

Application reference: 16/0523/DD03

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 NS10 (sustainability) 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
14D POL

Expiry Date
09.06.2016

Neighbours:

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

Development Management

Status: RNO Application:03/1864/C84
Date:03/07/2003 Proposed New Library.

Development Management

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)

Development Management

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.

Development Management

Status: WNA Application:94/3495/C84
Date:06/12/1994 Renovation Of Existing Kitchen Building And Erection Of New Single Storey Workshop Building.

Development Management

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

Development Management

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 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 (investgation/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: REC
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 puraunt 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): UM Dated: 16/08/16

I agree the recommendation:

Team Leader/Development Control Manager: [Signature]
Dated: 16/08/16

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 NS10 (formally condition 10) of the host application:

U05666 - NS10 - formally condition 10

No development shall take place, except for works of demolition, until a scheme to provide for the following has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved scheme.

- a) All dwelling to meet the target for water use of 105 litres or less per person per day, excluding an allowance of 5 litres or less per person per day for external use.
- b) The development overall to achieve a 35% reduction in CO₂ emissions over that required by the Building Regulations, 2013, unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure a sustainable form of development, and one that meets adopted standards.

The following documents have been submitted:

- Sadler Energy and Environmental Services Ltd Energy Strategy – 17/05/2016
- Water Reduction Strategy dated 19/07/16
- PV Module Layout – Site Plan (SITE-PRE-01)
- Drawing – Solar Panel Layout – Sheet 1 4721 3 006
- Drawing – Solar Panel Layout – Sheet 2 4721 3 007
- Drawing – Solar Panel Layout – Sheet 3 4721 3 008A

For the avoidance of doubt, only the siting of the PV panels have been approved on the above drawings.

The energy report confirms:

- The developer has provided SAP calculations which have been compiled by a qualified SAP assessor and all dwellings meet building regulation compliance.
- The applicant has designed the dwellings to improve fabric and efficiency performance thus future proofing reduction in CO₂ for the life of the dwelling
- The energy strategy will deliver reductions in energy to achieve a minimum 19% of the predicted energy requirement over 2013 building regulations for the SW part of the scheme and a minimum of 35% for the NE Side of the development.
- The report outlines the proposed fabric specification alongside amount of renewable energy required with different specification options to demonstrate that the development proposals are compatible with achieving a 19% and 35% site wide CO₂ reduction over the 2013 Building Regulation, as required by The Royal Borough of Kingston Upon Thames and The London Borough of Richmond Upon Thames planning authorities respectively, and that as the design progress there is reason to expect that compliance will be achieved.

PV Panels:

PV are being proposed on either southeast or southwest facing roofs; or sited on the flat roof crowns. With respect to the latter, to reduce the prominence of these in the wider area, the pitch has been reduced from 30 to 15degree. With such, and their siting away from elevations, and taking into account sustainability benefits, these are not deemed unacceptable.

The Water Reduction Strategy:

This outlines how the development will achieve a water consumption level below 105 litres/person/day. Appliances will be used, including taps / wcs that will be dual flush / flow reducing / aerating. The internal water use has been estimated using The Water Efficiency Calculator for new dwellings methodology, an estimated consumption of 102.8l/person/day has been calculated.

The Council's policy officer has reviewed the information and states:

"The applicant states that they will achieve a 35% reduction in CO2 emissions in Richmond borough and a 19% reduction in Kingston. This is demonstrated in the Energy Strategy which has been produced by an accredited assessor and is acceptable".

Recommendation:

- Approve part A
- Approve part B for new build only.
- The applicants are advised that the Energy Strategy does not demonstrate that the flats within Latchmere House meet the 35% reduction in CO2 emissions over that are required by the Building Regulations, 2013.