

**Application reference: 17/2779/VRC**  
**HAM, PETERSHAM, RICHMOND RIVERSIDE WARD**

Date application received	Date made valid	Target report date	8 Week date
20.07.2017	24.07.2017	18.09.2017	18.09.2017

**Site:**

HMP Latchmere House, Church Road, Ham, Richmond

**Proposal:**

Removal of condition U05665 - NS09 (Formally condition 9 - Lifetime Homes Standards) of Planning Permission 14/0451/FUL.

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

**APPLICANT NAME**

Mrs Helle Dorrington  
Chelsea Bridge Wharf  
380 Queenstown Road  
London  
SW11 8PE

**AGENT NAME**

**DC Site Notice:** printed on 08.08.2017 and posted on 18.08.2017 and due to expire on 08.09.2017

**Consultations:**

**Internal/External:**

**Consultee**

**Expiry Date**

**Neighbours:**

Mr Oliver Jefferson, Turley Associates, The Charlotte Building, 17 Gresse Street, London, W1T 1QL - 08.08.2017  
21 Sandpits Road, Petersham, Richmond, TW10 7DU, - 08.08.2017  
Cedarwood, Church Road, Ham, Richmond, TW10 5HG, - 08.08.2017  
2 The Shires, Ham Common, Richmond, TW10 5HF, - 08.08.2017  
5 The Shires, Ham Common, Richmond, TW10 5HF, - 08.08.2017  
1 Northweald Lane, Kingston Upon Thames, KT2 5GL - 08.08.2017  
13 Beard Road, Ham Common, Kingston Upon Thames, KT2 5PG, - 08.08.2017  
11 Beard Road, Ham Common, Kingston Upon Thames, KT2 5PG, - 08.08.2017  
9 Beard Road, Ham Common, Kingston Upon Thames, KT2 5PG, - 08.08.2017  
7 Beard Road, Ham Common, Kingston Upon Thames, KT2 5PG, - 08.08.2017  
5 Beard Road, Ham Common, Kingston Upon Thames, KT2 5PG, - 08.08.2017  
119 Latchmere Lane, Kingston Upon Thames, KT2 5NXne - 08.08.2017  
117 Latchmere Lane, Kingston Upon Thames, KT2 5NX - 08.08.2017  
115 Latchmere Lane, Kingston Upon Thames, KT2 5NX - 08.08.2017  
113 Latchmere Lane, Kingston Upon Thames, KT2 5NX - 08.08.2017  
111 Latchmere Lane, Kingston Upon Thames, KT2 5NX - 08.08.2017  
109 Latchmere Lane, Kingston Upon Thames, KT2 5NX - 08.08.2017  
107 Latchmere Lane, Kingston Upon Thames, KT2 5NX - 08.08.2017  
105 Latchmere Lane, Kingston Upon Thames, KT2 5NX - 08.08.2017  
103 Latchmere Lane, Kingston Upon Thames, KT2 5NX - 08.08.2017  
101 Latchmere Lane, Kingston Upon Thames, KT2 5NX - 08.08.2017  
1 Garth Close, Kingston Upon Thames, KT2 5PA - 08.08.2017  
2 Garth Close, Kingston Upon Thames, KT2 5PA - 08.08.2017  
3 Garth Close, Kingston Upon Thames, KT2 5PA - 08.08.2017  
4 Garth Close, Kingston Upon Thames, KT2 5PA - 08.08.2017



