

Application reference: 17/1550/FUL
HAMPTON WICK WARD

Date application received	Date made valid	Target report date	8 Week date
20.04.2017	02.05.2017	27.06.2017	27.06.2017

Site:

The Firs, Church Grove, Hampton Wick, Kingston Upon Thames

Proposal:

Demolition of existing building and erection of part two-storey/part four storey building to provide 9 residential flats (6 x one bed, 3 x two bed) and new basement level to facilitate provision of underground parking and associated hard and-soft landscaping, cycle and refuse stores. New boundary treatment and alterations to existing vehicular access and dropped kerb.

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

APPLICANT NAME

CAF Nominees
C/o Agent

AGENT NAME

Charlotte Handscomb
33 Margaret Street
London
United Kingdom
W1G 0JD

DC Site Notice: printed on 03.05.2017 and posted on 12.05.2017 and due to expire on 02.06.2017

Consultations:

Internal/External:

Consultee

14D POL
LBRUT Environmental Health Contaminated Land
LBRuT Trees Preservation Officer (North)
LBRuT Ecology
LBRUT Transport
LBRUT Environmental Health
English Heritage 1st Consultation

Expiry Date

17.05.2017
17.05.2017
17.05.2017
17.05.2017
17.05.2017
17.05.2017
24.05.2017

→ B Saddlers Mews? ✓

Neighbours:

30 St Johns Road, Hampton Wick, Kingston Upon Thames, KT1 4AN, - 03.05.2017
26 St Johns Road, Hampton Wick, Kingston Upon Thames, KT1 4AN, - 03.05.2017
32 St Johns Road, Hampton Wick, Kingston Upon Thames, KT1 4AN, - 03.05.2017
28 St Johns Road, Hampton Wick, Kingston Upon Thames, KT1 4AN, - 03.05.2017
36 St Johns Road, Hampton Wick, Kingston Upon Thames, KT1 4AN, - 03.05.2017
38 St Johns Road, Hampton Wick, Kingston Upon Thames, KT1 4AN, - 03.05.2017
St Johns Foundry Rear Of 12, St Johns Road, Hampton Wick, Kingston Upon Thames, KT1 4AN, - 03.05.2017
6 Saddlers Mews, Hampton Wick, Kingston Upon Thames, KT1 4AW, - 03.05.2017
5 Saddlers Mews, Hampton Wick, Kingston Upon Thames, KT1 4AW, - 03.05.2017
4 Saddlers Mews, Hampton Wick, Kingston Upon Thames, KT1 4AW, - 03.05.2017
3 Saddlers Mews, Hampton Wick, Kingston Upon Thames, KT1 4AW, - 03.05.2017
2 Saddlers Mews, Hampton Wick, Kingston Upon Thames, KT1 4AW, - 03.05.2017
1 Saddlers Mews, Hampton Wick, Kingston Upon Thames, KT1 4AW, - 03.05.2017
12C Church Grove, Hampton Wick, Kingston Upon Thames, KT1 4AL, - 03.05.2017
12B Church Grove, Hampton Wick, Kingston Upon Thames, KT1 4AL, - 03.05.2017
12A Church Grove, Hampton Wick, Kingston Upon Thames, KT1 4AL, - 03.05.2017
Flat 21, Heron House, Church Grove, Hampton Wick, Kingston Upon Thames, KT1 4AR, - 03.05.2017
Flat 19, Heron House, Church Grove, Hampton Wick, Kingston Upon Thames, KT1 4AR, - 03.05.2017

Flat 18, Heron House, Church Grove, Hampton Wick, Kingston Upon Thames, KT1 4AR, - 03.05.2017
 Flat 16, Heron House, Church Grove, Hampton Wick, Kingston Upon Thames, KT1 4AR, - 03.05.2017
 Flat 14, Heron House, Church Grove, Hampton Wick, Kingston Upon Thames, KT1 4AR, - 03.05.2017
 Flat 12, Heron House, Church Grove, Hampton Wick, Kingston Upon Thames, KT1 4AR, - 03.05.2017
 Flat 10, Heron House, Church Grove, Hampton Wick, Kingston Upon Thames, KT1 4AR, - 03.05.2017
 Flat 8, Heron House, Church Grove, Hampton Wick, Kingston Upon Thames, KT1 4AR, - 03.05.2017
 Flat 6, Heron House, Church Grove, Hampton Wick, Kingston Upon Thames, KT1 4AR, - 03.05.2017
 Flat 4, Heron House, Church Grove, Hampton Wick, Kingston Upon Thames, KT1 4AR, - 03.05.2017
 Flat 20, Heron House, Church Grove, Hampton Wick, Kingston Upon Thames, KT1 4AR, - 03.05.2017
 Flat 17, Heron House, Church Grove, Hampton Wick, Kingston Upon Thames, KT1 4AR, - 03.05.2017
 Flat 15, Heron House, Church Grove, Hampton Wick, Kingston Upon Thames, KT1 4AR, - 03.05.2017
 Flat 13, Heron House, Church Grove, Hampton Wick, Kingston Upon Thames, KT1 4AR, - 03.05.2017
 Flat 11, Heron House, Church Grove, Hampton Wick, Kingston Upon Thames, KT1 4AR, - 03.05.2017
 Flat 9, Heron House, Church Grove, Hampton Wick, Kingston Upon Thames, KT1 4AR, - 03.05.2017
 Flat 7, Heron House, Church Grove, Hampton Wick, Kingston Upon Thames, KT1 4AR, - 03.05.2017
 Flat 5, Heron House, Church Grove, Hampton Wick, Kingston Upon Thames, KT1 4AR, - 03.05.2017
 Flat 3, Heron House, Church Grove, Hampton Wick, Kingston Upon Thames, KT1 4AR, - 03.05.2017
 Flat 2, Heron House, Church Grove, Hampton Wick, Kingston Upon Thames, KT1 4AR, - 03.05.2017
 Flat 1, Heron House, Church Grove, Hampton Wick, Kingston Upon Thames, KT1 4AR, - 03.05.2017
 Asquith Nursery, Church Grove, Hampton Wick, Kingston Upon Thames, KT1 4AL, - 03.05.2017
 Royal Parks Headquarters, FAO Mr P Bland, The Old Police House, Hyde Park W2 2UH, - 03.05.2017

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

Development Management

Status: GTD Application: 97/T6875
 Date: 04/08/1997 Japanese Crab - Prune

Development Management

Status: GTD Application: 97/T6876
 Date: 04/08/1997 Japanese Crab - Prune

Development Management

Status: GTD Application: 97/T6877
 Date: 04/08/1997 Laburnum - Reduce By 15

Development Management

Status: GTD Application: 97/T6878
 Date: 04/08/1997 Japanese Crab - Prune

Development Management

Status: GTD Application: 97/T6879
 Date: 04/08/1997 Japanese Crab - Prune

Development Management

Status: GTD Application: 97/T6880
 Date: 04/08/1997 Yew - Reduce By 50 And Raise Crown To 2m

Development Management

Status: GTD Application: 97/T7419
 Date: 03/11/1997 Holly - Trim

Development Management

Status: GTD Application: 97/T7420
 Date: 03/11/1997 Holly - Trim

Development Management

Status: GTD Application: 97/T7421
 Date: 03/11/1997 Holly - Trim

Development Management

Status: GTD Application: 97/T7422
 Date: 03/11/1997 Holly - Trim

Development Management

Status: GTD Application: 97/T7423
 Date: 03/11/1997 Prunus - Trim

Development Management

Status: GTD Application: 97/T7424
 Date: 03/11/1997 Walnut - Trim

Development Management

Status: GTD Application: 97/T7425
 Date: 03/11/1997 Unidentified Tree - Remove

Development Management

Status: GTD Application:97/T7426
Date:03/11/1997 Walnut - Remove Selected Limbs

Development Management

Status: GTD Application:97/T7427
Date:03/11/1997 Yew -trim

Development Management

Status: GTD Application:97/T7428
Date:03/11/1997 Acer - Re- Pollard

Development Management

Status: GTD Application:05/T0162/TCA
Date:13/04/2005
T1 - Prunus spp. - Reduce by approximately 10% T2 - Prunus spp. - Reduce by approximately 30% T3 - Laburnum - Reduce by approximately 10% T4 - Fir - Reduce by approximately 5% T5 - Syringa - Reduce by approximately 20% T6 - Privet - Reduce by up to 15% T7 - Prunus spp. - Reduce by approximately 30% T8 - Yew (Taxus baccata) - Reduce by approximately 30-40% T9 - Holly (Ilex aquifolium) - Reduce by approximately 40% and reduce back from neighbours buildings. T10 - Holly (Ilex aquifolium) - Reduce by approximately 40% and reduce back from neighbours buildings. T11 - Sycamore (Acer pseudoplatanus) - Fell T12 - Holly (Ilex aquifolium) - Reduce by approximately 40% and reduce back from neighbours buildings. T13 - Prunus spp. - Reduce by up to 20% T14 - Walnut (Juglans spp.) - Reduce by 30% T15 - Ash (Fraxinus excelsior) - Fell. T16 - Holly (Ilex aquifolium) - Reduce by approximately 40% and reduce back from neighbours buildings. T17 - Beech (Fagus spp.) - Fell. T18 - Holly (Ilex aquifolium) - Reduce by approximately 20% T19 - Holly (Ilex aquifolium) - Reduce by approximately 20% T20 - Yew (Taxus baccata) - Reduce by approximately 30% T21 - Walnut (Juglans spp.) - Reduce by approximately 10% T22 - Maple - Fell T23 - Syringa - Reduce by 20% T24 - Sycamore (Acer pseudoplatanus) - Fell. T25 - Plum (Prunus spp.) - Reduce by approximately 30% T26 - Viburnum - Reduce by approximately 30%

Development Management

Status: WDN Application:06/2822/FUL
Date:18/10/2006
Demolition of existing house and erection of a four/three storey building containing 2 x 1 bed flats and 5 x 2 bed flats with associated car parking (7no. spaces) and cycle and bin stores and widened vehicular crossover

Development Management

Status: WDN Application:06/2826/CAC
Date:18/10/2006
Demolition of existing house and erection of a four/three storey building containing 2 x 1 bed flats and 5 x 2 bed flats with associated car parking (7no. spaces) and cycle and bin stores and widened vehicular crossover

Development Management

Status: WNA Application:06/3917/FUL
Date:25/04/2017
Demolition of existing house and erection of a three/four storey building containing 3x1 bed flats and 5 x 2 bed flats with associated car parking (7no. spaces) and cycle and bin stores and widened vehicular crossover

Development Management

Status: GTD Application:06/3918/FUL
Date:23/02/2007
Demolition of existing house and erection of a three/four storey building containing 3 x 1 bed flats and 5 x 2 bed flats with associated car space, cycle, bin stores and recycling stores and revision to front wall.

