2 5NX - 30.03.2016
- 105 Latchmere Lane, Kingston Upon Thames, KT2 5NX - 30.03.2016
- 103 Latchmere Lane, Kingston Upon Thames, KT2 5NX - 30.03.2016
- 101 Latchmere Lane, Kingston Upon Thames, KT2 5NX - 30.03.2016
- 1 Garth Close, Kingston Upon Thames, KT2 5PA - 30.03.2016
- 2 Garth Close, Kingston Upon Thames, KT2 5PA - 30.03.2016
- 3 Garth Close, Kingston Upon Thames, KT2 5PA - 30.03.2016
- 4 Garth Close, Kingston Upon Thames, KT2 5PA - 30.03.2016
- 5 Garth Close, Kingston Upon Thames, KT2 5PA - 30.03.2016
- 6 Garth Close, Kingston Upon Thames, KT2 5PA - 30.03.2016
- 7 Garth Close, Kingston Upon Thames, KT2 5PA - 30.03.2016

11 Anne Boleyn's Walk, Kingston Upon Thames, KT2 5NS - 30.03.2016
2 Anne Boleyn's Walk, Kingston Upon Thames, KT2 5NS - 30.03.2016
4 Anne Boleyn's Walk, Kingston Upon Thames, KT2 5NS - 30.03.2016
6 Anne Boleyn's Walk, Kingston Upon Thames, KT2 5NS - 30.03.2016
8 Anne Boleyn's Walk, Kingston Upon Thames, KT2 5NS - 30.03.2016
141 Tudor Drive, Kingston Upon Thames, KT2 5NT - 30.03.2016
143 Tudor Drive, Kingston Upon Thames, KT2 5NT - 30.03.2016
145 Tudor Drive, Kingston Upon Thames, KT2 5NT - 30.03.2016
147 Tudor Drive, Kingston Upon Thames, KT2 5NT - 30.03.2016
149 Tudor Drive, Kingston Upon Thames, KT2 5NT - 30.03.2016
151 Tudor Drive, Kingston Upon Thames, KT2 5NT - 30.03.2016
153 Tudor Drive, Kingston Upon Thames, KT2 5NT - 30.03.2016
155 Tudor Drive, Kingston Upon Thames, KT2 5NT - 30.03.2016
62 Latchmere Lane, Kingston Upon Thames, KT2 5PD, - 30.03.2016
60 Latchmere Lane, Kingston Upon Thames, KT2 5PD, - 30.03.2016
58 Latchmere Lane, Kingston Upon Thames, KT2 5PD, - 30.03.2016
56 Latchmere Lane, Kingston Upon Thames, KT2 5PD, - 30.03.2016
54 Latchmere Lane, Kingston Upon Thames, KT2 5PD, - 30.03.2016
145 Latchmere Lane, Kingston Upon Thames, KT2 5NX, - 30.03.2016
143 Latchmere Lane, Kingston Upon Thames, KT2 5NX, - 30.03.2016
141 Latchmere Lane, Kingston Upon Thames, KT2 5NX, - 30.03.2016
137 Latchmere Lane, Kingston Upon Thames, KT2 5NX, - 30.03.2016
135 Latchmere Lane, Kingston Upon Thames, KT2 5NX, - 30.03.2016
133 Latchmere Lane, Kingston Upon Thames, KT2 5NX, - 30.03.2016
131 Latchmere Lane, Kingston Upon Thames, KT2 5NX, - 30.03.2016
129 Latchmere Lane, Kingston Upon Thames, KT2 5NX, - 30.03.2016
127 Latchmere Lane, Kingston Upon Thames, KT2 5NX, - 30.03.2016
125 Latchmere Lane, Kingston Upon Thames, KT2 5NX, - 30.03.2016
123 Latchmere Lane, Kingston Upon Thames, KT2 5NX, - 30.03.2016
1 Garthside, Ham, Richmond, TW10 5JA, - 30.03.2016
2 Garthside, Ham, Richmond, TW10 5JA, - 30.03.2016
3 Garthside, Ham, Richmond, TW10 5JA, - 30.03.2016
10 Latchmere Close, Ham, Richmond, TW10 5HQ, - 30.03.2016
6 Ham Ridings, Ham, Richmond, TW10 5HJ, - 30.03.2016
3 Ham Ridings, Ham, Richmond, TW10 5HJ, - 30.03.2016
10 Cowper Road, Ham Common, Kingston Upon Thames, KT2 5PQ, - 30.03.2016
8 Cowper Road, Ham Common, Kingston Upon Thames, KT2 5PQ, - 30.03.2016
6 Cowper Road, Ham Common, Kingston Upon Thames, KT2 5PQ, - 30.03.2016
4 Cowper Road, Ham Common, Kingston Upon Thames, KT2 5PQ, - 30.03.2016
2 Cowper Road, Ham Common, Kingston Upon Thames, KT2 5PQ, - 30.03.2016
19 Beard Road, Ham Common, Kingston Upon Thames, KT2 5PG, - 30.03.2016
17 Beard Road, Ham Common, Kingston Upon Thames, KT2 5PG, - 30.03.2016
3 Beard Road, Ham Common, Kingston Upon Thames, KT2 5PG, - 30.03.2016
1 Beard Road, Ham Common, Kingston Upon Thames, KT2 5PG, - 30.03.2016
9 Latchmere Close, Ham, Richmond, TW10 5HQ, - 30.03.2016
8 Latchmere Close, Ham, Richmond, TW10 5HQ, - 30.03.2016
7 Latchmere Close, Ham, Richmond, TW10 5HQ, - 30.03.2016
10 Ham Ridings, Ham, Richmond, TW10 5HJ, - 30.03.2016
8 Ham Ridings, Ham, Richmond, TW10 5HJ, - 30.03.2016
4 Ham Ridings, Ham, Richmond, TW10 5HJ, - 30.03.2016
2 Ham Ridings, Ham, Richmond, TW10 5HJ, - 30.03.2016
1 Ham Ridings, Ham, Richmond, TW10 5HJ, - 30.03.2016
16 Cowper Road, Ham Common, Kingston Upon Thames, KT2 5PQ, - 30.03.2016
14 Cowper Road, Ham Common, Kingston Upon Thames, KT2 5PQ, - 30.03.2016
12 Cowper Road, Ham Common, Kingston Upon Thames, KT2 5PQ, - 30.03.2016
9 Cowper Road, Ham Common, Kingston Upon Thames, KT2 5PQ, - 30.03.2016
7 Cowper Road, Ham Common, Kingston Upon Thames, KT2 5PQ, - 30.03.2016
5 Cowper Road, Ham Common, Kingston Upon Thames, KT2 5PQ, - 30.03.2016
3 Cowper Road, Ham Common, Kingston Upon Thames, KT2 5PQ, - 30.03.2016
1 Cowper Road, Ham Common, Kingston Upon Thames, KT2 5PQ, - 30.03.2016
15 Beard Road, Ham Common, Kingston Upon Thames, KT2 5PG, - 30.03.2016
157 Tudor Drive, Kingston Upon Thames, KT2 5NT - 30.03.2016
159 Tudor Drive, Kingston Upon Thames, KT2 5NT - 30.03.2016
161 Tudor Drive, Kingston Upon Thames, KT2 5NT - 30.03.2016
163 Tudor Drive, Kingston Upon Thames, KT2 5NT - 30.03.2016
165 Tudor Drive, Kingston Upon Thames, KT2 5NT - 30.03.2016

