

Closure

Batch

J8

Application reference: 16/0523/DD08

HAM, PETERSHAM, RICHMOND RIVERSIDE WARD

Revised

Date application received	Date made valid	Target report date	8 Week date
25.04.2017	09.05.2017	04.07.2017	04.07.2017

*25.8.2017
(Est of time uploaded)*

Site:

HMP Latchmere House, Church Road, Ham, Richmond

Proposal:

Details pursuant to condition NS20 (wheelchair accommodation) 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

N/A
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

23.05.2017

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.

Development Management

Status: ROB
Date:22/01/1998

Application:97/2506
Erection Of External Staircase From Governors Building Second Floor Level To Ground Level.

Development Management

Status: RNO
Date:23/01/1998

Application:97/2652
Erection Of A Single Storey Extension To Front Of Existing Gate Lodge.

Development Management

Status: RNO
Date:05/05/1999

Application:98/2693
Proposed Additional Car Parking Facilities.

Development Management

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.

Development Management

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.

Development Management

Status: GTD
Date:23/08/2007

Application:07/2477/FUL
Installation of satellite dish affixed on to the roof of the boiler room.

Development Management

Status: WNA
Date:16/10/2009

Application:09/2036/FUL
Installation of a diesel electrical generator and associated acoustic housing.

Development Management

Status: GTD
Date:06/04/2010

Application:10/T0038/TPO
T1 - Oak - Fell

Development Management

Status: RNO
Date:30/07/2012

Application:12/T0315/TCA
See schedule of works

Development Management

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: GTD
Date:05/12/2016

Application:16/0523/DD01

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

Development Management

Status: GTD
Date:16/08/2016

Application:16/0523/DD03

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
Date:29/09/2016

Application:16/0523/DD05

Details pursuant to condition U05668 - NS12 - Formally condition 12 of planning permission 16/0523/VRC.

Development Management

Status: WDN
Date:

Application:16/3522/FUL

Planning consent to advertise on hoarding

Development Management

Status: GTD
Date:08/11/2016

Application:16/3523/ADV

Please refer to the Hoarding presentation

Development Management

Status: PCO

Application:16/0523/DD06

<p>te:</p> <p><u>Development Management</u> Status: PCO Date:</p>	<p>Details pursuant to formally condition -NS13 - (Soft Landscaping) of planning permission 16/0523/VRC.</p>
<p><u>Development Management</u> Status: INV Date:</p>	<p>Application: 16/0523/DD07 Details pursuant to condition NS14 (details of Landscape Management Plan) of planning permission 14/0451/FUL.</p>
<p><u>Development Management</u> Status: REF Date: 18/04/2017</p>	<p>Application: 17/0241/ADV Erection of 6 flag posts.</p>
<p><u>Development Management</u> Status: PCO Date:</p>	<p>Application: 17/0429/ADV Erection of a "V" board, on the junction of Church Road and Latchmere Close.</p>
<p><u>Development Management</u> Status: PCO Date:</p>	<p>Application: 17/0687/NMA Variation of condition 2 (approved drawings) of planning permission 14/0451/FUL. [Application for a Non-Material Amendment to planning permission 16/0523/VRC regarding the deletion of the wording all hard surfaces shall be made of porous materials from Condition NS04]</p>
<p><u>Development Management</u> Status: PCO Date:</p>	<p>Application: 16/0523/DD08 Details pursuant to condition NS20 (wheelchair accommodation) of planning permission 16/0523/VRC.</p>
<p><u>Appeal</u> Validation Date: 22.10.2014</p>	<p>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.</p>
<p>Reference: 14/0159/AP/NON</p>	
<p><u>Appeal</u> Validation Date: 06.02.2015</p>	<p>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.</p>
<p>Reference: 15/0032/AP/REF</p>	<p>Appeal Allowed</p>
<p><u>Building Control</u> Deposit Date: 06.06.2016</p>	<p>Construction of 35 new build dwellings and conversion of existing building to create 7 new apartments</p>
<p>Reference: 16/1219/IN</p>	
<p><u>Enforcement</u> Opened Date: 25.06.2002 Reference: 02/00215/EN</p>	<p>Enforcement Enquiry</p>

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): SAR

Dated: 22.8.2017

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner

Dated:

[Handwritten signature]
24/8/17

This application has been subject to representations that are contrary to the officer recommendation. The Head of Development Management has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Head of Development Management:

Dated:

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

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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

Application Reference: 16/0523/DD08

Address: HMP Latchmere House, Church Road, Ham, Richmond TW10 5HH

Delegated Report:

Site Description:

The application site comprises a 3.6 hectare L shaped site located partially within the London Borough of Richmond and partially within the Royal Borough of Kingston upon Thames. The northern portion of the site is part of the Ham Common Conservation Area including the three storey Latchmere House, an extensive former 19th Century residential property which has been designated as a BTM. The remainder of the site is predominantly characterised by a number of low rise buildings interspersed by hard court recreation area and surrounded by green amenity spaces. The site is a designated archaeological priority area and there are also a number of trees covered by TPOs.