Development Management

Status: GTD Application:06/3919/CAC
Date:23/02/2007
Demolition of house.

Development Management

Status: REF Application:06/3918/EXT
Date:24/09/2010
Demolition of existing house and erection of a three/four storey building containing 3 x 1 bed flats and 5 x 2 bed flats with associated car space, cycle, bin stores and recycling stores and revision to front wall.

Development Management

Status: REF Application:06/3919/EXT
Date:24/09/2010
Demolition of house.

Development Management

Status: PCO Application:17/1550/FUL

Date:

Demolition of existing building and erection of part two storey/part four storey building to provide 9 residential flats (6 x one bed, 3 x two bed) and new basement level to facilitate provision of underground parking and associated hard and soft landscaping, cycle and refuse stores. New boundary treatment and alterations to existing vehicular access and dropped kerb.

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): LEM

Dated: 16/01/2013

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner

Dated:

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

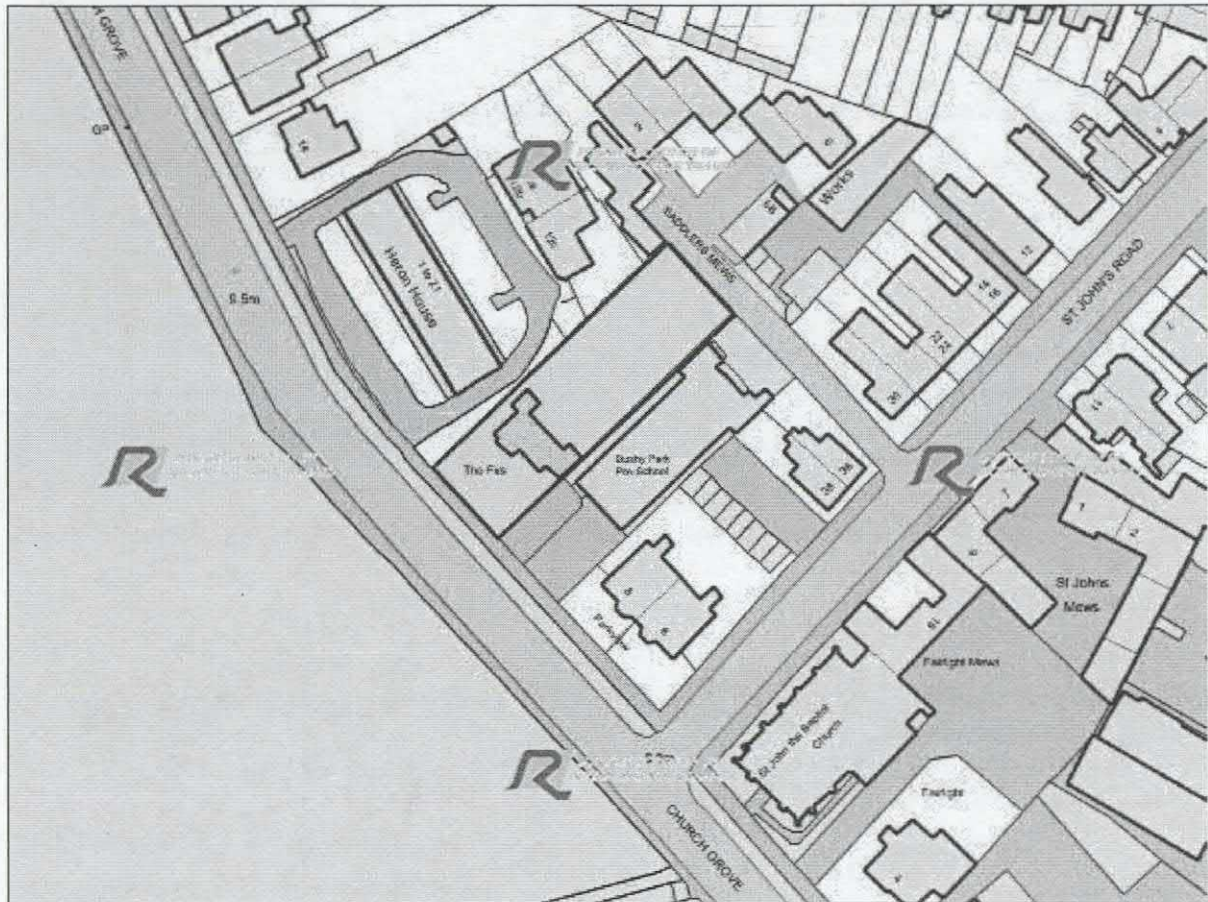
CONDITIONS

INFORMATIVES

17/1550/FUL
THE FIRS, CHURCH GROVE
HAMPTON WICK

HAMPTON WICK WARD
Contact Officer:
L Muston

http://www2.richmond.gov.uk/lbrplanning/Planning_CaseNo.aspx?strCASENO=17/1550/FUL



© Crown copyright. All rights reserved. London Borough of Richmond Upon Thames LA 100019441[2018].'- Do not scale '

Proposal

The application seeks planning permission for demolition of existing building and erection of part two storey/part four storey building to provide 9 residential flats (6 x one bed, 3 x two bed) and new basement level to facilitate provision of underground parking and associated hard and soft landscaping, cycle and refuse stores. New boundary treatment to existing vehicular access and relocation dropped kerb and reinstatement of grass verge.

Applicant: C/O Katie Hale - Savills

Application Received: 20.04.2017

Policies

London Plan Policies

- 2.6 – Outer London: Vision and Strategy
- 2.7 – Outer London: Economy
- 2.8 – Outer London: Transport
- 3.4 – Optimising Housing Potential
- 3.5 – Quality and Design of Housing Developments
- 3.11 – Affordable Housing Targets

- 5.1 – Climate Change Mitigation
- 5.2 – Minimising Carbon Dioxide Emissions
- 5.3 – Sustainable Design and Construction
- 5.5 – Decentralised Energy Networks
- 5.6 – Decentralised
- 5.7 – Renewable Energy
- 5.8 – Innovative Energy Technologies
- 5.11 – Green Roofs and Development Site Environs
- 6.1 – Strategic Approach
- 6.3 – Assessing Effects of Development on Transport Capacity
- 6.9 – Cycling
- 6.10 – Walking
- 6.13 – Parking
- 7.4 – Local Character
- 7.5 – Public Realm
- 7.6 – Architecture
- 7.8 – Heritage Assets and Archaeology
- 7.9 – Heritage-led Regeneration
- 7.17 – Metropolitan Open Land
- 7.18 – Protecting Open Space and Addressing Deficiency
- 7.19 – Biodiversity and Access to Nature
- 7.21 – Trees and Woodlands

Core Strategy Policies:

- CP1 – Sustainable Development
- CP2 – Reducing Carbon Emissions
- CP3 – Climate Change – Adapting to the Effects
- CP5 – Sustainable Travel
- CP7 – Maintaining and Improving the Local Environment
- CP10 – Open Land and Parks
- CP14 – Housing
- CP15 – Affordable Housing

Development Management Plan:

- DM SD1 – Sustainable Construction
- DM SD2 – Renewable Energy and Decentralised Energy Networks
- DM SD 5 – Living Roofs
- DM OS 2 – Metropolitan Open Land
- DM OS 5 – Biodiversity and New Development
- DM HD 1 – Conservation Areas – designation, protection and enhancements
- DM HD 4 – Archaeological Sites
- DM HO 2 – Infill Development
- DM HO4 – Housing Mix and Standards
- DM HO6 – Delivering Affordable Housing
- DM TP 1 – Matching Development to Transport Capacity
- DM TP 2 – Transport and New Development
- DM TP 6 – Walking and the Pedestrian Environment
- DM TP 7 – Cycling
- DM TP 8 – Off Street Parking - Retention and New Provision
- DM DC 1 – Design Quality
- DM DC 4 – Trees and Landscaping
- DM DC 5 – Neighbourliness, Sunlighting and Daylighting
- DM DC 6 – Balconies and Upper Floor Terraces

Local Plan (Publication Version for Consultation) Policies:

LP1 – Local Character and Design Quality
LP2 – Building Heights
LP3 – Designated Heritage Assets
LP7 – Archaeology
LP8 – Amenities and Living Conditions
LP10 – Local Environmental Impacts, Pollution and Land Contamination
LP11 – Subterranean Developments and Basements
LP13 – Green Belt, Metropolitan Open Land and Local Green Space
LP15 – Biodiversity
LP16 – Trees, Woodland and Landscape
LP17 – Green Roofs and Walls
LP20 – Climate Change Adaptation
LP22 – Sustainable Design and Construction
LP30 – Health and Wellbeing
LP34 – New Housing
LP35 – Housing Mix and Standards
LP36 – Affordable Housing
LP39 – Infill, Backland and Backgarden Development
LP44 – Sustainable Travel Choices
LP45 – Parking standards and servicing

Supplementary Planning Documents (SPDs)

Affordable Housing SPG (2014)
Design Quality (2006)
Refuse and Recycling Storage Requirements (2015)
Residential Development Standards SPD (2010)
Sustainable Construction Checklist SPD (2011)
Technical Housing Standards – Nationally Described Space Standard (March 2015)
Hampton Wick and Teddington Village Planning Guidance (Character Area 11) (June 2017)
Good Practice Guide on Basement Developments Planning Advice Note (May 2015)

Summary of Application

The application site is presently occupied by a two storey, detached dormer style family residential dwelling, which is not a Listed Building or a Building of Townscape Merit (BTM). The application site is situated within the Hampton Wick Conservation Area, the Bushy Park Archaeological Priority site, opposite Bushy Park (a Grade I Listed Park). The application seeks planning permission for proposed demolition of existing building and erection of part two storey/part four storey building to provide 9 residential flats (6 x one bed, 3 x two bed) and new basement level to facilitate the provision of underground parking for 9 cars accessed via a car lift.