167 Tudor Drive, Kingston Upon Thames, KT2 5NT - 30.03.2016
 169 Tudor Drive, Kingston Upon Thames, KT2 5NT - 30.03.2016
 171 Tudor Drive, Kingston Upon Thames, KT2 5NT - 30.03.2016
 173 Tudor Drive, Kingston Upon Thames, KT2 5NT - 30.03.2016
 175 Tudor Drive, Kingston Upon Thames, KT2 5NT - 30.03.2016
 177 Tudor Drive, Kingston Upon Thames, KT2 5NT - 30.03.2016
 179 Tudor Drive, Kingston Upon Thames, KT2 5NT - 30.03.2016
 181 Tudor Drive, Kingston Upon Thames, KT2 5NT - 30.03.2016
 183 Tudor Drive, Kingston Upon Thames, KT2 5NT - 30.03.2016
 185 Tudor Drive, Kingston Upon Thames, KT2 5NT - 30.03.2016
 187 Tudor Drive, Kingston Upon Thames, KT2 5NT - 30.03.2016
 189 Tudor Drive, Kingston Upon Thames, KT2 5NT - 30.03.2016
 191 Tudor Drive, Kingston Upon Thames, KT2 5NU - 30.03.2016
 191A Tudor Drive, Kingston Upon Thames, KT2 5NU - 30.03.2016
 193 Tudor Drive, Kingston Upon Thames, KT2 5NU - 30.03.2016
 195 Tudor Drive, Kingston Upon Thames, KT2 5NU - 30.03.2016
 197 Tudor Drive, Kingston Upon Thames, KT2 5NU - 30.03.2016
 199 Tudor Drive, Kingston Upon Thames, KT2 5NU - 30.03.2016
 201 Tudor Drive, Kingston Upon Thames, KT2 5NU - 30.03.2016
 203 Tudor Drive, Kingston Upon Thames, KT2 5NU - 30.03.2016
 205 Tudor Drive, Kingston Upon Thames, KT2 5NU - 30.03.2016
 207 Tudor Drive, Kingston Upon Thames, KT2 5NU - 30.03.2016
 209 Tudor Drive, Kingston Upon Thames, KT2 5NU - 30.03.2016
 211 Tudor Drive, Kingston Upon Thames, KT2 5NU - 30.03.2016
 213 Tudor Drive, Kingston Upon Thames, KT2 5NU - 30.03.2016
 215 Tudor Drive, Kingston Upon Thames, KT2 5NU - 30.03.2016
 217 Tudor Drive, Kingston Upon Thames, KT2 5NU - 30.03.2016
 219 Tudor Drive, Kingston Upon Thames, KT2 5NU - 30.03.2016
 221 Tudor Drive, Kingston Upon Thames, KT2 5NU - 30.03.2016
 223 Tudor Drive, Kingston Upon Thames, KT2 5NU - 30.03.2016
 225 Tudor Drive, Kingston Upon Thames, KT2 5NU - 30.03.2016
 Flat 7, Latchmere Lodge, Church Road, Ham, Richmond, TW10 5HG, - 30.03.2016
 Flat 1, Latchmere Lodge, Church Road, Ham, Richmond, TW10 5HG, - 30.03.2016
 Flat 3, Latchmere Lodge, Church Road, Ham, Richmond, TW10 5HG, - 30.03.2016
 Flat 4, Latchmere Lodge, Church Road, Ham, Richmond, TW10 5HG, - 30.03.2016
 Flat 5, Latchmere Lodge, Church Road, Ham, Richmond, TW10 5HG, - 30.03.2016
 Flat 6, Latchmere Lodge, Church Road, Ham, Richmond, TW10 5HG, - 30.03.2016
 Flat 2, Latchmere Lodge, Church Road, Ham, Richmond, TW10 5HG, - 30.03.2016
 14 Latchmere Close, Ham, Richmond, TW10 5HQ - 30.03.2016
 13 Latchmere Close, Ham, Richmond, TW10 5HQ - 30.03.2016
 12 Latchmere Close, Ham, Richmond, TW10 5HQ - 30.03.2016
 11 Latchmere Close, Ham, Richmond, TW10 5HQ - 30.03.2016
 151 Latchmere Lane, Kingston Upon Thames, KT2 5NX, - 30.03.2016
 149 Latchmere Lane, Kingston Upon Thames, KT2 5NX, - 30.03.2016
 147 Latchmere Lane, Kingston Upon Thames, KT2 5NX, - 30.03.2016
 139 Latchmere Lane, Kingston Upon Thames, KT2 5NX, - 30.03.2016
 121 Latchmere Lane, Kingston Upon Thames, KT2 5NX, - 30.03.2016
 239 Tudor Drive, Kingston Upon Thames, Surrey, KT2 5PF - 30.03.2016
 45 Cavendish House, Ham Close, Ham, TW10 7PJ - 30.03.2016

