

Application reference: 16/3523/ADV
HAM, PETERSHAM, RICHMOND RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
05.09.2016	21.09.2016	16.11.2016	16.11.2016

Site:

HMP Latchmere House, Church Road, Ham, Richmond

Proposal:

Please refer to the Hoarding presentation

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

APPLICANT NAME

Mr Matthew Coveney
Berkeley House
380 Queenstown Road
London
SW8 4PE
United Kingdom

AGENT NAME

DC Site Notice: printed on 06.10.2016 and posted on 14.10.2016 and due to expire on 04.11.2016

Consultations:

Internal/External:

Consultee

14D Urban D

Expiry Date

20.10.2016

Neighbours:

Flat 7, Latchmere Lodge, Church Road, Ham, Richmond, TW10 5HG, - 06.10.2016
Flat 1, Latchmere Lodge, Church Road, Ham, Richmond, TW10 5HG, - 06.10.2016
Flat 3, Latchmere Lodge, Church Road, Ham, Richmond, TW10 5HG, - 06.10.2016
Flat 4, Latchmere Lodge, Church Road, Ham, Richmond, TW10 5HG, - 06.10.2016
Flat 5, Latchmere Lodge, Church Road, Ham, Richmond, TW10 5HG, - 06.10.2016
Flat 6, Latchmere Lodge, Church Road, Ham, Richmond, TW10 5HG, - 06.10.2016
Flat 2, Latchmere Lodge, Church Road, Ham, Richmond, TW10 5HG, - 06.10.2016
1 Garthside, Ham, Richmond, TW10 5JA, - 06.10.2016
3 Garthside, Ham, Richmond, TW10 5JA, - 06.10.2016
2 Garthside, Ham, Richmond, TW10 5JA, - 06.10.2016
14 Latchmere Close, Ham, Richmond, TW10 5HQ - 06.10.2016
13 Latchmere Close, Ham, Richmond, TW10 5HQ - 06.10.2016
12 Latchmere Close, Ham, Richmond, TW10 5HQ - 06.10.2016
11 Latchmere Close, Ham, Richmond, TW10 5HQ - 06.10.2016
10 Latchmere Close, Ham, Richmond, TW10 5HQ, - 06.10.2016
9 Latchmere Close, Ham, Richmond, TW10 5HQ, - 06.10.2016
8 Latchmere Close, Ham, Richmond, TW10 5HQ, - 06.10.2016
7 Latchmere Close, Ham, Richmond, TW10 5HQ, - 06.10.2016
1 Ham Ridings, Ham, Richmond, TW10 5HJ, - 06.10.2016
2 Ham Ridings, Ham, Richmond, TW10 5HJ, - 06.10.2016
1 Cowper Road, Ham Common, Kingston Upon Thames, KT2 5PQ, - 06.10.2016
151 Latchmere Lane, Kingston Upon Thames, KT2 5NX, - 06.10.2016

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

Development Management

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.

Development Management

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.

Development Management

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: 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: GTD
Date:16/08/2016

Application:16/0523/DD02
Details pursuant to condition NS05 (cycle parking) of planning permission 16/0523/VRC.

Development Management

Status: PCO Application:16/0523/DD01
Date: Details pursuant to condition U05664 - NS08 (childrens play) of planning permission 16/0523/VRC.

Development Management

Status: GTD Application:16/0523/DD03
Date:16/08/2016 Details pursuant to PART of condition NS10 (sustainability) of planning permission 16/0523/VRC. (Part A discharged; Part B only discharged for new build).

Development Management

Status: GTD Application:16/0523/DD05
Date:29/09/2016 Details pursuant to condition U05668 - NS12 - Formally condition 12 of planning permission 16/0523/VRC.

Development Management

Status: WDN Application:16/3522/FUL
Date: Planning consent to advertise on hoarding

Development Management

Status: PCO Application:16/3523/ADV
Date: Please refer to the Hoarding presentation

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**

Building Control

Deposit Date: 06.06.2016 Construction of 35 new build dwellings and conversion of existing building to create 7 new apartments

Reference: 16/1219/IN

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

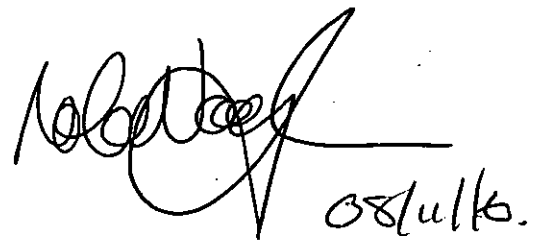
Case Officer (Initials): TRD

Dated: 05-11-2016

I agree the recommendation:

Team Leader/Development Control Manager

Dated:



08/11/16

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:

Dated:

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

16/3523/ADV

Latchmere House, Church Road, Ham, TW10 5HH

Proposal:

The proposal at the host property is for hoarding advertisements.