The proposals result in the loss of the existing dwelling, however there would be a net-gain of 8 dwelling units once complete. The replacement dwellings would result in a net increase in dwellings, would provide a more energy efficient construction and form of development that would increase renewable energy technology and other environmental benefits to a greater extent than improvement or conversion of the existing dwelling.

The proposed building would be sited in such a way to respect the building lines imposed by Heron House and Parkview. The proposals would have a maximum roof height approximately 0.5m below that of the adjacent Heron House and approximately 0.5m above the eaves level of the nearby Parkview. The proposed development would provide adequate spacing between dwellings and respect the surrounding local context so as to enhance the existing street frontage. The proposed form, layout,

scale, character and urban grain would preserve the appearance of Hampton Wick Conservation Area and would not harm the setting of the adjacent BTM, neighbouring Listed Church and other BTMs within the surrounding locality. Furthermore, it is considered that the proposed development scheme would not detrimentally affect the character, setting and visual amenity, or the views afforded toward, into and out of the surrounding heritage assets or adjacent Metropolitan Open Land. The proposals would preserve the amenities of neighbouring residential properties with regards to daylighting, sunlighting, outlook, and privacy to an acceptable extent.

The applicant has entered into a S106 Unilateral Undertaking securing a contribution of £50,000.00 to the affordable housing fund.

The application proposes a total of 10 off street parking spaces. Nine of these spaces are proposed within the basement carpark, all of which would include active Electric Vehicle (EV) charging infrastructure. An additional one parking space would be provided to disabled parking standards within the forecourt of the application site, with level access to the building provided at ground level. An appropriate level of off-street parking has been provided as part of the proposed development.

It is considered that the proposed development would make efficient use of land within the borough by providing additional residential units which adequately reduce carbon emissions and provide on-site renewable technologies. Additionally, the proposals would suitably conserve and enhance wildlife habitats and biodiversity within the surrounding locality.

The proposed development is therefore considered to accord with the aims and objectives of Policies CP1, CP2, CP3, CP5, CP7, CP10, CP14 and CP15 of the Core Strategy (2009), DM SD1, DM SD2, DM SD5, DM OS2, DM OS5, DM HD1, DM HD4, DM HO2, DM HO4, DM HO6, DM TP1, DM TP2, DM TP6, DM TP7, DM TP8, DM DC1, DM DC4, DM DC5 and DM DC6 of the Development Management Plan (2011), and emerging policies LP1, LP2, LP3, LP7, LP8, LP10, LP13, LP15, LP16, LP17, LP20, LP22, LP30, LP34, LP35, LP36, LP39, LP44 and LP45 of the Publication Version Local Plan (2016).

Recommendation: Approval subject to conditions and informatives

Site Description

1. The site is presently occupied by a two storey, detached dormer style family residential dwelling, which is not a Listed Building or a Building of Townscape Merit (BTM). The application site is situated within the Hampton Wick Conservation Area, the Bushy Park Archaeological Priority site, opposite Bushy Park (a Grade I Listed Park) allotment gardens and is adjacent a Pre-School known as Ronayne Hall, which is a BTM built in 1928. The adjacent building to the north-west of the application site is Heron House, a 1960's 5-storey, flat roofed, linear block of flats. To the rear of Heron House is 12a, 12b and 12c Church Grove, a two-storey semi-detached development consisting of 1no. 1bed flat, 1no. 2 bed flat and 1no. 3 bed dwelling.
2. The rear of the site abuts Saddlers Mews, which provides access to nos. 1-6 and 6B Saddlers Mews, a combination of 2 storey detached, semi-detached and terraced mews dwellings.
3. Towards the junction of Church Grove and Hampton Court Road, approximately 90m from the application site is Kingston Bridge House; an 8 storey 1990's building providing 216 student study/bedrooms across 39 self-contained flats.

4. The application site is situated approximately 175m south of the junction of Park Road and Church Grove. Situated approximately 350m north of the application site along Park Road is the 4-storey Art Deco influenced interwar block of flats known as Ingram House which is a BTM contributing to the built up residential development within the surrounding locality.
5. Church Grove follows the line of the high brick wall to Bushy Park running north-south with development on its eastern side only.
6. The site is not within a Floodzone. The site has a PTAL rating of 3 and is situated within 0.3 miles of Hampton Wick Station to the north and 0.7 miles of Kingston Station to the east. The application site is within Community Parking Zone (CPZ) X, which operates Monday to Saturday 8:30am to 6:30pm.

Planning History

7. Relevant planning history is as follows:

06/3919/EXT	Demolition of house.	refused permission	24/09/2010
<i>Reason for Refusal: In the absence of an acceptable redevelopment proposal, the demolition of the existing building on the site would fail to preserve or enhance the character or appearance of the Hampton Wick Conservation Area and would therefore be contrary to policies BLT 2 and 11 of The London Borough of Richmond upon Thames Unitary Development Plan - First Review Adopted March 2005.</i>			
06/3918/EXT	Demolition of existing house and erection of a three/four storey building containing 3 x 1 bed flats and 5 x 2 bed flats with associated car space, cycle, bin stores and recycling stores and revision to front wall.	refused permission	24/09/2010
<i>Reason for Refusal: The applicant has failed to demonstrate that the scheme could accommodate a level of 20% renewable energies and meet a Code for Sustainable Homes Level 3. The proposal would therefore be contrary to policies CP 1 and CP2 of the Local Development Framework Core Strategy adopted April 2009 and the Councils Supplementary Planning Document Sustainable Construction Checklist adopted August 2006.</i>			
06/3918/FUL	Demolition of existing house and erection of a three/four storey building containing 3 x 1 bed flats and 5 x 2 bed flats with associated car space, cycle, bin stores and recycling stores and revision to front wall.	granted permission (Not Implemented)	23/02/2007
06/3919/CAC	Demolition of house.	granted permission (Not Implemented)	23/02/2007

Proposal

8. Demolition of existing building and erection of part two storey/part four storey building to provide 9 residential flats (6 x one bed, 3 x two bed) and new basement level to facilitate the provision of underground parking for 9 cars accessed via a car lift. The proposed building would step down to the rear and would retain a rear garden area to the north-east of the site, with new boundary treatment and alterations to existing vehicular access and dropped kerb, retaining existing street trees. To the front of the proposed building would be a disabled parking space with cycle and refuse stores sited to the side of the proposed building.

Public and Other Representations

Internal Consultees

Housing Policy:

- There are no in principle housing policy objection to infill, provided the demolition of the existing house is considered justified and the replacement is considered acceptable. It is noted that the sites location is near Kingston Town Centre, justifying provision of small units.

Urban Design

- This is an improvement on the pre-application submission reference: 16/P01113/PREAPP
- Initially concerns raised about preservation and enhancement of the conservation area
- Upon further discussion and bearing in mind the history of the site; if materials and detailed design are carefully handled this will integrate the proposed building within its setting. An appropriate stock brick, with deep window reveals and positive landscape proposals are requested.

Transport:

- Preferable if the existing crossover is used rather than replacement of crossover.
- Proposed crossover can only have a maximum of 3.5m flat section with 0.6m rakers either side.
- Conditions required on boundary treatment and landscaping to ensure pedestrian sightlines and vehicle/vehicle sightlines are appropriate
- A parking space to disabled standard is required; preferably within the basement with a lift to the main building
- EV charging points required in accordance with London Plan Standards
- Details of refuse/recycling and cycle storage to be conditioned
- Details of lift mechanism/workings to be conditioned
- Condition Construction Method Statement in full

Environmental Health – Contaminated Land

- According to our records the site is located adjacent to a former motor engineers and there have been other potentially contaminative land uses in the vicinity. Given the sensitivity of the future residential development, it is recommended that a contaminated land condition is imposed.

Ecology

- No objections subject to conditions

Trees

- No objections subject to conditions

External Consultees

Greater London Archaeological Advisory Service (GLAAS)

- No objection

Neighbours

9. The application has been subject of 3 public representations from neighbours objecting to the initial proposals and 1 representation from the Hampton Wick Association objecting to the proposal. The material planning considerations raised can be summarised as follows:
 - Application should identify the proposed materials
 - Detailed drawings at 1:20 or 1:50 should be included to show the type of materials
 - Need to see details of design
 - Proposed design lacks design of appropriate hierarchy, rhythm and materials
 - Proposed design would not conserve the conservation area
 - Proposal does not include adequate provision of parking spaces
 - Existing dwelling could be renovated rather than redeveloped
 - Housing mix proposed is inappropriate

- Anything replacing the existing building would have to blend in adequately with the environs of Hampton Wick

Amendments

10. The scheme has been amended as follows:
 - Occupancy of proposed units 8 and 9 amended from 1 bed 2 person dwellings to 1 bed 1 person dwellings so as to comply with the required Gross Internal Area in accordance with the National Described Space Standards
 - Revised siting of the two-storey rear element so that it does not project beyond the side elevation
 - EV charging points included within the basement car parking spaces.
 - PV panels shown on the proposed roof plan
 - Retaining street tree within verge
 - A financial viability appraisal was submitted and independently reviewed which found that the scheme was unviable due to the construction of the basement car park
 - An existing building structural assessment note prepared by Blue Engineering LLP was submitted at officer request to justify demolition of existing dwelling
 - A carbon lifecycle analysis prepared by Mecserve was received at officer request to justify demolition of existing dwelling
11. Re-consultation was not carried out. The amendments to the siting of the two-storey element to the rear resulted in a reduction to the proposed bulk/mass visible from surrounding properties and the street-scene.

Heads of Terms

12. The applicant agreed Heads of Terms that in accordance with Policies CP15, DMHO6 and LP36, a contribution of £50,000.00 upon first occupation of a unit will be made in recognition of the significant affordable housing needs currently faced by the Borough
13. The agreed financial contribution to affordable housing has been secured via a S.106 agreement.