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

<u>Development Management</u>	
Status: RNO	Application:03/1864/C84
Date:03/07/2003	Proposed New Library.
<hr/>	
<u>Development Management</u>	
Status: WDN	Application:91/0951/FUL
Date:18/07/1991	Erection Of 3no. 32' X 12' Portacabins For Use As Doctors Surgery For A Period Of 9 Months, (building Work At Existing Surgery 192 Tudor Drive)
<hr/>	
<u>Development Management</u>	
Status: WNA	Application:91/1183/FUL
Date:26/08/1991	Erection Of Portacabin Buildings For Use As Temporary Doctors Surgery For Period Of 9 Months.
<hr/>	
<u>Development Management</u>	
Status: WNA	Application:94/3495/C84

Date:06/12/1994	Renovation Of Existing Kitchen Building And Erection Of New Single Storey Workshop Building.
<u>Development Management</u>	
Status: WNA	Application:94/3589/FUL
Date:19/01/1996	Extension Of Car Parking Area And Change Of Use Of Portacabin From Visitors Seating Area To Office Premises
<u>Development Management</u>	
Status: REF	Application:97/2335
Date:02/02/1998	Construction Of New Prison Access Road, In Place Of The Existing Access To Be Closed Off.
<u>Development Management</u>	
Status: ROB	Application:97/2506
Date:22/01/1998	Erection Of External Staircase From Governors Building Second Floor Level To Ground Level.
<u>Development Management</u>	
Status: RNO	Application:97/2652
Date:23/01/1998	Erection Of A Single Storey Extension To Front Of Existing Gate Lodge.
<u>Development Management</u>	
Status: RNO	Application:98/2693
Date:05/05/1999	Proposed Additional Car Parking Facilities.
<u>Development Management</u>	
Status: GTD	Application:06/2069/FUL
Date:25/08/2006	Proposed erection of a two storey building and accompanying basement comprising seven flats with associated parking.
<u>Development Management</u>	
Status: GTD	Application:06/3457/FUL
Date:30/11/2006	Repair main administration building roof, remove redundant rooflights, install new sunpipes and new high performance roof coverings to existing flat roof areas, replace slate roof covering over part of (admim/finance) roof with new artificial slate and replace fascia to front/side elevation.
<u>Development Management</u>	
Status: GTD	Application:07/2477/FUL
Date:23/08/2007	Installation of satellite dish affixed on to the roof of the boiler room.
<u>Development Management</u>	
Status: WNA	Application:09/2036/FUL
Date:16/10/2009	Installation of a diesel electrical generator and associated acoustic housing.
<u>Development Management</u>	
Status: GTD	Application:10/T0038/TPO
Date:06/04/2010	T1 -Oak - Fell
<u>Development Management</u>	
Status: RNO	Application:12/T0315/TCA
Date:30/07/2012	See schedule of works
<u>Development Management</u>	
Status: WTD	Application:14/0450/FUL
Date:08/06/2015	Demolition of existing buildings, excluding Latchmere House. Provision of 58 residential units (Use Class C3) comprising 51 new build units and the conversion and ground floor extension of Latchmere House to provide 7 apartments. Formation of a new highways access from Latchmere Lane. Associated highways works, landscaping, tree works and car parking. Cross-boundary application also comprising land within the Royal Borough of Kingston upon Thames and providing in total 89 residential units including 82 new build units and 7 apartments in the converted and extended Latchmere House.
<u>Development Management</u>	
Status: REF	Application:14/0451/FUL
Date:05/01/2015	Demolition of existing buildings, excluding Latchmere House. Provision of 42 residential units (Use Class C3) comprising 35 new build units and the conversion and ground floor extension of Latchmere House to provide 7 apartments. Associated highways works, landscaping, tree works and car parking. Cross-boundary application also comprising land within the Royal Borough of Kingston upon Thames and providing in total 73 residential units including 66 new build units and 7 apartments within the converted and extended Latchmere House.
<u>Development Management</u>	