Site:

The application site relates to Latchmere House which was used as a resettlement prison during the World War II era. The application site is significantly large and is located within the boundaries of both the Richmond-Wandsworth and the Royal Kingston upon Thames Borough Councils. The site is identified by English Heritage as an Archaeological Priority and also contains the Latchmere House Prison Church that is identified as a Building of Townscape Merit. Additionally, the application site is located within the boundaries of the Ham Common Conservation Area.

Relevant planning history:

On July 3rd 2015 the Planning Inspectorate approved the following development at the host site:

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 highway 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.

Main development policies:

National Planning Policy Framework (NPPF) & London Plan
London Borough of Richmond Upon Thames

Core Strategy Policy:

CP 7 (Maintaining and improving local environment)

Development Management Plan:

DM DC 1 (Design Quality)

DM DC 5 (Neighbourliness, Sunlighting and Daylighting)

DM DC 8 (Advertisement and Hoardings)

DM TP 6 (Walking and the Pedestrian Environment)

Supplementary Planning Document:

'Latchmere House and HM Remand Centre Supplementary Planning Document'

Public representations:

A 21 day consultation was carried out notifying 22 neighbouring properties. The application has not been subject of planning objections from third parties.

Internal representations:

The Council's Urban Design and Conservation Department were internally consulted and raised no objections to the proposed advertisements.

Professional comments:

The application site has been visited and the proposal assessed in relation to the following issues: Design and amenity, neighbouring amenity, and public safety

Design and amenity:

Core Strategy policy CP 7 requires all new development to recognise distinctive local character and contribute to creating places of a high architectural and urban design quality that are well used and valued.

Policy DM DC 1 states new development must be of a high architectural and urban design quality based on sustainable design principles. In assessing design quality this policy requires proposals to have regard to:

- compatibility with local character including relationship to existing townscape and frontages, scale, height, massing, proportions and form*
- sustainable development and adaptability, subject to aesthetic considerations*
- layout and access*
- space between buildings and relationship to the public realm*
- detailing and materials*

Policy DM DC 8 seeks to ensure that advertisements do not harm the character of individual buildings and streets.

The Latchmere House and HM Remand Centre Supplementary Planning Document Site Brief states that development on the site should be of exceptional design quality, sustainable in its construction and design should be respectful of the local character.

The hoardings are to be placed on 7 boards surrounding the site within the boundaries of the Richmond upon Thames Borough. The advertisement period for which the hoardings relate to are from the 5th of September 2016 to August the 8th 2018 and after internal consultation the Council's Urban Design and Conservation Department raise no objection to the timeframe proposed as part of the application. The height of the advertisement hoardings would be 2.44 metres in height, 210 metres in length, 1 metre in depth, and the maximum height of individual letters and symbols would be 60 centimetres. The colour of text and background of the hoardings would be finished in RAL 5003. Overall, the design and siting of the hoardings are considered to respect the aims and objectives of policies, DM DC1, and DM DC8 of the Development Management Plan (2011), and the aims and the Supplementary Planning Document 'Latchmere House and HM Remand Centre' (2013).

Neighbouring amenity:

Policy DM DC 5 of the Development Management Plan 2011 seeks to ensure that the design and layout of buildings are sufficient to ensure that adjoining land or properties are protected from unreasonable loss of privacy, pollution, visual intrusion, noise and disturbance.

Given the context of the application site, the proposed signage is not considered to represent an unneighbourly form of development. The size and siting of the hoardings are not viewed to be visually intrusive, nor is it viewed that the hoardings would result in an unnecessary amount of light pollution to neighbouring occupiers. The scheme is considered to respect the aims and objectives of policy DM DC 5 of the Development Management Plan (2011).

Impacts on the pedestrian environment and amenity:

Policy DM TP 6 aims to protect, maintain and, where appropriate, improve the existing pedestrian infrastructure including Rights of Way network. Additionally, schemes and proposals should not adversely impact on the pedestrian environment; rather, schemes would improve the safety and security of the pedestrian environment where appropriate.

Given the residential nature of the area surrounding the application site and given that the pedestrian and motor vehicle interface around the site is light, the proposed hoardings are not considered to divert driver and pedestrian attention, and are unlikely to be hazardous to both vehicle and pedestrian safety. The scheme is considered to respect the aims and objectives of policies DM TP 6 and DM DC 8 of the Development Management Plan (2011).

Summary:

Overall, the proposal is considered in keeping with the character and appearance of the surrounding area and is considered satisfactory in terms of design. Additionally, there is viewed to be no impacts on public safety, nor is the proposal considered unneighbourly. The scheme does not prejudice the aims and objectives the National Planning Policy Framework, Core Strategy Policy CP 7 (2009), Development Management Plan policies DM DC 1, DM DC 5, DM DC 8, and DM TP 6 (2011), or Supplementary Planning Document (SPD) 'Latchmere House and HM Remand Centre' (2013).

Recommendation:

Approve subject to conditions and informatives.