Professional Comments

Key Issues

14. The main issues for consideration are:
 - Principle of development
 - Residential Land Use
 - Design and Siting / Heritage Impacts
 - Impact on MOL
 - Affordable Housing
 - Residential Amenity of Neighbouring Occupiers
 - Housing mix and standards
 - Parking and Transport
 - Sustainability
 - Trees, Wildlife and Ecology
 - Environmental Health/Contaminated Land
 - Archaeological Impacts
 - CIL

Principle of Development

15. Core Strategy policy CP1.C states redevelopment of sites should normally only take place where there can be an increase in the number of housing units. Supporting text under 8.1.1.4 states that retaining and refurbishing existing buildings will normally be a

more sustainable option as such, redevelopment will generally only be appropriate if there is a more sustainable construction, a building that will last longer or an improved layout which may include an increase in the number of units or floorspace.

16. Policy DM HO1 states that existing housing should be retained. Redevelopment of existing housing should normally only take place where:
 1. It has been demonstrated that the existing housing is incapable of improvement or conversion to a satisfactory standard to provide an equivalent scheme; and if this is the case:
 2. the proposal improves the long term sustainability of buildings on the site; and
 3. the proposal does not have an adverse impact on local character; and
 4. The proposal provides a reasonable standard of accommodation, including accessible design.
17. The abovementioned requirements are carried forward within emerging Local Plan Policy LP38.
18. The proposals result in the loss of the existing dwelling, however there would be a net-gain of 8 dwelling units once complete. The application is supported by a Structural Assessment Note, prepared by Blue Structural Engineering LLP (dated 12th June 2018) and a Carbon Life Cycle Analysis prepared by Mecserve (ref: C6310, dated June 2018).
19. The submitted Structural Assessment Note specifies that for the existing dwelling to be improved or converted to a satisfactory standard which would achieve the required modern-day standards of living, in terms of layout and footprint; significant modification to the existing fabric would be required. Given the proposed development, where the existing structure can be retained it would not meet current design standards. The submitted Structural Note provides examples which indicate that the external walls and ground floor construction, in their existing state are not sufficiently sized or of an adequate strength to comply with current codes of practice or be safe. As such the degree of strengthening works required out would essentially form new construction.
20. Further to the above; the submitted Carbon Lifecycle Analysis identifies the lifetime carbon emissions of the proposed development, compared to a hypothetical scenario in which the existing dwelling would be refurbished and extended to a similar extent. The carbon lifecycle analysis specifies that the metric for assessing the climate change impacts of greenhouse gas (GHG) emissions is Global Warming Potential (GWP). This is a relative measure of how much heat is trapped by a greenhouse gas in the atmosphere. The results of the Carbon Lifecycle Analysis are reported in terms of kgCO₂ equivalent (kgCO₂e) i.e. the GWP of a gas is calculated in relation to CO₂.
21. The following table summarises the analysis results (as presented within the submitted Carbon Lifecycle Analysis), in terms of Global Warming Potential, for both development scenarios from product stage to end-of-life stage.

	Scenario A: New build proposal	Scenario B: Refurbishment and extension of existing property
Global Warming Potential (GWP)	1,164 tnCO ₂ e	1,415 tnCO ₂ e
Improvement achieved	17.7%	

22. Results of the submitted Carbon Lifecycle Analysis show that when calculating the life-cycle carbon footprint of the two development scenarios, i.e. taking into consideration not

only operational use but the embodied carbon of the structure, then the environmental impact of the proposal development is approximately 18% lower than the hypothetical scenario involving the refurbishment and extension of the existing dwelling on site.

23. In view that the replacement dwellings would enhance local character and be a form of development that would provide additional sustainability and environmental benefits (such as provision of renewable energy and bat and bird boxes), on balance, it is considered the proposed development would comply with criteria 1-4 of Policy DM HO1.
24. It has been identified within the submitted sustainable construction checklist that the scheme would achieve a B rating; identifying that the development would help to significantly improve the borough's Stock of sustainable developments. It is also identified that the overall carbon emissions reduction against a Building Regulations Part L (2013) baseline would be 36%, which complies with the required 35% reduction; furthermore, it is outlined that the total site CO2 emissions saved through renewable energy installation would be 31.80%.
25. The submitted Energy and Sustainability Statement (prepared by Mecserve, ref: C6310, Issue No. 02), states that the renewable energy generated on site will be via the installation of Photovoltaic panels on the roof. The energy statement further outlines that the proposed development will follow the London Plan energy hierarchy, and includes a number of passive and active energy efficiency features.
26. The replacement dwellings would result in a net increase in dwelling units on site, would provide a more energy efficient construction and form of development that would increase renewable energy technology and other environmental benefits to a greater extent than improvement or conversion of the existing dwelling. As such; the proposed development would comply with criteria 1-4 of Policy DM HO1 and the aims and objectives of Core Strategy Policy CP1. C and emerging policy LP38 of the Local Plan.

Residential Land use

27. Core Strategy Policy CP14 states that the density of residential proposals should take into account the need to achieve the maximum intensity of use compatible with the local context, whilst respecting the quality, character and amenity of established neighbourhoods and environmental and ecological policies. It is also noted that the private sector element of any development should include an appropriate number of small (1-Bed) units.
28. Policy DM HO4 states that development should generally provide family sized accommodation outside of town centres and the housing mix should be appropriate to the location. A similar approach is set out within the Submission Local Plan. Policy LP 35 (A) seeks family sized accommodation outside of town centres and Area of Mixed Use. It is noted that this matter was discussed at pre-application enquiry stage.
29. The proposals result in a net-gain of eight dwellings once complete. The proposed mix of the 9 new build units would provide 6 x 1 Bed and 3 x 2 Bed. The submitted revisions have increased the internal floor area within proposed units 02 and 05 at ground and first floor level. The scheme proposes a large number of 1 bed units, it is noted that the application site, while not being sited within a Town Centre location, or an Area of Mixed Use, is situated approximately 500m from Kingston Town Centre.
30. The surrounding area also features some higher density residential use and has a PTAL rating of 3. It is considered that the proposed dwelling mix would be compatible to the

surrounding uses and would not adversely impact on the character of the surrounding area.

Design and Siting

31. The National Planning Policy Framework advises good design is a key aspect of sustainable development is indivisible from good planning and should contribute positively to making places better for people.
32. Core Strategy Policy CP7 states that new development should recognise distinctive local character. The supporting text in 8.2.1.3 states that the Council will support new development that has evolved from an understanding of the site, the impact on its surroundings and its role within the wider neighbourhood.
33. DMP Policy DM DC1 states new development must be of a high architectural quality based on sustainable design principles. Paragraph 6.1.1 states the Council does not wish to encourage a particular architectural style or approach but expects each scheme to be justified as a result of a sound understanding of the site and its context
34. Policy DM HO2 states all infill development must reflect the character of the surrounding area and protect the amenity of neighbours. Applications for infill development must take account of the following;
 1. *Plot width - plots must be sufficient width to allow a dwelling(s) to be sited with adequate separation between dwellings;*
 2. *Spacing between dwelling - new dwellings must have similar spacing between buildings to any established spacing in the street*
 3. *Height - dwelling height should reflect the height of existing buildings;*
 4. *Materials - where materials on existing dwellings are similar, new dwellings should reflect those materials;*
 5. *Architectural details new dwellings should incorporate or reflect traditional architectural features;*
 6. *Trees, shrubs and wildlife habitats - features important to character, appearance or wildlife must be retained or re-provided;*
 7. *Impact on neighbours - including loss of privacy to homes or gardens.*
35. Furthermore, Policy LP39 states all infill development must reflect the character of the surrounding area and protect the amenity and living conditions of neighbours by;
 1. *Retaining plot widths and similar spacing between dwellings*
 2. *Retaining appropriate garden space for adjacent dwellings*
 3. *Respecting local context in terms of building heights*
 4. *Enhance street frontage*
 5. *Reflect materials and local character*
 6. *Retain and re-provide important features important to character, appearance and wildlife e.g. trees and landscape*
 7. *Result in no unacceptable adverse impacts on neighbours including loss of privacy*
 8. *Provide adequate servicing, recycling, refuse and cycle storage*
 9. *Result in no adverse impact on neighbours in terms of visual impact, noise or light from vehicle access or car parking.*
36. Church Grove is characterised by a variety of land uses and architectural styles, featuring a combination of terraced dwellings and semi-detached dwellings toward the junction with Park Road, the large scale 5-storey flat roofed Heron House adjacent to the northern boundary of the application site, as well as the single storey Ronayne Hall (the pre-school designated as a BTM), 4-storey semi-detached dwellings of *Parkview* (both of which are BTMs) to the south of the application site, the Grade II listed St John The

Baptist Church and the multi-storey Kingston Bridge House further south at the junction with Hampton Court Road.

37. There are varying architectural styles contributing to the visual amenity of the Church Grove streetscene, with the Character of the area outlined within the Hampton Wick and Teddington Village Planning Guidance as being *'...defined by the high brick wall of Bushy Park on the western edge of Hampton Wick and the relationship between the wall and the houses opposite on Church Grove and Park Road. Mature street trees along these roads reinforce this edge. Two important areas of open space include the War Memorial Garden and the entrance to Home Park which is lined with eighteenth century Grade II Listed houses. The St John's Church spire on Church Grove is a key local landmark and the buildings on this road vary in character and style but are united by their materials.* The varying architectural styles and land uses are considered to contribute to the existing character of the surrounding locality. The varied building style of Church Grove is identified within the Hampton Wick Conservation Area (18) statement, whereby it is outlined that; *'Buildings along Church Grove are of varied styles but united by the use of common materials'*.
38. The proposed building would be sited in such a way to respect the building lines imposed by Heron House and Parkview. The adjacent Ronayne Hall is set back from the proposed main building line by approximately 7.60m and the proposed frontage of the building would generally follow that of Heron House and would be sited approximately 1.0m behind the building line of Parkview. A site visit has identified that the dominant characteristic of residential development within Church Grove includes deep plots that feature shallow front gardens/forecourts with large rear gardens.
39. Whilst the heights of those buildings in Church Grove vary significantly, the proposed building would respect the heights of those within the immediate surrounds. The proposals would have a maximum roof height approximately 0.5m below that of the adjacent Heron House and approximately 0.5m above the eaves level of the nearby Parkview. The proposed building incorporates a mansard-type roof extension to facilitate the proposed units within the fourth storey, and steps down to 3-storeys in height at the south-eastern side elevation so as to soften the impact upon the single storey building of Ronayne Hall.
40. The proposed building and its associated development, by reason of its respective 1.1m and 2.9m setbacks from the side boundaries would sit comfortably within the site and is not considered to be an overdevelopment or an over intensive use of this area. The proposed building would feature a separation distance of approximately 6.9m from the front elevation and 5.3m toward the rear elevation of Heron House, and would have a separation distance of approximately 5.1m from the adjacent Ronayne Hall.
41. The proposed building steps down to a two-storey element sited to the rear of the main four-storey building, projecting approximately 10.9m from the main rear elevation. The two-storey element would be wholly contained within the side elevations of the main building so as to reduce the scale and massing visible from within the street-scene.
42. The deep projection of the two-storey rear component of the proposals would not follow the rear building line of the adjacent Heron House. It is considered that the presence of the neighbouring two-storey residential backland development; sited approximately 15.0m to the rear of Heron House (consisting of 2 flats and 1 residential family dwelling) and the combined deep setting and large footprint of the adjacent Ronayne Hall establishes the principle and mitigates the impacts of the scale at the rear of the proposed development. Furthermore, the separation between Heron House and the dwellings to the rear features an existing hardstanding driveway area and provides little

to no amenity value. As such, the rear projection would not appear an incongruous addition when viewed within the context of the surrounding development so as to refuse on this basis. The proposals would retain approximately 300sqm of rear garden. In light of the above; it is considered that the reduced height to the rear of the building, the setback from the adjacent common side boundaries and the deep projection of the rear garden would contribute to the two-storey flat roofed element appearing both subservient to the main building and respectful of the existing characteristic of development within the surrounding locality.