5 Anne Boleyn's Walk,Kingston Upon Thames,KT2 5NS - 08.08.2017  
7 Anne Boleyn's Walk,Kingston Upon Thames,KT2 5NS - 08.08.2017  
9 Anne Boleyn's Walk,Kingston Upon Thames,KT2 5NS - 08.08.2017  
11 Anne Boleyn's Walk,Kingston Upon Thames,KT2 5NS - 08.08.2017  
2 Anne Boleyn's Walk,Kingston Upon Thames,KT2 5NS - 08.08.2017  
4 Anne Boleyn's Walk,Kingston Upon Thames,KT2 5NS - 08.08.2017  
6 Anne Boleyn's Walk,Kingston Upon Thames,KT2 5NS - 08.08.2017  
8 Anne Boleyn's Walk,Kingston Upon Thames,KT2 5NS - 08.08.2017  
141 Tudor Drive,Kingston Upon Thames,KT2 5NT - 08.08.2017  
143 Tudor Drive,Kingston Upon Thames,KT2 5NT - 08.08.2017  
145 Tudor Drive,Kingston Upon Thames,KT2 5NT - 08.08.2017  
147 Tudor Drive,Kingston Upon Thames,KT2 5NT - 08.08.2017  
149 Tudor Drive,Kingston Upon Thames,KT2 5NT - 08.08.2017  
151 Tudor Drive,Kingston Upon Thames,KT2 5NT - 08.08.2017  
153 Tudor Drive,Kingston Upon Thames,KT2 5NT - 08.08.2017  
155 Tudor Drive,Kingston Upon Thames,KT2 5NT - 08.08.2017  
62 Latchmere Lane,Kingston Upon Thames,KT2 5PD, - 08.08.2017  
60 Latchmere Lane,Kingston Upon Thames,KT2 5PD, - 08.08.2017  
58 Latchmere Lane,Kingston Upon Thames,KT2 5PD, - 08.08.2017  
56 Latchmere Lane,Kingston Upon Thames,KT2 5PD, - 08.08.2017  
54 Latchmere Lane,Kingston Upon Thames,KT2 5PD, - 08.08.2017  
145 Latchmere Lane,Kingston Upon Thames,KT2 5NX, - 08.08.2017  
143 Latchmere Lane,Kingston Upon Thames,KT2 5NX, - 08.08.2017  
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137 Latchmere Lane,Kingston Upon Thames,KT2 5NX, - 08.08.2017  
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133 Latchmere Lane,Kingston Upon Thames,KT2 5NX, - 08.08.2017  
131 Latchmere Lane,Kingston Upon Thames,KT2 5NX, - 08.08.2017  
129 Latchmere Lane,Kingston Upon Thames,KT2 5NX, - 08.08.2017  
127 Latchmere Lane,Kingston Upon Thames,KT2 5NX, - 08.08.2017  
125 Latchmere Lane,Kingston Upon Thames,KT2 5NX, - 08.08.2017  
123 Latchmere Lane,Kingston Upon Thames,KT2 5NX, - 08.08.2017  
1 Garthside,Ham,Richmond,TW10 5JA, - 08.08.2017  
2 Garthside,Ham,Richmond,TW10 5JA, - 08.08.2017  
3 Garthside,Ham,Richmond,TW10 5JA, - 08.08.2017  
10 Latchmere Close,Ham,Richmond,TW10 5HQ, - 08.08.2017  
6 Ham Ridings,Ham,Richmond,TW10 5HJ, - 08.08.2017  
3 Ham Ridings,Ham,Richmond,TW10 5HJ, - 08.08.2017  
10 Cowper Road,Ham Common,Kingston Upon Thames,KT2 5PQ, - 08.08.2017  
8 Cowper Road,Ham Common,Kingston Upon Thames,KT2 5PQ, - 08.08.2017  
6 Cowper Road,Ham Common,Kingston Upon Thames,KT2 5PQ, - 08.08.2017  
4 Cowper Road,Ham Common,Kingston Upon Thames,KT2 5PQ, - 08.08.2017  
2 Cowper Road,Ham Common,Kingston Upon Thames,KT2 5PQ, - 08.08.2017  
19 Beard Road,Ham Common,Kingston Upon Thames,KT2 5PG, - 08.08.2017  
17 Beard Road,Ham Common,Kingston Upon Thames,KT2 5PG, - 08.08.2017  
3 Beard Road,Ham Common,Kingston Upon Thames,KT2 5PG, - 08.08.2017  
1 Beard Road,Ham Common,Kingston Upon Thames,KT2 5PG, - 08.08.2017  
9 Latchmere Close,Ham,Richmond,TW10 5HQ, - 08.08.2017  
8 Latchmere Close,Ham,Richmond,TW10 5HQ, - 08.08.2017  
7 Latchmere Close,Ham,Richmond,TW10 5HQ, - 08.08.2017  
10 Ham Ridings,Ham,Richmond,TW10 5HJ, - 08.08.2017  
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4 Ham Ridings,Ham,Richmond,TW10 5HJ, - 08.08.2017  
2 Ham Ridings,Ham,Richmond,TW10 5HJ, - 08.08.2017  
1 Ham Ridings,Ham,Richmond,TW10 5HJ, - 08.08.2017  
16 Cowper Road,Ham Common,Kingston Upon Thames,KT2 5PQ, - 08.08.2017  
14 Cowper Road,Ham Common,Kingston Upon Thames,KT2 5PQ, - 08.08.2017  
12 Cowper Road,Ham Common,Kingston Upon Thames,KT2 5PQ, - 08.08.2017  
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15 Beard Road,Ham Common,Kingston Upon Thames,KT2 5PG, - 08.08.2017  
157 Tudor Drive,Kingston Upon Thames,KT2 5NT - 08.08.2017  
159 Tudor Drive,Kingston Upon Thames,KT2 5NT - 08.08.2017

