

Application reference: 17/2779/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

Revised

Site:

HMP Latchmere House, Church Road, Ham, Richmond

Proposal:

Details pursuant to condition U30492 (NS04 Formally Condition 4) of planning permission 17/2779/VRC as amended by condition U32789 (NS04 Formally Condition 4) of planning permission 17/0687/NMA (revised description) [part discharge parts (a) and (g)].

*21.3.2018
(E.O.T uploaded to CAIS + 100x)*

Status: Pending Decision (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 Transport

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

<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.
<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.

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: PDE
Date:

Application:17/2779/DD01
Details pursuant to condition U30492 (NS04 Formally Condition 4) of planning permission 17/2779/VRC as amended by condition U32789 (NS04 Formally Condition 4) of planning permission 17/0687/NMA (revised description) [part discharge parts (a) and (g)].

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

<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: GTD Date:27/10/2017	Application:17/0687/NMA Removal of condition U05665 - NS09 (Formally condition 9 - Lifetime Homes Standards) of Planning Permission 16/0523/VRC. [Application for a Non-Material Amendment to planning permission 17/2779/VRC regarding the amendment of condition U30492 - NS04 relating to the wording all hard surfaces shall be made of porous materials]
<u>Development Management</u> Status: GTD Date:24/08/2017	Application:16/0523/DD08 Details pursuant to condition U05675 NS20 (wheelchair accommodation) of planning permission 16/0523/VRC.
<u>Development Management</u> Status: GTD Date:20/09/2017	Application:17/2779/VRC Removal of condition U05665 - NS09 (Formally condition 9 - Lifetime Homes Standards) of Planning Permission 16/0523/VRC.
<u>Development Management</u> Status: PDE Date:	Application:17/2779/NMA Non Material Amendment to Planning Permission 17/2779/VRC (Removal of condition U05665 - NS09 (Formally condition 9 - Lifetime Homes Standards) of Planning Permission 16/0523/VRC) Amendments to include internal amendments to revise housing mix in Latchmere House and changes to the south west elevation.
<u>Appeal</u> 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	
<u>Appeal</u> 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 (see case note for SNN allocations)

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):

Dated:

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner

Dated: *apl 20/3/19*

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:

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

U23298	Partial discharge
U23297	DD Informative

Application Reference: 17/2779/DD01

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:

Application 14/0451/FUL for 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 refused by the planning committee on 31.12.2014. Allowed on appeal 03.07.2015.

Application: 16/0523/VRC 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 was granted by the planning committee on 18.04.2016

Application: 17/2779/VRC for removal of condition U05665 - NS09 (Formally condition 9 - Lifetime Homes Standards) of Planning Permission 16/0523/VRC (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 granted on 20.09.2017.

Application: 17/0687/NMA for removal of condition U05665 - NS09 (Formally condition 9 - Lifetime Homes Standards) of Planning Permission 16/0523/VRC. [Application for a Non-Material Amendment to planning permission 17/2779/VRC regarding the amendment of

condition U30492 - NS04 relating to the wording all hard surfaces shall be made of porous materials] was granted 27.10.2017.

Application 17/2779/NMA for a non-material amendment to Planning Permission 17/2779/VRC (Removal of condition U05665 - NS09 (Formally condition 9 - Lifetime Homes Standards) of Planning Permission 16/0523/VRC) Amendments to include internal amendments to revise housing mix in Latchmere House and changes to the south west elevation was granted 09.03.2018.

Proposal:

This application concerns details pursuant to condition NS04 (formally condition 4) of the most recent permission 17/2779/VRC:

- Condition U30492 (NS04 Formally Condition 4) which states:

'No development, except for works of demolition, shall take place until details of the following have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

- a) The materials to be used in the construction of the external surfaces of all buildings hereby approved, including their colour and texture.*
- b) Boundary treatments, including walls, fences and gates.*
- c) The treatment and layout of all parts of the site not covered by the approved buildings, including hard and soft landscaping. All hard surfaces shall be made of porous materials.*
- d) Refuse storage facilities.*
- e) Street furniture and lighting.*
- f) Sewer and drainage runs.*
- g) Any external plant and equipment.*
- h) Details and siting of solar panels.*

REASON: To ensure a high quality development, and protect the amenities of residents'.

It should be noted that condition U30492 on permission 17/2779/VRC has been amended under permission 17/0687/NMA. Condition U32789 (NS04 Formally Condition 4) on permission 17/0687/NMA states:

'1. No development, except for works of demolition, shall take place until details of the following have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

- a) The materials to be used in the construction of the external surfaces of all buildings hereby approved, including their colour and texture.*
- b) Boundary treatments, including walls, fences and gates.*
- c) The treatment and layout of all parts of the site not covered by the approved buildings, including hard and soft landscaping.*
- d) Refuse storage facilities.*
- e) Street furniture and lighting.*
- f) Sewer and drainage runs.*
- g) Any external plant and equipment.*
- h) Details and siting of solar panels.*

2. All hard surfaces shall be permeable except where they would be impermeable in accordance with drawing numbers 1509/03/03 Rev G and 1509/03/04 Rev G received 19 October 2017.