43. Good design would, however, require quality materials and detailing. As outlined within the Conservation Area Statement; the contrasting building styles are united by the common use of brick, render and slate. It is noted that the majority of development within the immediate locality is united by the use of brick. In accordance with the Hampton Wick Conservation Area Statement; it is considered that the mixed context of building styles, forms and different use of materials within this part of the Hampton Wick Conservation Area would be able to accommodate a contemporary design without undermining the essential character that exists.
44. The revised front car parking area addresses the problems and pressures identified within the Hampton Wick Conservation Area Statement; whereby it has been identified that the loss of front boundary treatments and front gardens for car parking is a problem and pressure across the conservation area. In terms of infill development, it is important that in accordance with policy DM HO2 and LP39; it is particularly beneficial that the proposed development continues the character of the street edge, allowing a degree of soft landscaping in front of the building and provided appropriate off-street parking provision for disabled residents. Upon receipt of revised plans, the proposed re-siting of the crossover would provide a crossover 2.8m in width with approx. 1.0m ramps sited approximately 3.6m from the common boundary with Ronayne Hall. Notably, the revised flat section width of 2.8m from 4.5m would facilitate the retention of the existing street trees within the grass verge in front of the application site, which, as outlined within the Conservation Area statement and Hampton Wick and Teddington Village Planning Guidance SPD; are considered to contribute to the Park Road/Bushy Park edge street scene. The total width of the entire crossover (including rakers either side) would be approx. 300mm greater than the 4.5m advised within the Front Garden and Other off Street Parking Standards SPD. However no objections are raised in this instance given that the proposed re-siting and decreased width of the existing crossover from 3.0m to 2.8m would result in some of the existing grass verge being reinstated, which would acceptably improve the visual amenity of the existing street scene and accord with the guidance set out within the SPD. It is considered appropriate that the reinstatement of the grass verge is secured by way of GRAMPPIAN condition to ensure that this element of the proposals enhance the street frontage.
45. The proposed front boundary treatment is considered to continue the character of the street frontage. The adjacent Heron House features a low level brick boundary treatment approximately 0.5m in height and the adjacent Ronayne Hall features a 1.7m high solid brick front boundary treatment. The proposed 300mm high brick plinth with 1.50m high metal railings provides improved visual permeability into the site compared to that of the existing. The proposed front boundary treatment, by reason of its solid brick plinth and piers would relate to the adjacent front boundary treatment of Ronayne Hall and the increased visual permeability into the site would relate to the high visual permeability into the adjacent Heron House from within the streetscene. It is therefore considered that the proposed front boundary treatment would suitably relate to the adjoining solid brick boundary treatment to the front of Ronayne Hall and the low level brick boundary treatment to the street frontage of Heron House.

46. At present, views of the adjacent BTM from the west are obscured by the siting of The Firs and overgrown landscaping. The proposed building, when viewed from a head on angle, along with Parkview, would frame Ronayne Hall. The applicant states that the development would emphasise the setting of this BTM within the streetscape and whilst this may be so, it would only be from a perpendicular viewpoint. It is considered that by reason of the proposed stepped roof level to the south-eastern side elevation of the building, and the increased separation distance from Ronayne Hall; together with the existing screening of the adjacent BTM would, on balance, preserve the setting, character and appearance of this non-designated heritage asset.
47. In light of the above, it is considered that the proposed development would provide adequate spacing between dwellings and respect the surrounding local context so as to enhance the existing street frontage. The proposed form, layout, scale, character and urban grain would preserve the appearance of Hampton Wick Conservation Area and would not harm the setting of the adjacent BTM, neighbouring Listed Church and other BTMs within the surrounding locality.

Impact on Listed Landscape

48. Development Management Plan Policy DM HD 2 and Submission Local Plan Policy LP3 outline that the Council will give great weight to the conservation of heritage assets when considering the impact of a proposed development on the significance of the asset. The setting of Listed Buildings will be protected where proposals could have an impact. Furthermore, in accordance with Policy DM HD 7 and LP5; the Council will seek to protect the quality of views into and from both listed buildings.
49. Within the surrounding locality there is a wide variety of statutory and locally listed buildings and structures, along with the adjacent Bushy Park. The application site is situated opposite Bushy Park, a Grade I listed park with Grade II listed boundary wall, with a separation distance of approximately 15m from the boundary wall. To the west of the Bushy Park boundary within the park confines are allotment gardens. The boundary of the allotment gardens and the open park itself is sited approximately 250m from the application site. Given the setback of approximately 7.2m of the proposed development from the front of the application site and taking into account the existing residential development to the eastern edge of Church Grove; it is not considered that the proposed development would detract from the setting of the nearby Grade II listed Brick Boundary Structure, nor the openness, setting or respective views into and out of Bushy Park. In addition to the above, the existing dwelling on site obstructs views to the west from Saddlers Mews to the rear of the site. As a result; it is not considered that the proposed development would impact on any views toward Bushy Park from those existing residential dwellings to the rear of the application site.
50. Approximately 50m to the south east of the site along Church Grove is the Grade II Listed St John the Baptist Church, constructed in the early 19th century. The church is situated on a corner plot, adjacent *Fairlight* (to the south), a detached Building of Townscape Merit. Given the siting of the Grade II listed church on a corner plot, and the presiding scale of development between the application site and the church, it is not considered that the proposed scheme would detract from the setting of this building. Furthermore; by reason of the orientation of Church Grove, the existing mature street trees and the setting of the *Parkview* semi-detached buildings; views of the St John the Baptist Church from within the street-scene north of the application site are relatively obscured. Given that the proposed front building line would be setback approximately 7.25m from the front boundary of the application site; it is not considered that the proposed scheme would negatively impact the views afforded toward the designated and non-designated Heritage Assets to the south of the application site, nor would it enclose on the setting of the respective Heritage Assets.

51. In light of the above, it is considered that the proposed development scheme would not detrimentally affect the character, setting and visual amenity, or the views afforded toward, into and out of the surrounding heritage assets.

Metropolitan Open Land

52. The application site is sited adjacent to Bushy Park which is a Listed Landscape classified as Metropolitan Open Land (MOL). Development management plan policy DM OS 2 states that the borough's MOL will be protected and retained in predominately open use. The aims and objectives of the above policy are carried forward into emerging policy LP 13.

53. The application proposes a development which would be of a similar scale and siting to the neighbouring Heron House, and nearby Kingston Bridge House in relation to the adjacent MOL. Site visits reveal that the majority of the skyline is dominated by trees and the proposal would be lower in height than Heron House, Kingston Bridge House and St John the Baptist Church. It is also noted that many of these existing buildings (including Parkview) are often obscured by the vegetation either within the Park or by those street trees on Church Grove. As such, it is not considered that the proposed development would significantly detract from the existing setting and openness of Bushy Park as Metropolitan Open Land.

Affordable Housing

54. Policy CP15 states that some form of contribution towards affordable housing will be expected on all new housing sites.

55. DMP Policy DM HO6 states the Council will seek the maximum reasonable amount of affordable housing when negotiating on private residential schemes.

56. The Council's suggested approach to calculating affordable housing on this site is based on the principle set out in Policy DMHO6 of capturing the subsidy that a developer would have put in, had the scheme been for affordable housing. The SPD sets out that a contribution discounted to represent 45% would be sought, given the proposal is for nine (9) new build units. This is also set out in the Submission Local Plan Affordable Housing Policy LP 36, which the adoption and use of for determining planning applications and development management purpose was agreed following a report to the Councils Cabinet on 23 June 2016. The commuted sum is calculated using the pro-forma Annex A to the SPD.

57. A viability report prepared by *Savills* (dated 20 April 2017) has been submitted. This concludes that it is not viable to provide onsite affordable housing or payment in lieu. The submitted viability assessment has been subject of review by independent consultants acting on behalf of the Council. The methodology and assumptions used in the viability assessment, such as existing use values, build costs and sales values, have also been reviewed. The outcome of this process satisfies the Council that, on the basis of current costs and values, a contribution towards on-site affordable housing has been maximised.

58. Nonetheless, the applicant has offered a contribution of £50,000.00 upon first occupation of a unit will be made in recognition of the significant affordable housing needs currently faced by the Borough. This has been secured via a completed S106 Unilateral Undertaking. This welcomed contribution exceeds the requirements of policy and ensures the scheme would positively contribute to meeting the overarching aims and objectives of Policies CP15 of the Core Strategy (2009), DM HO6 of the Development Management Plan (2011) and LP 36 of The Publication Local Plan (2017).