61 Tudor Drive,Kingston Upon Thames,KT2 5NT - 08.08.2017  
 163 Tudor Drive,Kingston Upon Thames,KT2 5NT - 08.08.2017  
 165 Tudor Drive,Kingston Upon Thames,KT2 5NT - 08.08.2017  
 167 Tudor Drive,Kingston Upon Thames,KT2 5NT - 08.08.2017  
 169 Tudor Drive,Kingston Upon Thames,KT2 5NT - 08.08.2017  
 171 Tudor Drive,Kingston Upon Thames,KT2 5NT - 08.08.2017  
 173 Tudor Drive,Kingston Upon Thames,KT2 5NT - 08.08.2017  
 175 Tudor Drive,Kingston Upon Thames,KT2 5NT - 08.08.2017  
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 187 Tudor Drive,Kingston Upon Thames,KT2 5NT - 08.08.2017  
 189 Tudor Drive,Kingston Upon Thames,KT2 5NT - 08.08.2017  
 191 Tudor Drive,Kingston Upon Thames,KT2 5NU - 08.08.2017  
 191A Tudor Drive,Kingston Upon Thames,KT2 5NU - 08.08.2017  
 193 Tudor Drive,Kingston Upon Thames,KT2 5NU - 08.08.2017  
 195 Tudor Drive,Kingston Upon Thames,KT2 5NU - 08.08.2017  
 197 Tudor Drive,Kingston Upon Thames,KT2 5NU - 08.08.2017  
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 207 Tudor Drive,Kingston Upon Thames,KT2 5NU - 08.08.2017  
 209 Tudor Drive,Kingston Upon Thames,KT2 5NU - 08.08.2017  
 211 Tudor Drive,Kingston Upon Thames,KT2 5NU - 08.08.2017  
 213 Tudor Drive,Kingston Upon Thames,KT2 5NU - 08.08.2017  
 215 Tudor Drive,Kingston Upon Thames,KT2 5NU - 08.08.2017  
 217 Tudor Drive,Kingston Upon Thames,KT2 5NU - 08.08.2017  
 219 Tudor Drive,Kingston Upon Thames,KT2 5NU - 08.08.2017  
 221 Tudor Drive,Kingston Upon Thames,KT2 5NU - 08.08.2017  
 223 Tudor Drive,Kingston Upon Thames,KT2 5NU - 08.08.2017  
 225 Tudor Drive,Kingston Upon Thames,KT2 5NU - 08.08.2017  
 Flat 7,Latchmere Lodge,Church Road,Ham,Richmond,TW10 5HG, - 08.08.2017  
 Flat 1,Latchmere Lodge,Church Road,Ham,Richmond,TW10 5HG, - 08.08.2017  
 Flat 3,Latchmere Lodge,Church Road,Ham,Richmond,TW10 5HG, - 08.08.2017  
 Flat 4,Latchmere Lodge,Church Road,Ham,Richmond,TW10 5HG, - 08.08.2017  
 Flat 5,Latchmere Lodge,Church Road,Ham,Richmond,TW10 5HG, - 08.08.2017  
 Flat 6,Latchmere Lodge,Church Road,Ham,Richmond,TW10 5HG, - 08.08.2017  
 Flat 2,Latchmere Lodge,Church Road,Ham,Richmond,TW10 5HG, - 08.08.2017  
 14 Latchmere Close,Ham,Richmond,TW10 5HQ - 08.08.2017  
 13 Latchmere Close,Ham,Richmond,TW10 5HQ - 08.08.2017  
 12 Latchmere Close,Ham,Richmond,TW10 5HQ - 08.08.2017  
 11 Latchmere Close,Ham,Richmond,TW10 5HQ - 08.08.2017  
 151 Latchmere Lane,Kingston Upon Thames,KT2 5NX, - 08.08.2017  
 149 Latchmere Lane,Kingston Upon Thames,KT2 5NX, - 08.08.2017  
 147 Latchmere Lane,Kingston Upon Thames,KT2 5NX, - 08.08.2017  
 139 Latchmere Lane,Kingston Upon Thames,KT2 5NX, - 08.08.2017  
 121 Latchmere Lane,Kingston Upon Thames,KT2 5NX, - 08.08.2017  
 239 Tudor Drive,Kingston Upon Thames,Surrey,KT2 5PF - 08.08.2017  
 45 Cavendish House ,Ham Close,Ham,TW10 7PJ - 08.08.2017

**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.

<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.