REASON: To ensure a high quality development, and protect the amenities of residents'.

Although the details have been submitted in reference to application 17/2779/VRC, it is necessary to consider the submitted details against condition U32789 on permission 17/0687/NMA.

Whilst the informative does not require discharge, informative U18598 (NS01 Permeable Material) on permission 17/2779/VRC states:

'The applicants are advised, when considering the block paving materials, this should be permeable material, to increase surface water drainage'.

Amendments and further information:

During the processing of the application a number of amended drawings were received. These were to ensure all drawings were consistent. Further information was also requested where it had not been provided initially.

Professional Comments:

1. *No development, except for works of demolition, shall take place until details of the following have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.*

a) *Materials of the external surfaces of all buildings (inc. colour and texture)*

The following details have been submitted:

- *4721_3_009_B_Materials Specification Rev C; prepared by Brookes Architects; dated 21.07.2016; received 13.12.2017;*
- *Planning Conditions Site Plan Indicating Location of Proposed Materials London Borough of Richmond upon Thames; drawing no. 4721 3 038 Rev A; received 13.12.2017.*

The proposed materials are outlined in the above mentioned Material Specification and are reflected on drawing no. 4721 3 038 Rev A (further detailed in the table below):

Materials	Plots Group 1 (pink shaded)	Plot group 2 (orange shaded)
Facing brickwork	Freshfield lane, rural multi facing	Freshfield Lane, Danehill yellow facing
Joint type	Bucket handle	Bucket handle
Joint colour	Natural	Natural
Roof tiles	Redland plain tile – slate grey	Redland plain tile – slate grey
Soffits and fascia's	White finished timber	White finished timber
Windows	White finished timber	White finished timber
Window cills	Cast stone - Portland	Cast stone - Portland

The proposed brickwork had been revised to show Freshfield Lane. The materials for the new buildings are considered to be acceptable according to the written details supplied. The Council's Urban Design Team has provided comments on the submitted details and raised no objection subject to any materials that are found not to be readily available, the Council will need to be notified and another option agreed.

It is noted that no details for Latchmere House have been provided and therefore part (a) will only be partially discharged.

It is considered that the submitted details would ensure a high quality development would be constructed that does not prejudice neighbouring occupiers residential amenities.

b) *Boundary treatments (inc. walls, fences and gates)*

The following details have been submitted:

- *1.2 Enclosures Strategy; prepared by Turkington Martin; received 12.12.2017 (the applicant is advised that notwithstanding what is shown on this drawing, the Timber gate to match timber fence 1.8m and Steel double gate 1.8m will not be approved as these are not shown on drawing no. TM246L05 Rev C);*

- *Typical Boundary Details*; prepared by Turkington Martin; drawing no. TM246D01 Rev #; received 12.12.2017;
- *Enclosures GA: Entrance*; prepared by Turkington Martin; drawing no. TM246L05 Rev C; received 12.1.2018;
- *Typical Boundary Details*; prepared by Turkington Martin; drawing no. TM246D06 Rev #; received 12.1.2018;
- *Typical Boundary Details*; prepared by Turkington Martin; drawing no. TM246D05 Rev #; received 12.1.2018;
- *Entrance Gate – Design Intent*; prepared by Brookes Architects; drawing no. 4721 4 466 Rev C1; received 27.2.2018;
- *Entrance Gate Elevation – Design Intent*; prepared by Brookes Architects; drawing no. 4721 4 469 Rev C3; received 27.2.2018.

Boundary treatment includes:

- 1.8m timber fencing
- 1.1m timber fencing in front of the affordable housing units
- 1.8m steel estate railing to the south of Latchmere House
- 1.8m steel / timber single gate to back gardens.

The proposed boundary treatments are considered acceptable to enhance the overall openness of the development. Whilst the features at the entrance to the site are acceptable, the provision of gates would be unacceptable; creating a gated development that would be inconsistent with Council's planning policy including the Latchmere House Planning Brief, Site Allocation and the Appeal Inspector's comments in appeal decision APP/L5810/W/14/3002030. The applicant provided revised drawings removing the gates at the entrance to the development.

It is considered that the submitted details which are considered acceptable would ensure a high quality development would be constructed that does not prejudice neighbouring occupiers residential amenities.