Residential Amenity of Neighbouring Properties

59. Policy DM DC5 states in considering proposals for development, the Council will seek to protect adjoining properties from unreasonable loss of privacy, pollution, visual intrusion, noise and disturbance. The Council will generally seek to ensure that the design and layout of buildings enables sufficient sunlight and daylight to penetrate into and between buildings and that adjoining land or properties are protected from overshadowing in accordance with established standards. The objectives of the abovementioned policy are carried forward within emerging policy LP8 of the Publication Local Plan. The main existing neighbouring residential dwellings to consider in this assessment are the adjacent Heron House and Heron Mews to the north, Saddlers Mews to the rear of the site and Parkview to the south of the adjacent Ronayne Hall.
60. According to the submitted Daylight/Sunlight Assessment prepared by Brooks Development Practice Ltd. (dated 31/03/2017); the proposed development would have an imperceptible impact on the sunlight and daylight levels of all surrounding existing windows.

Heron House

61. The proposed building would be set in from the boundary with Heron House by approximately 1.1m, with the overall distance between the buildings being approximately 5.2m – 6.85m. There are no windows on the side/southeast elevation of Heron House and the proposed building would not impinge on a 45-degree line taken from the nearest habitable room window on the rear elevation of Heron House. The 45-degree line (in accordance with BRE standards) indicates that there would not be an unreasonable loss of light to the rear flats of Heron House.

Heron Mews

62. With regard to Heron Mews, to the rear of the adjacent Heron House, figures 13 and 14 of the submitted Daylight/Sunlight assessment identify a pictorial record of the assessment of the Vertical Sky Component (VSC) of windows of this existing building that may be affected by the proposed development. Furthermore, table 3 of the Daylight/Sunlight assessment outlines that of the 7 existing windows assessed; only 1no. windows would retain a VSC greater than 27%. However, all of the surveyed windows within this dwelling would continue to receive a level of VSC which is no more than 0.8 times the existing level.
63. BRE guidance recommends that the APSH received at a given window in the proposed case should be at least 25% of the total available, including at least 5% in winter. Where the proposed values fall short of these, and the loss is greater than 4%, then the proposed values should not be less than 0.8 times their previous value in each period. Further to the above, Table 4 of the submitted Daylight/Sunlight assessment provides a numerical record of the assessment of the annual probable sunlight hours (APSH) and the annual probable sunlight hours in the winter months (WPSH) of windows of this existing building that may be affected by the proposed new development. The findings outline that all of the existing windows within Heron Mews would receive a respective APSH above 25% and WPSH above 5% of the total available. In addition, the received values would be greater than 0.8 times the former value, as well as receiving a total reduction of sunlight over the whole year of less than 4% (in accordance with BRE Guidance).

Parkview

64. With regard to Parkview, to the south of the adjacent Ronayne Hall, figures 15 and 16 of the submitted Daylight/Sunlight assessment identify a pictorial record of the assessment of the Vertical Sky Component (VSC) of windows of this existing building that may be affected by the proposed development. Furthermore, Table 3 of the Daylight/Sunlight

assessment outlines that all of the 7 existing windows assessed would retain a VSC of greater than 27%.

65. No assessment has been carried out regarding the sunlighting (APSH/WPSH) received by windows within this building, as the windows in feature a northern orientation and in accordance BRE Guidance, on windows with an orientation within 90-degrees of south need be assessed.
66. With regards to privacy, the application proposes flank windows flank windows within the side elevations of the buildings at first, second and third floor levels The submitted proposed north western side elevation (drawing no. 154_43_34B) identifies that the proposed flank windows at first floor level to the main building will be obscure glazed. It is noted that proposed flank windows to the north western elevation of the two-storey rear element would not be obscure glazed. Notwithstanding this, given their positioning and proposed separation distance from the adjacent buildings; the oblique views offered from the proposed fenestration toward the immediate neighbouring properties within Heron House and Heron Mews are not considered to harm the privacy amenities of these occupiers.
67. The proposed balconies at 1st, 2nd and 3rd floor levels would not be sited to the northern side elevation, so as to prevent increased opportunities for overlooking towards the adjacent Heron House. Whilst the first floor balcony to the rear elevation serving unit 05 and third floor balcony serving unit 08 would have minor views towards the adjacent Heron House, given the oblique views offered from the proposed balconies toward the immediate neighbouring properties within Heron House and Heron Mews are not considered to harm the privacy amenities of these occupiers.
68. In addition to the above, given the approx. 20m separation distance between the south eastern flank elevation of the proposed development and neighbouring Parkview, it is not considered that the proposed development would harm the privacy amenities of the residential occupants within this building. Nor would the proposed development harm the privacy amenities of the residential occupants within Saddlers Mews to the rear of the application site, due to the approx. 20m separation distance between the rear elevation at first floor level, and approx. 30m separation above first floor level of the proposed development and Sadler Mews to the rear.
69. In light of the above, the proposed development by reason of its siting, bulk, height and massing is considered to preserve the residential privacy amenity of the neighbouring dwellings and their occupants. The proposals would preserve the amenities of neighbouring residential properties with regards to daylighting, sunlighting, outlook, and privacy to an acceptable extent and would accord with the outcomes sought by Policy DM DC5 of the Development Management Plan (2011) and LP8 of the Local Plan (2017) in this regard.

Housing Mix and Residential Development Standards

70. Policy DMHO4 and the Residential Development Standards SPD set the requirement for internal living standards, however, in addition to the requirements of this policy and guidance, since 1 October 2015 the Council has been applying nationally described space standards which are to be applied alongside relevant Council policy. The minimum standards are outlined below:
 - A single bedroom should be at least 7.5sqm and 2.15m wide
 - A double bedroom should be 11.5sqm and 2.75m wide
 - Head height should be at least 2.3m for a minimum of 75% of the gross internal floor area

- Suitable storage space to be incorporated into units
- Communal gardens to be sheltered from roads and not overlooked from habitable rooms.

71. The nationally described space standards also require minimum GIA as set out below (as relevant to the scheme):

- 1 bed (1 person / one-storey dwelling) – 39sqm
- 1 bed (2 person / one-storey dwelling) – 50sqm
- 2 bed (4 person / one-storey dwelling) – 70sqm

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	

Internal Areas

72. Each unit would have a gross internal area in line with the following schedule of GIA:

Unit 01: 2B4P – GIA: 84.1sqm	Unit 06: 1B2P – GIA: 54.0sqm
Unit 02: 2B4P – GIA: 80.3sqm	Unit 07: 1B2P – GIA: 50.0sqm
Unit 03: 1B2P – GIA: 55.2sqm	Unit 08: 1B1P – GIA: 46.5sqm
Unit 04: 1B2P – GIA: 50.1sqm	Unit 09: 1B1P – GIA: 49.0sqm
Unit 05: 2B4P – GIA: 75.1sqm	

73. The units therefore comply with the NDSS and the scheme is considered to provide a satisfactory layout and storage for the future occupants.

Amenity Space

74. The requirements of Policy DMHO4 and the Residential Development Standards SPD continue to apply to external amenity space. For flats a minimum of 5sqm of private outdoor space for 1-2 person dwellings should be provided and an extra 1 sqm should be provided for each additional occupant.

75. The proposed external amenity space would be in line with the following schedule of Amenity Space:

Unit 01: 2B4P – Amenity Space: 71.0sqm	Unit 06: 1B2P – Amenity Space: 6.4sqm
Unit 02: 2B4P – Amenity Space: 72.8sqm	Unit 07: 1B2P – Amenity Space: 8.3sqm
Unit 03: 1B2P – Amenity Space: 6.6sqm	Unit 08: 1B1P – Amenity Space: 5.5sqm
Unit 04: 1B2P – Amenity Space: 5.2sqm	Unit 09: 1B1P – Amenity Space: 12.7sqm
Unit 05: 2B4P – Amenity Space: 5.3sqm	

76. Although unit 05 falls short of the aforementioned 7sqm minimum requirement of outdoor private amenity space, it is noted that within the SPD *Residential Development*

Standards paragraph 4.1.3 states that flats above ground floor level may share a community garden and have a private balcony area.

77. The scheme proposes a total of 325sqm of outdoor communal garden areas to the south-eastern side and rear of the plot.

78. In light of the above, it is considered that on balance, the proposed scheme would therefore provide adequate internal and external space to meet the needs generated by the development.

Lifetime Homes

79. Policy CP14 states that all new homes should be built to Lifetime Homes Standards. Policy CP14 requires all homes to meet Lifetime Homes Standards. Since 1 October 2015 the Council seeks to secure 90% of new housing to Building Regulation Requirement M4(2) 'accessible and adaptable dwellings' and 10% to M4(3) 'wheelchair user dwellings', this is also set out in Policy LP 35.

80. Building Regulation Requirement M4(2) requires step free access but are considered appropriate for upper floors served by a lift, as shown on the plans for units 01 and 02 are accessed from ground floor. Were the Local Planning Authority be in a position to recommend approval, this could be secured by condition for units 01 and 02 to meet Building Regulation Requirement M4 (2) 'accessible and adaptable dwellings'.

81. For the other upper floor units without a lift, the mandatory M4(1) would be applicable, as that is the default it would not need to be secured by condition.

82. The scheme would therefore provide adequate internal and external space to meet the needs generated by the development.

Parking and Refuse

83. The site is situated in CPZ X (Hampton Wick) which is operational Monday to Saturday 8:30am to 6:30pm (Bank and Public Holidays Free).

84. Development Management Plan Policy DM TP7 and Emerging Policy LP45 outline that new development should provide appropriate cycle access and sufficient, secure cycle parking facilities in accordance with the standards set out within the London Plan. The minimum cycle parking requirement for the proposed dwelling mix is 9 spaces. Whilst indicative details of a secure cycle store/parking arrangement have been provided at ground floor level, Council's Transport Officer has indicated that should the Planning Officers be in a position to recommend approval, details of cycle storage should be conditioned to be submitted to and approved in writing by the Local Planning Authority.

85. In accordance with policy DM TP 8 and LP45 developments and redevelopments have to demonstrate that the new scheme provides an appropriate level of off street parking to avoid an unacceptable impact on on-street parking conditions and local traffic conditions. In areas with lower PTAL rating such, the maximum parking standards set out in the DMP are expected to be met. The maximum number of off street parking spaces required as set out within Appendix Four of the Development Management Plan (2011) would be 9 parking spaces (3 for the 2 bed units and 6 for the 1 bed units).