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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.

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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.

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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.

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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).

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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.

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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.

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Development Management

Status: PCO  
Date:

Application: 16/0523/DD04  
Details pursuant to condition NS04 (detailed design) of planning permission 16/0523/VRC.

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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.

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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.

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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).

<u>Development Management</u> 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.
<u>Development Management</u> Status: WDN Date:	Application: 16/3522/FUL Planning consent to advertise on hoarding
<u>Development Management</u> Status: GTD Date: 08/11/2016	Application: 16/3523/ADV Please refer to the Hoarding presentation
<u>Development Management</u> Status: GTD Date: 19/07/2017	Application: 16/0523/DD06 Details pursuant to formally condition NS13 (Soft Landscaping) of planning permission 16/0523/VRC.
<u>Development Management</u> Status: GTD Date: 19/07/2017	Application: 16/0523/DD07 Details pursuant to condition NS14 (details of Landscape Management Plan) of planning permission 14/0451/FUL.
<u>Development Management</u> Status: INV Date:	Application: 17/0241/ADV Erection of 6 flag posts.
<u>Development Management</u> Status: REF Date: 18/04/2017	Application: 17/0429/ADV Erection of a "V" board, on the junction of Church Road and Latchmere Close.
<u>Development Management</u> Status: PCO Date:	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]
<u>Development Management</u> Status: PCO Date:	Application: 16/0523/DD08 Details pursuant to condition NS20 (wheelchair accommodation) of planning permission 16/0523/VRC.
<u>Development Management</u> Status: PCO Date:	Application: 17/2779/VRC Removal of condition U05665 - NS09 (Formally condition 9 - Lifetime Homes Standards) of Planning Permission 14/0451/FUL.

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

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Enforcement

Opened Date: 25.06.2002

Enforcement Enquiry

Reference: 02/00215/EN

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**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: 15.9.2017

**I agree the recommendation:**

Team Leader/Head of Development Management/Principal Planner

Dated: .....

*[Handwritten signature]*  
15/9/17

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: .....

<b>REASONS:</b>
<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>
<b>UDP POLICIES:</b>
<b>OTHER POLICIES:</b>

*[Large handwritten signature 'SAR' is written across the table rows]*

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**SUMMARY OF CONDITIONS AND INFORMATIVES**

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**CONDITIONS**

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**INFORMATIVES**

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**Application Reference: 17/2779/VRC**

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

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**Delegated Report:**

**Site:**

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 forms part of the Ham Common Conservation Area including the three storey Latchmere House, an extensive former 19th century residential property which has been designated a BTM. The remainder of the site is predominately characterised by a number of low rise buildings interspersed by a hard court recreation area and surrounding 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 predominately residential comprising of 1930s post war 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 Road. 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 Planning 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.

Status: REF

Date: 31.12.2014

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.

The Council's Planning Committee resolved to refuse the application at the meeting on 26.11.2014. On 03.07.2015 the Planning Inspectorate allowed the appeal under appeal reference APP/L5810/W/14/3002030.

**Proposal:**

This application is seeking the removal of condition U05665 – NS09 (Formally condition 9 Lifetime Homes Standards) of planning permission 16/0523/VRC.

The condition states:

*All of the dwellings hereby permitted shall be built in accordance with the Lifetime Homes Standards.*

*REASON: To ensure housing for all.*

**Public Representations:**

The application has been publicised in accordance with the Local Planning Authority's requirements detailed in the Town and Country Planning (Development Management Procedure) (England) Order 2010. A site notice was advertised at the property on 18 August 2017 and an

advertisement placed in the Richmond and Twickenham Times on 18 August 2017. 210 neighbouring properties were notified of the application by letter.

Three public representations were received, two in objection and one in support to the application, and are summarised as follows:

*Representation in support*

- Sensible request – lifetime home standards removed by government;
- Result in more affordable housing and less disruption to residents.

*Representations in objection*

- Lifetime Homes Standards were important;
- Five overarching principles: Inclusivity, Accessibility, Adaptability, Sustainability and Good Value;
- Relevant to ageing population demographic;
- Urge Council to resist this application;
- Contrary to seek to remove a condition that the applicant says it will meet;
- Difficult to find out what the application was proposing to change.