Status: WNA
Date: 12/06/2015

Application: 14/0935/CON
Erection of 31 dwellings 2/3 storeys high with access from Church Lane, Ham as part of the creation of 73 dwellings through the conversion and extension of Latchmere House to create 7 flats and the demolition of existing buildings and erection of 66 new 2/3 storey houses in conjunction with application 14/0451/FUL in the London Borough of Richmond.

Development Management

Status: WNA
Date: 12/06/2015

Application: 14/0936/CON
Erection of 31 dwellings 2/3 storeys high with access from Church Lane and Latchmere Lane, Ham as part of the creation of 89 dwellings through the conversion and extension of Latchmere House to create 7 flats and the demolition of existing buildings and erection of 82 new dwellings in conjunction with application 14/0450/FUL in the London Borough of Richmond.

Development Management

Status: GTD
Date: 05/02/2016

Application: 14/0451/DD01
Details pursuant to condition 3 (ancillary site buildings/parking of vehicles), 6 (investigation/protection of bats) and 7 (protection of trees) of planning permission 14/0451/FUL allowed on appeal, and its associated Demolition and Construction Management Plan.

Development Management

Status: VOID
Date: 14/10/2015

Application: 15/4108/VOID
Erection of 31 dwellings 2/3 storeys high with access from Church Road, Ham. (In connection with the wider development of a total of 73 dwellings through the conversion and extension of Latchmere House to create 7 flats and the demolition of existing buildings and erection of 66 new dwellings in conjunction with application 14/0451/FUL in the London Borough of Richmond).

Development Management

Status: PCO
Date:

Application: 16/0523/VRC
Variation of condition 2 (approved drawings) of planning permission 14/0451/FUL (Demolition of existing buildings, excluding Latchmere House. Provision of 42 residential units (Use Class C3) comprising 35 new build units and the conversion and ground floor extension of Latchmere House to provide 7 apartments. Associated highways works, landscaping, tree works and car parking. Cross-boundary application also comprising land within the Royal Borough of Kingston upon Thames and providing in total 73 residential units including 66 new build units and 7 apartments within the converted and extended Latchmere House), to allow changes to design of individual houses and improvements to the landscape.

Development Management

Status: PCO
Date:

Application: 16/1023/FUL
Construction of a sales and marketing suite (sui generis) with associated landscaping and car parking, for a temporary period of three years.

Appeal

Validation Date: 22.10.2014

Demolition of existing buildings, excluding Latchmere House. Provision of 58 residential units (Use Class C3) comprising 51 new build units and the conversion and ground floor extension of Latchmere House to provide 7 apartments. Formation of a new highways access from Latchmere Lane. Associated highways works, landscaping, tree works and car parking. Cross-boundary application also comprising land within the Royal Borough of Kingston upon Thames and providing in total 89 residential units including 82 new build units and 7 apartments in the converted and extended Latchmere House.

Reference: 14/0159/AP/NON

Appeal

Validation Date: 06.02.2015

Demolition of existing buildings, excluding Latchmere House. Provision of 42 residential units (Use Class C3) comprising 35 new build units and the conversion and ground floor extension of Latchmere House to provide 7 apartments. Associated highways works, landscaping, tree works and car parking. Cross-boundary application also comprising land within the Royal Borough of Kingston upon Thames and providing in total 73 residential units including 66 new build units and 7 apartments within the converted and

Reference: 15/0032/AP/REF extended Latchmere House.
Appeal Allowed

Enforcement

Opened Date: 25.06.2002 Enforcement Enquiry
Reference: 02/00215/EN

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

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.