86. Emerging policy LP45 requires that residential developments provide 20% active provision of electric vehicle charging facilities and 20% passive provision (i.e. cabling provided for easier future installation of charging equipment). The application proposes a total of 10 off street parking spaces. Nine of these spaces are proposed within the basement carpark, all 9 of which would include active Electric Vehicle (EV) charging

infrastructure. The proposed provision of 90% active EV charging infrastructure would exceed the policy requirement in this regard.

87. An additional one parking space would be provided to disabled parking standards within the forecourt of the application site, with level access to the building provided at ground level. Council's Transport Officers have reviewed the proposed parking layout and outlined that the disabled parking within the forecourt provides an acceptable level of manoeuvrability to allow vehicles to enter and exit in a forward gear.
88. An appropriate level of off-street parking has been provided as part of the proposed development; however it is considered that details of the proposed boundary treatment, landscaping details and car lift mechanism/workings should be conditioned on any approval granted along with eligibility for parking permits removed by condition.
89. It is necessary to mitigate considerable impacts on transport and amenity (both residents and day nursery) during construction. As such, it is recommended that should the application be granted planning permission, a Construction Method Statement should be required by way of condition to be submitted to and approved in writing by the Local Planning Authority. Delivery and collection times should avoid pickup and drop off times at the adjacent day nursery.

Refuse

90. Proposed covered refuse and recycling areas would be sited to the front of the application site on the south-eastern boundary with access available via the south eastern elevations at ground floor level. This is considered acceptable if of a limited height and details of the proposed refuse and recycling storage areas should be conditioned to be submitted to and approved in writing by the Local Planning Authority.

Sustainability

91. Policy CP1 states that development will be required to conform to the Sustainable Construction Checklist. This is reiterated in DMP Policy DM SD1 and LP22. Policy CP2 states the Council will require all new development to achieve a reduction in carbon dioxide emission of 20% from on-site renewable energy generation. Policy DM SD2 states that development of 1 dwelling unit or more will be required to reduce their total carbon dioxide emissions. Emerging Policy LP 22 states that from October 2016 smaller residential schemes must achieve a 35% reduction in CO2 emissions (regulated) against a Building Regulations Part L (2013) baseline. The thrust of the abovementioned policies are carried forward within the Publication Local Plan, specifically Policies LP20, and LP22.
92. A completed Sustainable Construction Checklist has been submitted scoring a total of 44 (B rating for Residential new-build); suggesting that the scheme would help to significantly improve the Borough's stock of sustainable developments.
93. The application is accompanied by an Energy and Sustainability Statement (prepared by Mecserve, ref: C6310, Issue No. 02). This report demonstrates that the proposed development would result in a total regulated CO2 emissions reduction of 36.0%. In addition to this, it outlines that this level of reduction will be achieved through the implementation of 23no. 333Wp Photovoltaic roof panels, which would have a peak electricity generation capacity of approximately 7.66kWp and would contribute a carbon reduction of approximately 31.8% through on-site renewable technologies.
94. Policy LP17 specifies that major developments with roof plate areas of 100sqm or more where technically feasible and subject to considerations of visual impact should provide at least 70% of any potential roof plate area as a green/brown roof. Whilst it is noted that

the proposed development would feature a roof plate area of greater than 100sqm; the proposed development is not a major development as defined within The Town and Country Planning (Development Management Procedure) (England) Order 2010. In light of the above; as the proposed development has been found to provide sustainability benefits to the site through a reduction of 36.0% in CO2 emissions over a Building Regulations Part L (2013) baseline; on balance, the proposals would be acceptable in this regard.

95. In light of the above, it is considered that the proposed development would make efficient use of land within the borough by providing additional residential units which adequately reduce carbon emissions and provide on-site renewable technologies in accordance with Policies CP2, DM SD2 and LP20 and LP22.

Trees, Landscaping and Ecology

96. DM OS5 states all developments will be required to enhance existing and incorporate new biodiversity features and habitats to attract wildlife and promote biodiversity. Policy DM DC 4 and emerging Policy LP16 state that the Boroughs trees and landscape will be protected and enhanced by requiring landscape proposals in submissions for new development, which retain existing trees and other important landscape features where practicable and include new trees and other planting.
97. It is noted that whilst the existing site features a large amount of existing vegetation; it is not considered to feature a distinctive landscaping arrangement or characteristic. To the front of the application site, there are a number of existing trees which appear overgrown and results in the existing circumstance on site appearing in a dilapidated state when viewed from within the street-scene. To the rear of the existing dwelling is an existing grassed area, with larger trees to toward the rear boundary. It is noted that a site visit has been carried out by planning officers which confirmed that the existing site is overgrown by vegetation which presently detracts from the character and design of the existing street-scene and surrounding Conservation Area. Arboricultural officers have conducted a site visit and reviewed the submitted information; raising no objections. It was initially proposed that the works to the existing crossover would result in the loss of a street-tree within the verge; however the revisions submitted 31/01/2018 amended the proposed works to the crossover so as to maintain the existing street tree. It has been identified that the proposed dropped kerb and crossover would be situated approximately 1.7m and 1.3m respectively, from the existing street tree; which is greater than 4 times the circumference of the tree at 1.5m above the footway level in accordance with the guidance set out within the Front Garden and other Off Street Parking Standards SPD.
98. By reason of the existing on site circumstance, high density of vegetation and the proposed works; it is considered necessary to require a detailed Tree Protection Plan and Arboricultural Method Statement be required by condition to be submitted to and approved in writing by the Local Planning Authority.
99. The submitted Ecological Briefing note, prepared by CSA Environmental, dated April 2017; outlines that a brief desktop study has been undertaken of the local area, along with a site walkover and a building inspection by a licenced bat worker. It outlines that no evidence of bats was identified within the existing, un-occupied building; however the exterior of the building provides a small number of potential roosting opportunities for individual bats.
100. The ecological briefing note identifies a number of Enhancement Measures in respect of Bats, Birds and Invertebrates (specifically stag beetle). The submitted information has been reviewed by Council's Ecology Officer and no objections have been raised, subject to conditions which require details of and implementation in full of

the recommendations and wildlife enhancement measures outlined within the CSA Environmental briefing note (dated April 2017) and an associated ecological enhancement plan, hard and soft landscaping details, details of continued movement throughout the site for hedgehogs including gaps within fencing, details of the proposed external lighting plan, details of the proposed green roof.

101. Emerging policy LP11 outlines that proposals for subterranean and basement developments will be required to not extend beneath a maximum of 50% of the existing garden land and that to support appropriate planting and vegetation as well as to allow for sustainable drainage, a soil depth over any part of the basement beneath a garden of a minimum of 1 metre, together with a minimum 200mm drainage layer.
102. The submitted proposed section AA (drawing no. 154_43_20B) shows a soil depth over any part of the basement beneath the rear garden area along with a soil depth over the car lift motor room to the front of the site of 1.6m. In addition to the above, the submitted existing plans (drawing no. 154_81_10) identifies that existing garden land (excluding the footprint of the original building is approximately 708m². The submitted proposed basement plan (drawing no. 154_43_09B) identifies that the proposed basement would cover an area of approximately 323m² of *existing* undeveloped garden area. As such; it is clearly identified that the proposed basement would extend beneath 45.6% of the existing on-site garden land, as 323 is equal to 45.6% of the existing undeveloped garden land of approximately 708m². It is therefore noted that the proposed development would be in accordance with the aims and objectives of policy LP11 of the emerging Local Plan.
103. In light of the abovementioned submitted information and the subject to the recommended safeguarding conditions; it is considered that the proposals would adequately contribute to wildlife enhancement.

Environmental Health/Contaminated Land

104. As the application site history includes a previous industrial land use; Council's Environmental Health officers have reviewed the application and outlined that records indicate that the site has been subject to previous potentially contaminative industrial uses.
105. In view of the history of the site and the sensitive nature of the development it is recommended that in the event of any approval of the proposed development, an appropriate contaminated land condition is imposed on any planning permission given.

Archaeological Site

106. The NPPF (section 12) emphasises that the conservation of archaeological interests is a material consideration in the planning process. Paragraph 128 of the NPPF says that applicants should submit desk-based assessments, and where appropriate undertake field evaluation, to describe the significance of heritage assets and how they would be affected by the proposed development. In accordance with the NPPF, DMP Policy DM HD 4 and Local Plan Policy LP 7; the Council will seek to protect, enhance and promote its archaeological heritage (both above and below ground) by taking necessary measures to safeguard the archaeological remains found.
107. As the application site lies within an area of archaeological interest, an archaeological desk based assessment of the site, prepared by CGMS Consulting ref: AB/22765 (dated October 2016) has been submitted as part of the application.
108. The submitted information has been reviewed by the Greater London Archaeological Advisory Service and it has been advised that should the application be recommended

for approval by the Local Planning Authority; there would be no archaeological requirement. In light of the above, it is considered that archaeological interests would not be detrimentally impacted by the proposals in accordance with DMP Policy DM HD4, emerging policy LP7 and the NPPF.

Community Infrastructure Levy (CIL)

Mayoral Community Infrastructure Levy (CIL)

109. The estimated amount of Mayoral CIL for this development is £74,456.17. The actual amount of CIL can only be confirmed once all relevant details are approved and any relief claimed.

Richmond Community Infrastructure Levy (CIL)

110. The estimated amount of Richmond CIL for this development is £347,358.26. The actual amount of CIL can only be confirmed once all relevant details are approved and any relief claimed.

Conclusion

111. In light of the above, the proposed development has not been found to cause harm with regards to the existing residential character of the street scene, neighbouring Buildings of Townscape Merit, surrounding Conservation Area and Metropolitan Open Land, and would result in a 'sustainable development' with regards to CO₂ emissions. Furthermore, the proposed scheme has been demonstrated to preserve the residential amenity of the surrounding residential dwellings and is accompanied by a completed S106 Unilateral Undertaking securing the necessary affordable housing contribution of £50,000.00.

112. The proposed development is therefore considered to accord with the aims and objectives of Policies CP1, CP2, CP3, CP5, CP7, CP10, CP14 and CP15 of the Core Strategy (2009), DM SD1, DM SD2, DM SD5, DM OS2, DM OS5, DM HD1, DM HD4, DM HO2, DM HO4, DM HO6, DM TP1, DM TP2, DM TP6, DM TP7, DM TP8, DM DC1, DM DC4, DM DC5 and DM DC6 of the Development Management Plan (2011), and emerging policies LP1, LP2, LP3, LP7, LP8, LP10, LP13, LP15, LP16, LP17, LP20, LP22, LP30, LP34, LP35, LP36, LP39, LP44 and LP45 of the Publication Version Local Plan (2016).