No requests were made for the application to be heard by the Planning Committee.

**Main Development Plan Policies:**

*National Planning Policy Framework (NPPF)*

*London Plan*

- Housing Standards Minor Alterations to the London Plan (March 2016)
- 3.3 (Increasing housing supply)
- 3.8 (Housing Choice)

*Core Strategy (2009);*

- CP14 (Housing)

*Development Management Plan (2011);*

- DM HO 1 (Existing Housing (including conversions, reversions and non-self-contained accommodation))
- DM HO 4 (Housing Mix and Standards)

*Publication Local Plan;*

- LP 35 (Housing Mix and Standards)

*Supplementary Planning Document:*

- Residential Development Standards

**Professional Comments:**

The principle of the 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 was deemed acceptable by the planning inspectorate under parent planning permission 14/0451/FUL.

A variation of condition 2 (approved drawings) of planning permission 14/0451/FUL to allow changes to design of individual houses and improvements to the landscape was deemed acceptable by the Council Planning Committee on 23.03.2016 and approved on 18.04.2016 under application 16/0523/VRC.

Housing Standards Policy and Considerations

Since the original planning application 14/0451/FUL was allowed on appeal, the locally adopted space and wheelchair housing standards and Lifetime Homes Standards, have been superseded

by the Housing Standards Minor Alterations to the London Plan and changes to the Building Regulation requirements.

The London Plan policy 3.8 states 'Londoners should have a genuine choice of homes that they can afford and which meet their requirements for different sizes and types of dwellings in the highest quality environments'.

The policy goes on to state: 'To inform local application of Policy 3.3 on housing supply and taking account of housing requirements identified at regional, sub-regional and local levels, boroughs should work with the Mayor and local communities to identify the range of needs likely to arise within their areas and ensure that

- c. ninety percent of new housing meets Building Regulation requirement M4 (2) 'accessible and adaptable dwellings'
- d. ten per cent of new housing meets Building Regulation requirement M4 (3) 'wheelchair user dwellings' i.e. is designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users'.

The principles of this policy are reiterated in policy LP 35 'Housing Mix and Standards' in the Council's Publication Local Plan.

The planning officer for application 16/0523/VRC acknowledged in the planning committee report that there had been a change in policy and it was necessary to revise a condition securing 90% of new housing to meet Building Regulations M4 (2) 'accessible and adaptable dwellings' and 10% of the new housing the meet Building Regulation M4 (3) 'wheelchair user dwellings'.

Condition U04163 – NS 20 (Accessible, adaptable and wheelchair housing) was applied to planning permission 16/0523/VRC and 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 applicant discharged the requirements of the above mentioned condition under application 16/0523/DD08 approved 24.08.2017. To ensure the condition reflects these approved details, the following amendment is proposed to the condition:

*'Units H.01 – H.25 and H.58 – H.63 shall comply with the Building Regulation M4 (2) 'accessible and adaptable dwellings' requirements and units H.56, H.57, H.64 and H.65 shall comply with the Building Regulation M4 (3) 'wheelchair user dwellings' requirements in accordance with the following drawings and details submitted to and approved by the Local Planning Authority under application 16/0523/DD08 on 24.8.2017:*

- House Type E3 (Plot 56-57) Wheelchair Compliant GF Plan; drawing no. 4721 4 681 Rev No. C5; prepared by Brookes Architects; received 25 April 2017
- House Type E3 (Plot 56-57) Wheelchair Compliant FF Plan; drawing no. 4721 4 682 Rev No. C3; prepared by Brookes Architects; received 25 April 2017
- House Type E3 (Plot 56 - 57) Wheelchair Compliant SF Plan; drawing no. 4721 4 683 Rev No. C3; prepared by Brookes Architects; received 25 April 2017
- House Type F1 Substructure and GF GA Plans (wheelchair); drawing no. 4721 4 308 Rev no. C1; prepared by Brookes Architects; received 25 April 2017
- House Type F1 FF and SF Plans (wheelchair); drawing no. 4721 4 309 Rev No. C1; prepared by Brookes Architects; received 25 April 2017
- Agent's covering letter; dated 25 April 2017; received 25 April 2017
- Latchmere House Site Plan - Wheelchair Condition; received 4 July 2017
- 4721\_Latchmere House - Wheelchair Condition Part M4(2); received 4 July 2017
- 4721\_Latchmere House - Wheelchair Condition Part M4(3); received 4 July 2017.