- c) *Treatment and layout of all parts of the site not covered by the approved buildings (inc. hard and soft landscaping)*

The following details have been submitted with respect to hard landscaping:

- *Materials GA: Entrance*; drawing no. TM246L01 Rev J; prepared by Turkington Martin; received 12.1.2018;
- *Materials GA: Avenue*; drawing no. TM246L02 Rev A; prepared by Turkington Martin; received 12.12.2017;
- *Private Road & Hard Landscaping Construction Details Sheet 1 of 2*; drawing no. 1509/03/05 Rev -; received 18 May 2016;
- *Private Road & Hard Landscaping Construction Details Sheet 2 of 2*; drawing no. 1509/03/06; received 18 May 2016;
- *External finishes layout Sheet 1 of 2*; drawing no. 1509/03/03 Rev G; received 26.01.2018;
- *External finishes layout Sheet 2 of 2*; drawing no. 1509/03/04 Rev G; received 26.01.2018.

The hard surfacing materials include:

- Sandstone flag paving
- Riven sandstone sett paving
- Granite cropped setts
- Concrete block paving – Burnt Ochre
- Permeable concrete block paving – Marshalls Pennant Grey (various sizes)
- Concrete block paving – Buff
- Self-binding gravel – in gold, Stirling silver

- Bituminous macadam
- Concrete block paving – mid grey granite

Given the tarmac is limited to north of the 'square' and links into the existing road network, on balance, this is considered acceptable. The other hard surfacing details that have been submitted are considered acceptable and would ensure a high quality development would be constructed.

The following details have been submitted with respect to soft landscaping:

- *Planting GA: Entrance*; drawing no. TM246L07 Rev A; received 12.12.2017 (the applicant is advised that notwithstanding what is shown on this drawing, boundary treatments shown are not approved);
- *Planting GA: Avenue*; drawing no. TM246L08 Rev B; received 12.12.2017;

These submitted details had been previously submitted and approved under application ref. 16/0523/DD06 (approval of details under condition NS13 (soft landscaping) of planning permission 16/0523/VRC). It is acknowledged that the approval of details under an application should not deem them acceptable under another application particularly given the reason for the conditions can be different. In this instance, the Council's Trees Officer and Urban Design Team commented on application DD06 and raised no objection to the soft landscaping. Given the details are identical for both applications, it is considered that a reason for refusal could not be justified in this instance and the proposed soft landscaping details would ensure a high quality development would be constructed and the openness of the development would be enhanced.

In accordance with part 2 of the condition, the hard surfaces will be consistent with drawing numbers 1509/03/03 Rev G and 1509/03/04 Rev G received 19 October 2017.

d) *Refuse storage facilities*

The following details have been submitted:

- *Planning Conditions Site Plan Indicating Refuse/ Recycling and Cycle Storage London Borough of Richmond upon Thames*; drawing no. 4721 3 001 Rev no. -; received 12.12.2017 (the applicants are advised that notwithstanding what is shown on this drawing, only the refuse storage facilities are being considered);
- *Latchmere House Refuse Store*; drawing no. 4721 3 003 Rev no. -; received 12.12.2017 (the applicants are advised that notwithstanding what is shown on this drawing, only the refuse storage facilities are being considered).

The application proposes a communal bin store for Latchmere House, with 100L solid waster storage per bedroom (all within two 1100L bins) and two 360L recycling bins being provided.

For the individual houses, a double bin store for each house (approximately 1.45m wide, 0.97m deep and 1.27m high) to accommodate one 350L refuse bin and two 55L recycling boxes will be provided. Where bins are not located next to the road, a refuse set down has been proposed for collection days, where residents will be required to transfer bins to these locations.

The Council's Highways Officer has reviewed the submitted details and has confirmed they are acceptable.

e) *Street furniture and lighting*

The following details have been submitted:

- *Lighting Calculations*; prepared by Orlight; received 21 September 2017;
- *Luminaire Specifications*; prepared by Orlight; received 21 September 2017;
- *Exterior Lighting*; prepared by Orlight; drawing no. 01 Rev 05; received 21 September 2017;

- *Exterior Lighting*; prepared by Orlight; drawing no. 01 Rev 01; received 21 September 2017;
- *Richmond Chase: NS04 Note on Compliance with ILE*; prepared by Berkeley; dated 15-12-2017; received 15.12.2017.

The applicant in an email from Anna Stott to Sarah Mako dated 8 March 2018 confirmed only street lighting was proposed.

The Council's Urban Design Officer has reviewed the submitted details and raised no objection from a design perspective.

The Council's Principal Environmental Health Officer has reviewed the submitted details and raised no objection. The Officer is satisfied that the proposal would not be harmful to occupiers amenities.