The surrounding area is predominantly residential comprising of 1930s post 2-storey semi-detached and terraced family houses. Approximately 100m to the south of the site is the designated local shopping centre, Tudor Drive.

The existing vehicular access is at the north-west corner of the site is via Church Rod. The existing access would have accommodated large service vehicles and staff car trips associated with the former prison use. Directly adjoining the northern boundary of the site is the wooded area of Ham Common, an area designated as MOL, Public Open Space and an Other Site of Nature Importance.

Relevant History:

Status: GTD

Date: 18.04.2016

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.

Proposal:

This application seeks to discharge the requirements of:

- Condition U05675 NS20 (wheelchair accommodation) of planning permission 16/0523/VRC.

Professional Comments:

Condition U05675 NS20 (Accessible, Adaptable and Wheelchair)

Condition U05675 NS20 states:

Unless otherwise agreed in writing with the local planning authority, 90% of the new housing hereby approved shall meet Building Regulations M4(2) 'accessible and adaptable dwellings' and 10% of the new housing shall meet Building Regulation M4(3) 'wheelchair use dwellings'. Prior to the commencement of construction of the development hereby approved, a scheme shall be submitted to and approved in writing identifying which units will achieve the above standards. The development shall only be implemented in accordance with the approved standards.

REASON: In the interest of inclusive access in accordance with Policy CP14 to ensure homes meet diverse and changing needs.

The following details were submitted with this application on 25 April 2017:

- *House Type E3 (Plot 56-57) Wheelchair Compliant GF Plan*; drawing no. 4721 4 681 Rev No. C5; prepared by Brookes Architects;
- *House Type E3 (Plot 56-57) Wheelchair Compliant FF Plan*; drawing no. 4721 4 682 Rev No. C3; prepared by Brookes Architects;
- *House Type E3 (Plot 56 – 57) Wheelchair Compliant SF Plan*; drawing no. 4721 4 683 Rev No. C3; prepared by Brookes Architects;
- *House Type F1 Substructure and GF GA Plans (wheelchair)*; drawing no. 4721 4 308 Rev no. C1; prepared by Brookes Architects;
- *House Type F1 FF and SF Plans (wheelchair)*; drawing no. 4721 4 309 Rev No. C1; prepared by Brookes Architects;
- *Agent's covering letter*, dated 25 April 2017.

Following initial comments received from the case officer, the applicant submitted the following further details on 4 July 2017:

- *Latchmere House Site Plan – Wheelchair Condition*; A plan identifying which properties will meet M4(2) and which properties will meet M4(3). Of the 35 new build properties within the Richmond boundary, four (H.56, H.57, H.64 and H.65) will meet M4(3) and the remaining 31 new build houses (H.01 - H.25 and H.58 - H.63) will meet M4(2);
- *4721_Latchmere House – Wheelchair Condition Part M4(2)*; A checklist itemising how the identified properties will meet the specific requirements of M4(2);
- *4721_Latchmere House – Wheelchair Condition Part M4(3)*; A checklist itemising how the identified properties will meet the specific requirements of M4(3).

The Council's Policy Officer has been consulted on this application and made comments. It is considered that the submitted details demonstrates compliance with condition U05675 NS20 and the policy requirement in CP14 of the Core Strategy and LP35 (E) of the Publication Local Plan for 90% of new housing to meet Building Regulation Requirement M4 (2) 'accessible and adaptable dwellings' and 10% to meet Building Regulation Requirement M4(3) 'wheelchair user dwellings'. There are 4 wheelchair units proposed in the scheme within the Richmond boundary.

It is noted that none of the M4(3) 'wheelchair user dwellings' are affordable units. This would therefore be to 'wheelchair adaptable' standard i.e. constructed with the potential to be adapted for occupation by a wheelchair user.

It is noted that the optional Building Regulations cannot be applied to conversions and change of use proposals; therefore it would not be applicable to the units in Latchmere House. The mandatory M4(1) would be applicable and as this is the default was not secured by way of condition.

Recommendation:

Approve application