

Application reference: 16/0523/DD02

HAM, PETERSHAM, RICHMOND RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
18.05.2016	25.05.2016	20.07.2016	20.07.2016

Site:

HMP Latchmere House, Church Road, Ham, Richmond

Proposal:

Details pursuant to condition NS05 (cycle parking) of planning permission 16/0523/VRC.

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

APPLICANT NAME

Mr Berkeley Homes (West London)
Ltd
C/O Agent

AGENT NAME

Ms Elisabeth Glover
87 Chancery Lane
London
WC2A 1ET

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

Consultations:

Internal/External:

Consultee
LBRUT Transport

Expiry Date
09.06.2016

Neighbours:

Report on CAPS

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

<u>Development Management</u> Status: RNO Date: 03/07/2003	Application: 03/1864/C84 Proposed New Library.
<u>Development Management</u> Status: WDN Date: 18/07/1991	Application: 91/0951/FUL 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)
<u>Development Management</u> Status: WNA Date: 26/08/1991	Application: 91/1183/FUL Erection Of Portacabin Buildings For Use As Temporary Doctors Surgery For Period Of 9 Months.
<u>Development Management</u> Status: WNA Date: 06/12/1994	Application: 94/3495/C84 Renovation Of Existing Kitchen Building And Erection Of New Single Storey Workshop Building.
<u>Development Management</u> Status: WNA Date: 19/01/1996	Application: 94/3589/FUL Extension Of Car Parking Area And Change Of Use Of Portacabin From Visitors Seating Area To Office Premises
<u>Development Management</u> Status: REF Date: 02/02/1998	Application: 97/2335 Construction Of New Prison Access Road, In Place Of The Existing Access

To Be Closed Off.

<u>Development Management</u> Status: ROB Date:22/01/1998	Application:97/2506 Erection Of External Staircase From Governors Building Second Floor Level To Ground Level.
<u>Development Management</u> Status: RNO Date:23/01/1998	Application:97/2652 Erection Of A Single Storey Extension To Front Of Existing Gate Lodge.
<u>Development Management</u> Status: RNO Date:05/05/1999	Application:98/2693 Proposed Additional Car Parking Facilities.
<u>Development Management</u> Status: GTD Date:25/08/2006	Application:06/2069/FUL Proposed erection of a two storey building and accompanying basement comprising seven flats with associated parking.
<u>Development Management</u> Status: GTD Date:30/11/2006	Application:06/3457/FUL 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 Date:23/08/2007	Application:07/2477/FUL Installation of satellite dish affixed on to the roof of the boiler room.
<u>Development Management</u> Status: WNA Date:16/10/2009	Application:09/2036/FUL Installation of a diesel electrical generator and associated acoustic housing.
<u>Development Management</u> Status: GTD Date:06/04/2010	Application:10/T0038/TPO T1 - Oak - Fell
<u>Development Management</u> Status: RNO Date:30/07/2012	Application:12/T0315/TCA See schedule of works
<u>Development Management</u> Status: WTD Date:08/06/2015	Application:14/0450/FUL 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 Date:05/01/2015	Application: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.
<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.
<u>Development Management</u> 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: GTD

Date: 20/05/2016

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: GTD

Date: 24/05/2016

Application: 16/1023/FUL

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

Development Management

Status: PCO

Date:

Application: 16/0523/DD04

Details pursuant to condition NS04 (detailed design) of planning permission 16/0523/VRC.

Development Management

Status: PCO

Date:

Application: 16/0523/DD02

Details pursuant to condition NS05 (cycle parking) of planning permission 16/0523/VRC.

Development Management

Status: REC

Date:

Application: 16/0523/DD01

Details pursuant to condition U05664 - NS08 (childrens play) of planning permission 16/0523/VRC.

Development Management

Status: PCO

Date:

Application: 16/0523/DD03

Details pursuant to condition NS10 (sustainability) of planning permission 16/0523/VRC.

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 extended Latchmere House.

Reference: 15/0032/AP/REF

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): ML

Dated: 16/08/2016

I agree the recommendation:

Team Leader/Development Control Manager
Dated: [Signature]

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: 16/08/16

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

Introduction:

Planning permission was initially approved by the Planning Inspector in July 2015 and later by the Richmond LPA in April 2016 for:

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.

This application concerns details pursuant to condition NS05 (formally condition 5) of the host application:

U04079 - NS05 Formally condition 5

No development, except for works of demolition, shall take place until details of secure cycle parking facilities for the occupants of the dwellings hereby approved have been submitted to and approved writing by the local planning authority. The facilities shall be implemented in accordance with the approved details prior to the occupation of the dwellings and shall be retained as such thereafter.

REASON: To ensure the development meets the Council's cycle standards

The following drawings have been submitted

- Planning conditions H36, H64, H65, H67 Cycle Storage – 4721 3 004 (for the avoidance of doubt, only the details showing a cycle space within the garages are approved, rather than the design of the buildings).
- Planning Conditions site plan indicating refuse / recycling and cycle storage London Borough of Richmond upon Thames – 4721 3 001 (For avoidance of doubt, only the cycle storage notes have been approved as part of this drawing).
- Planning conditions – Latchmere House Communal Cycle Storage – 4721 4 005 A
- Secure by Design (2 bike)
- Email from Elisabeth glover dated 22nd and 28th July 2016

The above confirm:

Communal bike store -

- The cycle store would accommodate 14 bikes, exceeding standards
- The store is approx. 2.615m high, finished in brick. Whilst functional in design, it is fairly discreet, not compromising the character and appearance of the site and area.
- The applicants have confirmed that the store is within an existing area of hard surfacing; the foundation type would have a ground bearing slab formation which limits the level dig, localised to the adjoining trees; and adjacent trees are off-site and separated by an existing boundary wall (the latter of which is likely to have influenced the root environment of off-site trees). On such basis, will not unduly harm trees of amenity value.

Houses:

- Individual storage sheds are being proposed in the rear gardens – 2.1m(w)* 2.1m(d) * 2.0m(h) – provided with Sheffield stand fixings.
- Plots H64 and H65 incorporate 2 cycle spaces within the double garages.
- The scheme meets the requirements of the condition.

Recommendation: APPROVE