

Application reference: 16/0523/DD01
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 U05664 - NS08 (childrens play) 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 Urban D
LBRUT Trees Preservation Officer

Expiry Date

09.06.2016
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	Application:14/0936/CON

Date:12/06/2015

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: PCO

Date:

Application:16/0523/DD02

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

Development Management

Status: PCO

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): UTM

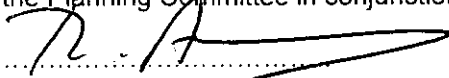
Dated: 02.12.2016

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.

Development Control Manager: 

Dated: 02/12/16

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, history and proposal:

Planning permission was granted in May 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 report assesses details pursuant to condition U05664 - NS08 (children's play) of application 16/0523/VRC

Policy considerations:

Development Management Plan: DM HD1, DC1, DC5 and OS7:

- Development should be of a high standard of design and preserve the character, appearance and setting of conservation areas
- Development should not represent an unneighbourly form of development
- New development should assess the need for new development following benchmark standards outlined in the Mayor's SPG on 'Providing for Children and Young People: Plan and Informal Play'

London Mayor's: Shaping Neighbourhoods: Play and Informal Play:

- Schemes that generate a child yield of over 80 children should be providing local playable space. This may include landscaped areas with a natural feel, changes in levels, equipment integrated into the landscape, and climbing equipment.

Latchmere Planning Brief:

- The green space to the NW of the site functions as a formal setting to the existing houses and should be retained and enhanced.
- Any development should have regard to the visual impact on this space.
- Recognise the need to provide children play space.

Professional comments:

16/0523/DD01: Details pursuant to condition U05664 - NS08 (children's play)

No development, except for works of demolition, shall take place until a scheme for the provision of a play area within the site, including details of its siting, design, equipment, materials and boundary treatments; as well as a timetable for its installation and provisions for its future management and maintenance, has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved scheme.

REASON: To ensure a satisfactory form of development.

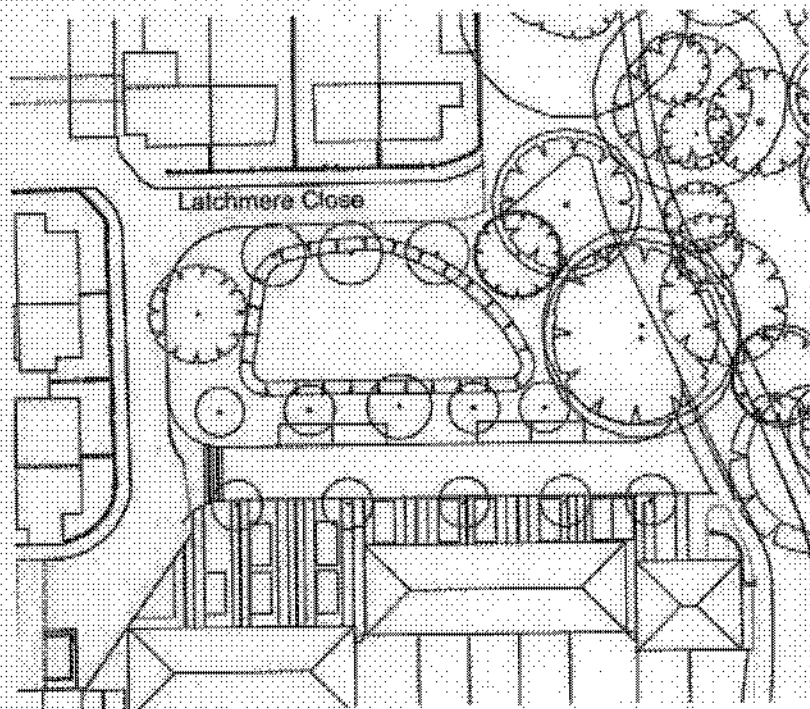
The Legal Agreement secured with the parent application also secured:

- Public Open space equipment with children's play space
 - The landscaping master plan identified the play area, with natural play images.
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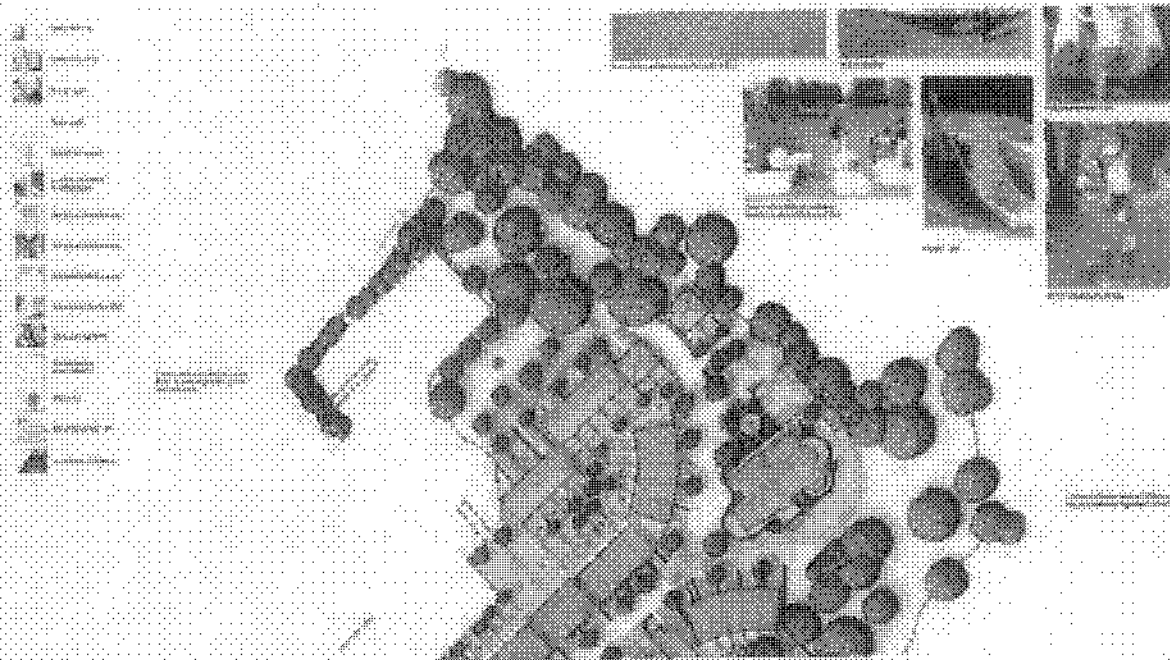
The scheme for the play area has been provided and detailed in the following documents:

1. Richmond Chase LEAP – Facilities Management Strategy dated December 2016
2. Email from Alan Richardson dated 22 August 2016
3. Latchmere House – Play Equipment (Turkington Martin) - Details
4. Latchmere House – Play Equipment (Turkington Martin) – Plan
5. Play Area GA TM246L.09A
6. Emails from Elisabeth Glover dated 22 July 2016 and 2 December 2016

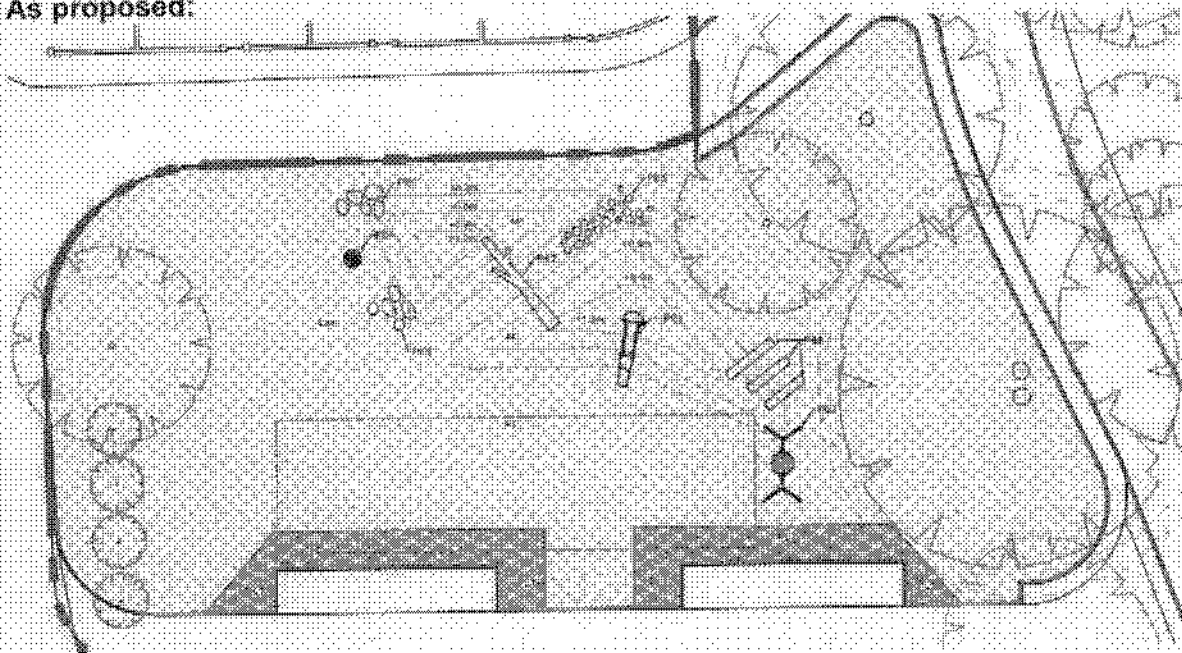
Approved plan:



Play areas as shown in legal agreement (red star)



As proposed:



Siting – The play space is located on an open grassed area in front of the proposed development in Latchmere Close, away from the main construction site, with trees bordering some boundaries.

Policies DM HO4 and OS7 both advise that developments must assess the needs arising from the new development by following the benchmark standards outlined in the Mayor's Supplementary Planning Guidance on Providing for Children and Young People's Play and Informal Recreation. All developments with an estimated child occupancy of ten children or more should seek to make appropriate play provision to meet the needs arising from the development.

The parent application indicated 1350m² of space for informal open play. The scheme exceeds the Mayor Play Strategy requirements, which indicates 919m² total play space, and the size of the space takes into account the neighbourhood play space.

The location is in accordance with that shown in the parent application and its associated legal agreement. It is also deemed appropriate location, in close proximity to surrounding properties, at the entrance of the development, and will allow for natural surveillance.

The play equipment does not prejudice the clause of the Section 106 which secured POS on the land, which must be maintained by the freeholder and be made available and accessible to the public at all times without charge.

Tree protection was required and this has been subsequently provided. This confirms the play equipment will be located outside the existing RPA in the existing open space. The site is outside the adjacent to the conservation area,

Design and Equipment – The total area identified for open play space exceeds the Mayors standards. Whilst the formal area for the play equipment is smaller, given there is space for informal play this is acceptable. Given the size and equipment proposed, this is more akin to a local neighbourhood play space, whereby it includes landscaped areas with a natural feel, with changes in levels, equipment integrated into the landscape and climbing equipment - 1.2m embankment slide; tree trunk bridge; timber balancing boards; Cradle swing on beam; boulders; roundabout; and mounded landform – up to 1.2m in height.

Whilst it could be suggested this focuses on 0-5 year olds, and it is unfortunate not to provide facilities for the older children, given the location of the play equipment surrounded by roads (therefore arguably not suited for ball games), the houses having access to a private gardens and the proximity to Richmond Park, on balance this is deemed acceptable on balance. The space will also have natural surveillance,

Materials – Base will be lawn. Equipment materials include timber, metal and stone, however sensitive to the location. The scheme will not prejudice the conservation area and maintains a soft edge to the surrounding properties.

Boundary treatment – No boundary treatment is proposed. However, given this does not include ball games this is acceptable, the small private road that surrounds the space, this is deemed acceptable. If boundary treatment is required after time by the operators, an application can be submitted. The lack of boundary treatment will also ensure access for all.

Timetable for implementation: The installation date is July 2017.

Future management and maintenance – Berkeley Homes Central are the freeholder of the Estate including the LEAP. Management obligations for the play area are held by the freeholder of the estate, who has engaged a Managing Agent to discharge obligations on their behalf – known as the operator. It is the responsibility of the operator to inspect the play area; to ensure play area is cleaned, maintained and managed; ensure an independent risk assessment is carried out on an annual basis

Summary:

The scheme meets the aims of the condition. Discharge