As

Development Control Manager: *[Signature]*

Dated: *17/05/16*

[Signature]
18/05/16

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

Site, proposal and history:

The application site is accessed off Church Road and Latchmere Lane, and to the north of the Latchmere House site, a former prison and designated a BTM. The site is within an archaeological priority area and Ham Common conservation area, and there are a number of protected trees. Directly adjoining the northern boundary of the site is the wooded area of Ham Common, an area designated as Metropolitan Open Land, Public Open Space and an Other Site of Nature Importance. The surrounding area is predominately residential.

The most pertinent planning history is a scheme that was allowed by the Planning Inspectorate in July 2015, for:

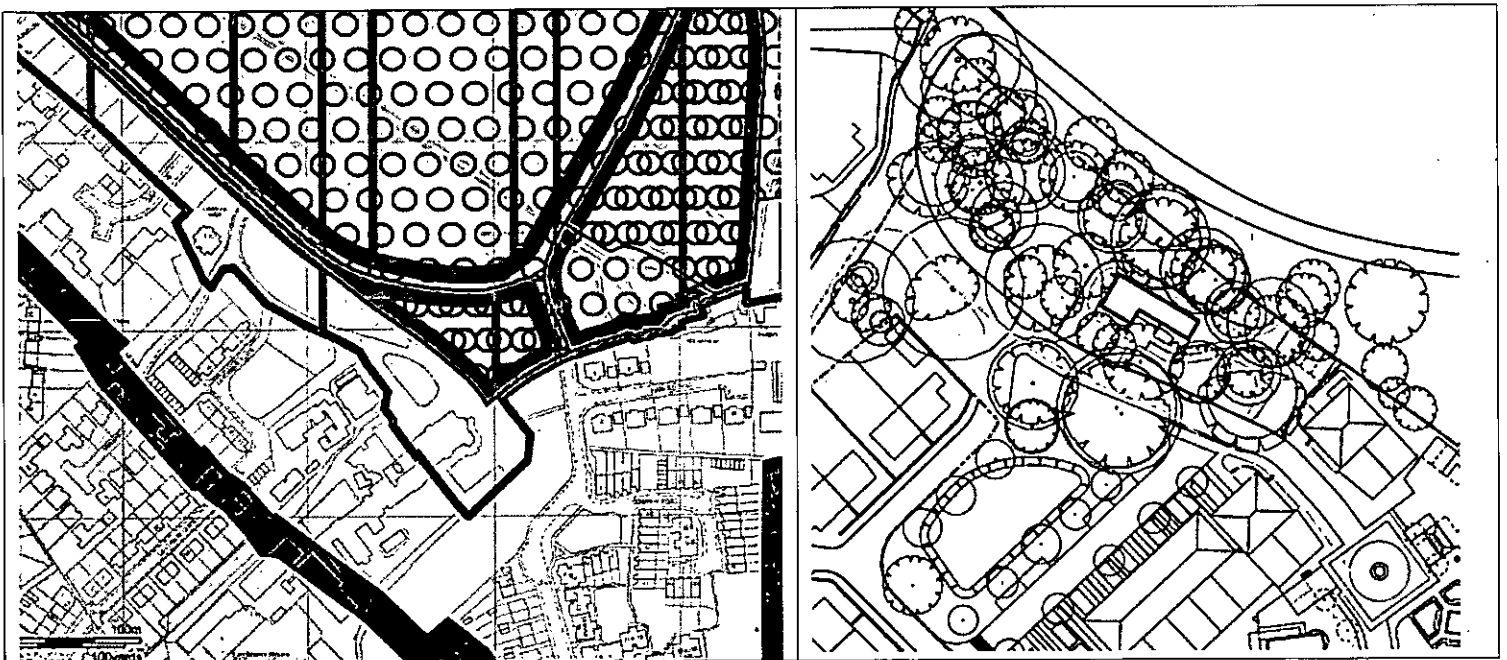
Demolition of existing buildings, excluding Latchmere House. Provision of 42 residential units (Use Class C3), comprising 35 new build units and the conversion and ground floor extension of Latchmere House to provide 7 apartments. Associated highways works, landscaping, tree works and car parking. Cross-boundary application also comprising land within the Royal Borough of Kingston upon Thames and providing in total 73 residential units including 66 new build units and 7 apartments within the converted and extended Latchmere House. (14/0451/FUL)