It is considered that the proposed street lighting is considered acceptable and would result in a high quality development that does not impact occupiers residential amenities.

f) *Sewer and drainage runs*

The following details have been submitted:

- *Private drainage layout Sheet 1 of 2*; drawing no. 1509/03/01; received 18 May 2016;
- *Private drainage layout Sheet 2 of 2*; drawing no. 1509/03/02; received 18 May 2016;
- *Private drainage construction details Sheet 2 of 2*; drawing no. 1509/03/08; received 18 May 2016;
- *Aquacell Details*; drawing no. 1509/03/09; received 18 May 2016;
- *External works layout Sheet 1 of 2*; drawing no. 1509/03/10; received 18 May 2016;
- *External works layout Sheet 2 of 2*; drawing no. 1509/03/11; received 18 May 2016;
- *Drainage Longitudinal Sections Sheet 1 of 2*; drawing no. 1509/03/12; received 18 May 2016;
- *Drainage Longitudinal Sections Sheet 2 of 2*; drawing no. 1509/03/13; received 18 May 2016;
- *Manhole Schedules*; drawing no. 1509/03/14; received 18 May 2016;
- *Private Road Longitudinal Sections Sheet 1 of 2*; drawing no. 1509/03/15; received 18 May 2016;
- *Private Road Longitudinal Sections Sheet 2 of 2*; drawing no. 1509/03/16; received 18 May 2016.

The submitted details are considered acceptable and would ensure a high quality development that does not prejudice neighbouring occupiers residential amenities.

g) *Any external plant and equipment*

The applicant's agent (Anna Stott) confirmed in an email to Sarah Mako on 26.1.2018 that the Latchmere House 'Energy Centre' (as detailed in the sustainability documents submitted with the original application) is no longer proposed. Boilers will be incorporated into Latchmere House. No details about external plant and equipment for Latchmere House have been submitted and therefore part (g) of the condition will be part discharged.

In an email from Anna Stott to Sarah Mako on 26th January 2018, she provided photographs of the proposed flues and extraction ducts. On 5th March 2018 the applicant submitted the following details regarding the flues and extraction ducts for the new builds:

- *House Type B4+B3 (5 unit block) East and West Elevations*; prepared by Brookes Architects; drawing no. 4721 4 170 Rev C5;
- *House Type B4+B4a Roof Plan*; prepared by Brookes Architects; drawing no. 4721 4 184 Rev C3;
- *House Type E2 Flank Elevations*; prepared by Brookes Architects; drawing no. 4721 4 291 Rev C4;

- *House Type B1 (3 unit block) Roof Plan*; prepared by Brookes Architects; drawing no. 4721 4 124 Rev C2;
- *House Type C1 Front and Rear Elevations*; prepared by Brookes Architects; drawing no. 4721 4 210 Rev C3;
- *House Type F1 Roof Plan*; prepared by Brookes Architects; drawing no. 4721 4 302 Rev C3;
- *House Type E1 Roof Plan*; prepared by Brookes Architects; drawing no. 4721 4 262 Rev C1;
- *House Type D1 (5 Unit Block) Roof Plan*; prepared by Brookes Architects; drawing no. 4721 4 244 Rev C2;
- *House Type E3 Flank Elevations*; prepared by Brookes Architects; drawing no. 4721 4 151 Rev C1;
- *House Type F3 Roof Plan*; prepared by Brookes Architects; drawing no. 4721 4 324 Rev C2;
- *House Type A1 + A2 (5 Unit Block) Roof Plan*; prepared by Brookes Architects; drawing no. 4721 4 083 Rev C3;
- *House Type C2 Roof Plan*; prepared by Brookes Architects; drawing no. 4721 4 224 Rev C4.

The Council's Conservation/ Urban Design Team have reviewed the submitted details and raised no objection. These are considered to result in a high quality development that would be appropriately sited to ensure they do not prejudice the amenities of neighbouring occupiers.

h) Details and siting of solar panels

The following details have been submitted:

- *PV Module Layout – Site Plan*; drawing no. SITE-PRE-01 Rev -; received 18 May 2016;
- *Solar Panel Layouts – Sheet 1*; drawing no. 4721 3 006 Rev -; received 18 May 2016;
- *Solar Panel Layouts – Sheet 2*; drawing no. 4721 3 007 Rev -; received 18 May 2016;
- *Solar Panel layouts – Sheet 3*; drawing no. 4721 3 008 Rev A; received 13 December 2017.

The Council's Urban Design Team has provided comments on the submitted details. They have raised some concerns about the visibility of some of the panels on the pitched roofs. Whilst it is appreciated that this is not the preferred location for the panels, the proposed panels would be similar in colour to the proposed roof tiles and therefore would not prejudice the appearance of the locality or the host buildings. Their proposed siting ensure the panels are efficient in generating renewable energy.

The proposed siting of the pitched panels on the flat roofs are considered acceptable given their modest size and pitch and appropriate siting away from the edge of the buildings. Distant views would be achieved of these panels; however, this is not considered to warrant a reason for refusal.

It is considered that the siting of the proposed panels would ensure a high quality development that does not prejudice neighbouring occupiers residential amenities.

Recommendation:
Approve application