*REASON: In the interest of inclusive access in accordance with London Plan policy 3.8, Core Strategy policy CP 14 and Publication Local Plan policy LP 35 to ensure homes meet diverse and changing needs'.*

The applicant has reviewed the proposed condition and raised no objection to its amendment.

It would have been expected that the application of the Accessible, adaptable and wheelchair housing condition to 16/0523/VRC would in turn have resulted in the removal of Condition 9 (Lifetime Homes Standards) from permission 14/0451/FUL as its requirements had been superseded.

Although not previously mentioned, Building Regulations M4 (1) requirements are the default. This would be applicable to the converted units in Latchmere House; however as it is the default does not need to be secured by condition.

Given the above, it is considered that the removal of condition U05665 – NS09 (Formally condition 9) would not result in a development that is not substantially different from the parent planning permission. The proposal is considered to be consistent with the aims and objectives of policies 3.3 and 3.8 of the London Plan, the NPPF and Local Plan, particularly policies CP 14 of the Core Strategy (2009), DM HO 1 and DM HO 4 of the Development Management Plan (2011) and LP 35 of the Publication Local Plan.

#### Other Matters

Details have been submitted and approved by the Local Planning Authority for the following conditions on planning permission 16/0523/VRC:

- U05664 - NS08 (childrens play) – application ref. 16/0523/DD01 approved 02.12.2016
- NS05 (cycle parking) – application ref. 16/0523/DD02 approved 16.08.2016
- NS10 (sustainability) – application ref. 16/0523/DD03 approved 16.08.2016 (part discharged Part A; Part B only discharged for new build).

It is noted that the 35% reduction in CO2 emissions over that required by the Building Regulations, 2013, only applies to the new builds in the development and therefore the condition has been amended accordingly.

- U05668 - NS12 (contamination/ remediation strategy) – application ref. 16/0523/DD05 approved 27.09.2016.

Condition U11856 on the decision for the discharge of this condition states: *No residential unit shall be occupied until a Remediation Validation Report has been submitted to and approved in writing by the Local Planning Authority certifying that all remediation works have been carried out in accordance with the remediation method statement (dated 26 July 2016 Issue 3) and other documents hereby approved.*

*REASON: To ensure a satisfactory form of development, and to protect the amenities of future residents.*

- NS13 (soft landscaping) – application ref. 16/0523/DD06 approved 18.07.2017
- NS14 (details of landscape management plan) – application ref. 16/0523/DD07 approved 18.7.2017.

It is considered necessary to amend these conditions to reflect the approved details.

Planning permission 16/0523/VRC has a Deed of Modification under Section 106 of the Town and Country Planning Act, dated 18th April 2016 and should be read in conjunction with the original Section 106 Legal Agreement dated 13 May 2015, associated with application 14/0451/FUL.

The Council's Legal Advisors have advised that the current planning application (17/2779/VRC), which is under section 73, will not need a new planning agreement as Clause 4.7 of the Deed of Modification dated 18.4.2016 to the original section 106 agreement dated 03.07.2015 provides that there shall be a new Clause 11.7 is deemed to be included in the original agreement. This Clause is to the effect that the original s106 agreement shall continue to have effect in respect of future modifications to the "Planning Permission" under section 73. "Planning Permission" is in turn defined under Clause 4.3 of the Deed of Modification as the planning permission granted pursuant

to planning application 16/0523/VRC, i.e. the later planning permission, rather than the original planning permission 14/0451/FUL.

It is noted that the application 17/2779/VRC is to amend conditions under 16/0523/VRC so the section 106 agreement is preserved in respect of it by the new Clause 11.7 that has been added to the original agreement.

Community Infrastructure Levy (CIL)

CIL was collected under application 16/0523/VRC on 24.11.2016. No changes are required to be made to CIL under this application.

Summary

The removal of condition U05665 – NS09 (Formally condition 9) from planning permission 16/0523/VRC would not result in a development that is not substantially different from the parent planning permission. The scheme does not propose an increase in the number of units on the part of the site within the London Borough of Richmond. Further the scheme retains a development based around a tree lined avenue with Latchmere House being at the centre piece. No additional units are proposed and the scheme retains approved car parking provision, thereby not raising additional adverse highway implications. A contribution to affordable housing has been secured by way of a binding legal agreement.

**Recommendation:**

Grant subject to conditions and informatives.