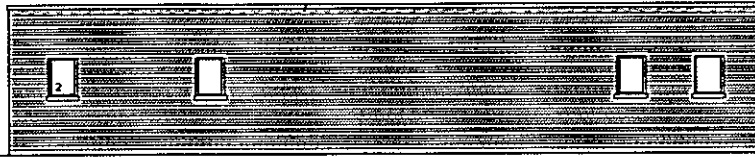
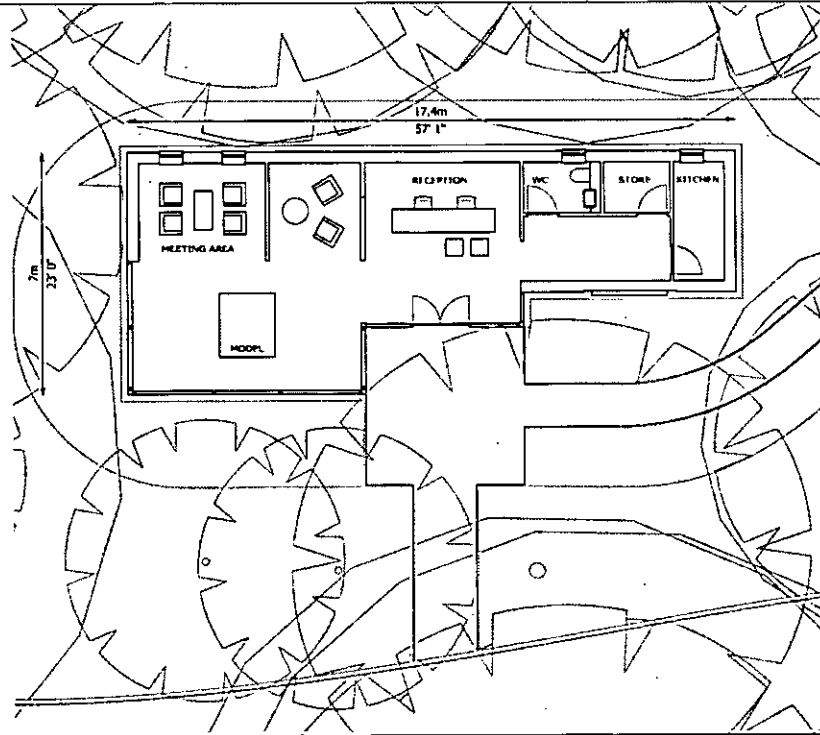
There have been further applications to allow amendments to the above.

The proposal is for

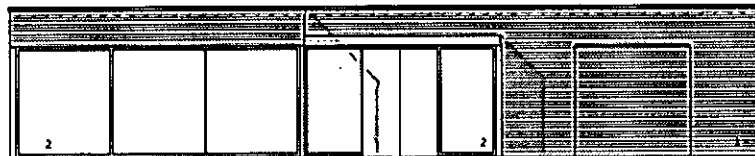
Construction of a sales and marketing suite (sui generis) with associated landscaping and car parking, for a temporary period of three years.

This is to be located to on a pocket of grassed areas to the north of the development site, between the existing mature trees of Latchmere Close.

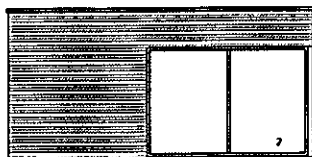




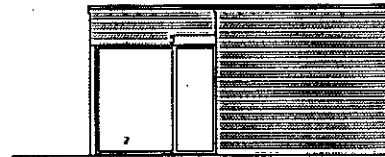
REAR ELEVATION



FRONT ELEVATION



WEST ELEVATION



EAST ELEVATION

Main development plan policies:

- Core Strategy: CP4, CP5, CP7
- Development Management Plan: DM OS2; OS5; OS6, HD1; HD3; TP2; TP8; DC1; DC4 and DC5

- Ham Common conservation area study

Material representations: No letters of representation have been received.

Professional comments:

Principle of use:

The suite will occupy an area of 95sqm and will be comprised of a reception, two meeting areas, and ancillary facilities. It is not usual to have such temporary marketing and sales suites when associated to a major development. Such facilities would enable the effective promotion and sale of the new residential units at Latchmere Close, which is contributing to housing stock.

Siting and design:

The site is within Ham Common Conservation Area. In relation to Church Road, the relevant study states:

- There is variety in the style, use of materials and detailing.
- There is a strong boundary treatment to Church Road, reinforced by mature hedges and trees.
- Trees, both within the common and private gardens, contribute to the semi-rural character of this area, which is deemed a key strength of the conservation area.

Policy CP7 advises that the Borough will be protected from inappropriate development, and thereby 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. The above is reflected in policy DM DC1, which states that development must be inclusive, respect local character, and connect with and contribute positively to its surroundings based on a thorough understanding of the site and its context.

Given the site's designation the development must conserve and enhance the character and appearance of the area, and the setting of BTMs (DM HD1 and HD3). Further, not cause a harmful visual impact on the character and openness of the adjoining MOL (DM OS2).

The proposed sales and marketing suite is sited within the grassed / vegetated area to the north of the access approach road to the Latchmere site. This is within Ham Common Conservation Area, it is also immediately adjacent to the boundary with Ham Common, MOL and Other Site of Nature Importance. It is regrettable to have any building on this part of the site, which is open in character, and provides and contributes to the parkland / landscape setting of the development site, and also the surrounding open character of the area. Therefore, if this was to be a permanent building, it would have been deemed unacceptable. However, this scheme is for a temporary building for 3 years to enable the marketing of the Latchmere Development. Given the temporary nature of the scheme; and in response to the modest proportions of the scheme (with this being single storey (3.5m in height and 17.5m in width); being finished in brick; and being set back from boundaries, on balance, this is accepted (notwithstanding land height differences); nor is this deemed to cause any longstanding harm to the visual openness and character of the conservation area and MOL. This approach to the acceptability of the scheme is also reflected in the applicant's submission, whereby they state:

The sales and marketing suite will be in place for a temporary period of up to three years. Due to the temporary nature of the application, it is considered that there will be no harm arising from the proposed development to the locally listed Latchmere House or the wider conservation area, in accordance with policies DM HD1 and DM HD3.

The applicants assert that the scheme fully matches the architectural and character of the main redevelopment of the site. Officers disagree with such, given this has a contemporary style. Notwithstanding such, by reason of the varied character of the area, and again the temporary nature of the proposal, this does not warrant a refusal.

A parking area is positioned adjacent to the boundary of the consented development site, and there are associated pathways leading to the building. These will be finished in resin bond gravel and permeable block paving, both of which are deemed acceptable for this temporary period.

Given a key aspect to the acceptability of the scheme is a response to its temporary nature, a condition will be secured on the decision stating the permission will be limited for a period of 3 years only, when the use hereby permitted shall be discontinued and the buildings and works carried out under this permission removed and the land on which the building is situated is reinstated to its former condition and use to the satisfaction of the Local Planning Authority.

Trees:

Policy DM DC4 seeks to protect the Boroughs' trees and landscape. Accordingly, there is a presumption against schemes that result in a significant loss of trees, unless replacement is proposed and there are robust reasons for their removal.

An Arboricultural Development Report and Tree Protection and AMS details have been submitted. Over and above what has already been approved in the original consented scheme for the Latchmere development, the scheme results in the felling of a Holly tree. Whilst this is regrettable, this is assessed as a 'C' category, and the applicants have confirmed this will be replaced. Further, given this is to the south of the suite, its loss will not dilute the areas parkland / semi-rural setting and character, when viewed from within the conservation area and Church Road.

In terms of tree protection, the submission advises:

- Trees retained within the site can be adequately protected in accordance with BS 5837 (2012)
- Whilst the footprint does not encroach within the RPA of adjacent trees, the suite can be suspended above ground level on pad foundations.
- The marketing suite and materials will be transferred in modular sections
- Utilities will be routed to avoid RPAs
- Hard surfacing can be achieved through a no dig construction using cellular confinement system.
- During the installation / construction of the development, a specification for tying back branches will be prepared by the Project Arboriculturalist to minimise damage to the crown or their visual amenity.

The Council's Arboricultural Officer requested details for the management of trees T48, T64a and T65, as these were recorded as 'U' category, and questioned whether they are to be removed as part of the implementation of this scheme. The applicants have confirmed that whilst these trees are assessed as 'U' category, they are within open space and therefore could reasonably be retained within the original scheme in the short term. As the marketing suite is a temporary structure, the applicants have advised that it is not anticipated that the trees would be removed to implement the planning submission. However, there are no absolutes in nature and given that the trees are U category it is likely that the trees would be removed/works required in the foreseeable future, however, this will be dealt with under CA regulations as and when required.

In summary the Council's Arboricultural Officer has reviewed the submission and does not raise an objection, and deems the proposed landscape acceptable, subject to this being implemented in accordance with the submitted Arboricultural details.

Ecology:

CP4 advises that the Borough's biodiversity will be safeguarded and enhanced. This is reflected in the DMP, whereby policy DM OS5 expects developments to preserve and where possible enhance existing habitats

The proposed temporary marketing suite is located within the Ham Common Local Nature Reserve (LNR) and adjacent to OSNI. The LNR is noted for its areas of acid grassland and birch and oak woodland and for its dead wood habitat supporting invertebrates, fungi and cavity nesting birds.

The area to be affected was surveyed during the extended phase 1 habitat survey (RSK, 2012) and found to comprise "an area of open canopy ornamental trees with a field-layer of semi improved grassland. The 18m high tree species present include a Horse-chestnut, Holly, Oak, and Limes. The field-layer is dominated by the grass *Holcus lanatus* (Yorkshire-fog) with frequent *Agrostis capillaris* (Common Bent) and remains un-mown with a sward height of approximately 15 cm. Amongst the grasses are herb species typical of semi improved grasslands and woodlands including *Cerastium fontanum* (Common Mouse-ear), *Geum urbanum* (Wood Avens) and *Taraxacum* agg. (Dandelion).

The area was not highlighted as having potential for protected species other than nesting birds and roosting bats (associated with mature trees) during the original survey in 2012. Victoria Gilbey a Principal Ecologist at RSK (CEnv, MCIEEM) visited site on 7 March 2015 to confirm these findings due to the length of time that has passed. A nesting bird check was carried out at the same time to allow removal of two trees.

Notwithstanding the designation of the site and adjoining area, the marketing suite and associated car parking have been cited to avoid impact on mature trees. In order to protect the LNR and ensure that all temporary ecological impacts associated with the marketing suite are mitigated the following measures will be implemented during construction and reinstatement:

1. The access, parking and footpath will be formed using a cellular confinement system to ensure that there is no removal of topsoil within root protection areas (RPA's) of retained trees.
2. Temporary ground protection will be used during installation to avoid tracking over soft ground within the RPAs.
3. Drainage and service routes will be above ground level or located outside of the RPA's.
4. Foundations for the marketing suite will be designed to minimise impact to the LNR i.e. above ground piers/smallest footprint.
5. Topsoil stripped from the LNR (marketing suite area only) will be stored separately in a demarcated area (with signage) and covered to prevent erosion and weed infestation. If it is not possible to cover the stockpiles they will be seeded with a grass/clover mix. Topsoil will not be handled when wet and it will not be stored in stockpiles higher than 3-4 metres.
6. The Marketing Suite will need to be raised above ground level to allow gaseous exchange and moisture to the soft ground within the area below the suite.
7. Any topsoil removed from the LNR will be reinstated when the suite is removed (currently assumed to be end of 2018) and seeded with an appropriate grassland mix which matches the species composition recorded during the phase 1 habitat survey.

In terms of lighting, the scheme does propose a series of low level bollards and recessed in ground luminaries. As such, the potential impact on bats has been considered.

A European Protected Species licence was granted by Natural England on 27 October 2015 (reference: 2015-15368-EPS-MIT) to allow the removal of two bat roosts within buildings on the main site. As part of the licence application bat boxes were erected in selected mature trees on site to provide compensatory roosts. This includes six boxes on four trees in close proximity to the temporary marketing suite. In addition a bat mitigation report was produced by RSK in August 2015 (and subsequently updated in October 2015) to detail the strategy for inspecting trees with bat roost potential (BRP) and for protecting key bat foraging and commuting routes through habitat retention and sensitive lighting design.

Research has shown (*Bat Conservation Trust. Artificial lighting and Wildlife Interim Guidance*) that lighting in close proximity to bat roost exit points can delay bats from emerging which impacts on feeding success and increases the risk of bats abandoning roosts. Accordingly the applicants have reviewed the proposed lighting plan and reduced lighting where possible including eliminating lighting in an area directly adjacent to one of the four trees with compensatory bat boxes (tree reference T42). We are not required to monitor these boxes to check for the presence of roosting bats (i.e. as a condition of the granted EPS licence) therefore this approach is precautionary but will also aid future colonisation of the bat boxes during the period of time that the marketing suite is in use.

The applicants are content that the current lighting plan minimises any potential for negative impacts to roosting, foraging and commuting bats. However, given the sensitive location of the site, and notwithstanding what is shown on the approved plans, no upward lighting or sideward lightspill towards the OSNI will be accepted in this location. Therefore a condition for proposed lighting will be secured on any decision, with advice that this should be in the form of low level bollards with no upward / side wards light spill towards the OSNI. This has been reviewed by the Council's Ecologist who raised no objection subject to this condition.

Residential amenity

Policy DM DC5 states in considering proposal, the Council will seek to protect adjoining properties from unreasonable loss of privacy, pollution, visual intrusion, noise and disturbance; and light. Given the modest scale of the proposed building, and siting away from residential properties, this is not deemed to appear unneighbourly nor raise undue concerns over light and privacy. Whilst this scheme will generate some degree of activity associated to its use, this will not be of great concern.

Parking:

A total of four car parking spaces are proposed for the visitors to the marketing suite, one of which will be disabled, and these are sited immediately adjacent to the boundary with the development site. There are no specific standards within the DMP for marketing / sales suites associated to developments, however, under policies CP5 and DM TP2 and TP8, the impact of new development on the transport network will be assessed; and scheme must provide an appropriate level of off street parking to avoid an unacceptable impact on on-street parking conditions and local traffic conditions. The four parking spaces are deemed as appropriate provision for the scheme. Whilst it is not ideal for the spaces to be sited immediately adjacent to the site entrance, which will be used by delivery vehicles, and the lack of sightlines given the hoarding; given the CMS advises that the entrance gate will be manned by a trained Traffic Marshall during working hours and the marshal shall be responsible for ensuring that it is safe for delivery vehicles to manoeuvre without endangering members of the public this is acceptable. This will be reflected in an informative. In addition, an informative will be placed on the decision encouraging safe provision of further parking on the development site, at times of peak demand.

Sustainability

Given the temporary nature of the scheme, it would be unreasonable to impose sustainability credentials on the applicants.

Summary:

In summary, whilst the proposed building is very sensitively located, by reason of its temporary nature, modest proportions, siting, and safeguarding conditions, the scheme is deemed, on balance, acceptable, and will preserve residential amenities, and will not compromise the open character of the area in the long term, or unduly prejudice other policies and guidance.

Recommendation - APPROVE

Background

- Submitted forms, drawings and reports
- Original application – 14/0451/FUL

Planning brief states that no green space to the north of the site functions as a formal amenity and should be retained/enhanced - given the ^{temporary} impact of construction generally, and this scheme being for 3 years only, after which the land will be restored, the scheme will not compromise NPPF aims. However, it clearly another nearby minor can only be a temporary consent - after which land restored.