Recommendation

Approval subject to the following conditions and informatives.

Standard Conditions

- AT01 - Development Commencement within 3 years
- BD11 - Miscellaneous details: Fenestration ~
- BD12 - Details - Materials to be approved
- DV02A - Boundary fencing - Dev't commence
- DV15 - Window obscure glazed-Non openable-inset required~~
- DV18A - Refuse arrangements
- DV20B - Parking-Private vehcls- Dwell'hse~
- DV29 - Potentially Contaminated Sites
- DV30 - Refuse Storage
- DV42 - Details of foundations - piling etc
- DV48 - Approved Drawings -
Drawings: 154_42_00, 154_81_01, 154_81_10, 154_81_20, 154_81_21,
154_81_22, 154_81_30, 154_81_31, 154_81_32, 154_81_33 - Received: 20th
April 2017

154_43_09B, 154_43_10B, 154_43_11B, 154_43_12B, 154_43_13C,
154_43_14C, 154_43_20B, 154_43_30C, 154_43_31B, 154_43_32B,
154_43_33B, 154_43_34B – Received: 12th September 2017

154_43_01D, 154_43_02G - Received: 31st January 2018

Documents:

Daylight and Sunlight Assessment (Prepared by Brooks Development, dated 31/03/2017), Energy and Sustainability Statement (Prepared by Mecserve, ref: C6310/Issue 02, dated 02 March 2017) – Received: 20th April 2017

Ecological Briefing Note (Prepared by CSA Environmental, dated June 2017) – Received: 16th January 2017

Life Cycle Carbon Assessment, prepared by Mecserve ref: C6310 (dated June 2018), Structural Engineering Advice Note, prepared by Blue Structural Engineering LLP (dated: 12 June 2018) – Received: 18/06/2018

- DV49 - Construction Method Statement
- DV50 - Energy Reduction
- DV51 - Water Consumption
- LT06 - Tree Planting Scheme
- LT09 - Hard and Soft Landscaping Required
- LT10 - Landscape Maintenance – Small Schemes
- PK06A - Cycle parking

Non-standard Conditions

- NS01 - Porous hard surfacing
All new hardsurfacing shall be of a porous or permeable material and be constructed and laid out in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.
REASON: In the interest of sustainable construction and to avoid excessive surface water run-off.
- NS02 - Details of Renewables (Solar PVs)
Prior to first occupation of a unit approved, solar panels shall be installed in accordance with details to be submitted to and approved in writing by the local planning authority. The details shall include the design, technical specification and external finishes thereof and comply with the approved Energy Statement prepared by Mecserve, ref: C6310, Issue No. 02.
REASON: In the interests of promoting sustainable forms of developments
- NS03 - Parking layout
No part of the development shall be occupied until the 9 basement parking spaces as shown on approved drawing 154_43_09B have been laid out in the approved manner and made available for use by occupiers/visitors at all times thereafter.
REASON: To ensure the development does not prejudice the free flow of traffic and highway and pedestrian safety and comply with parking standards.
- NS04 - EV charging points All Active
The 9 Electric Vehicle (EV) charging points shown on approved drawing 154_43_09B shall be installed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Such details to include siting, external finishes and maintenance plan. The approved details shall be retained as active EV charging points at all times.

REASON: To ensure a sustainable form of development and to comply with London Plan Policy 6.13.

- NS05 - Disabled Parking
Provision of 1 parking space for people with disabilities shall be made available in accordance with the approved drawing 154_43_10B. Further details shall be submitted to and approved in writing by the Local Planning Authority, such drawings to show surface treatment and method of delineation and signing of such spaces, and these spaces shall at no time be used for any other purpose.
REASON: To ensure the provision of as satisfactory and convenient form of development for people with disabilities.
- NS06 - Green roof
Prior to commencement of the development hereby approved details of the green roof as shown on Drawing 154_43_14C shall be submitted to and approved in writing by the local planning authority, such detail to include irrigation and maintenance plan. The approved details shall be retained thereafter.
REASON: To ensure that the development reduces storm water runoff, to provide more sustainable forms of construction and to safeguard biodiversity.
- NS07 - Use of Roof Restricted
The roof of the building shall not be used for any purpose other than as a means of escape in emergency or for maintenance of the building.
REASON: To safeguard the amenities of the adjoining premises and the area generally.
- NS08 - Strict accord plans-Height/site –
The development hereby approved shall be constructed in strict accordance with the submitted plans, with particular reference to the height and siting of the buildings relative to all on and off site features as shown on the approved drawings numbered 154_43_31B, 154_43_32B, 154_43_33B, 154_43_34B.
REASON: To ensure a satisfactory development as indicated on the submitted drawings.
- NS09 - Level Threshold
The proposed finished floor levels of the building, the finished ground levels of the site, including the internal footpaths, parking spaces and roads, and in relation to existing site levels of surrounding land shall not be constructed other than in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
REASON: To ensure that the work is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access and future highway improvement, amenities of adjoining properties, and appearance of the development.
- NS10 - External Lighting
Prior to the commencement of development, details of the external lighting plan including locations and lux horizontal contour plan shall be submitted to and agreed in writing by the Local Planning Authority and thereafter constructed and retained in accordance with the approved details.
REASON: To safeguard the ecology of the site and neighbour amenity and ensure a safe and convenient form of development.
- NS11 - Door design - Disabled access (adapt)

Any external door shall have a minimum opening clearance of 830mm and a level approach from the public highway.

REASON: To safeguard access for the disabled.

- NS12 - No amalgamation of units
No alterations shall be made to any of the units hereby approved nor shall they be occupied in any way which would result in a reduction in the number of units within the development.
REASON: To ensure the development retains the increased unit numbers and variety of sizes and types.
- NS13 - Car Lift Mechanism/workings
Prior to the commencement of development, details of the Car Lift and a Scheme of Works/Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The submitted detail to include; how safety concerns about car lift operation, breakdowns and incidents will be addressed within the development, details of 24 hour/7 days a week/365 days a year lift maintenance callout contracts providing prompt responses to breakdown, repair and maintenance of the car lift, details of effective mobile phone coverage in the basement car park for disabled, older and other people to call for assistance, provision of an active emergency phone/line within the lift to enable occupants of trapped vehicles/car lift to call for assistance, details of the manufacturer, model no. and car lift scheme of works detailing structural borne noise impacts/mitigation to the residential dwellings above.
REASON: To safeguard the amenities of future occupants, general safety of users of the car lift and highway conditions in general.
- NS14 - Mechanical Services Noise Control
Any plant/Mechanical Services to be installed shall not be operated except in accordance with the following noise criteria:

The cumulative measured or calculated rating level of noise emitted from the plant to which the application refers, shall be 5dB(A) below the existing background noise level or 10dB(A) below if there is a particular tonal or discrete component to the noise, at all times that the mechanical system etc operates. The measured or calculated noise levels shall be determined at the boundary of the nearest ground floor noise sensitive premises or 1 meter from the facade of the nearest first floor (or higher) noise sensitive premises, and in accordance to the latest British Standard 4142.

In addition the noise from the plant must continue achieve the "good to reasonable standard" for internal noise levels detailed in Table 5 of BS 8233 'Sound Insulation and Noise Reduction for Buildings CofP'.
REASON: To protect neighbouring residents from undue noise and vibration pollution.
- NS15 - Ecological Enhancements
Prior to the commencement of development, a scheme for ecological enhancements in accordance with all recommendations set out within the Revised Ecological Briefing Note by CSA Environmental, dated June 2017 (received 16/01/2018) shall be submitted to and approved in writing by the Local Planning Authority, such details to include bat/bird/butterfly/stag beetle and hedgehog habitats enhancement specifications, locations, heights and aspects. No part of the development shall be occupied until these biodiversity

enhancements have been carried out in accordance with the details so approved.

REASON: In order to secure the appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development

- NS16 - Building regulations M4(2)
Flats 1 and 2 of the development hereby approved shall not be constructed other than in accordance with Building Regulation M4(2).
REASON: In the interest of inclusive access in accordance with Policy CP14 to ensure homes meet diverse and changing needs."
- NS17 - Highway Works GRAMPIAN
Prior to first occupancy of the development hereby approved, the proposed vehicular access shall be provided in accordance with details as shown on drawing 154_43_02G.
REASON: To safeguard free flow of traffic in the locality and pedestrian and highway safety.

Informatives

Standard Informatives

- COMHO7 - Composite Informative
IE60 - Details of piling-EHO consultation
IL13 - Section 106 agreement ~
IL24 - CIL Liable
IL25A - NPPF APPROVAL - Para. 186 and 187
IM13 - Street Numbering

Non-Standard Informatives

- NI01 - Applicant Informative
The applicant is advised that if any works are within 3 or 6 metres of the party wall or foundation, you will need a party wall agreement. This is a private matter between neighbours and does not involve the Council.
- NI02 - Soil and surface water drainage
The applicant is advised to consult Thames Water Utilities, Sewerage and Sewage Treatment Operations, Hogsmill Valley Works, Lower Marsh Lane, Kingston, KT1 3BW (Tel: 020 8213 8729) about the disposal of surface water and/or sewage from the development.
- NI03 - Nature Conservation
When submitting proposals for landscaping/planting the site applicants are advised that in determining the suitability of such proposals the Local Planning Authority will take into account the scope for enhancing the nature conservation interest of the site and promote the use of native species. Ecology officers will require that any planting scheme will need to replace the lost apple and walnut species within the development and any removal of vegetation must be carried out outside of bird nesting season, or checked by a suitably qualified person. With regard to the proposed green roof; ecology officers have specified that the Local Authority will require wild flower and not sedum so as to complement the existing landscape.
- NI04 - Trees - Size of new stock
The Local Planning Authority would normally expect all new trees to be planted to be a minimum size of SELECTED STANDARD which shall have a sturdy reasonably straight stem with a clear height from ground level to the lowest

branch of 1.8m, an overall height of between 3m and 3.5m and a stem circumference measured at 1m from ground level of 10-12cm. The tree shall, according to the species and intended use, have either a well-balanced branching head or a well-defined, straight and upright central leader with the branches growing out from the stem with reasonable symmetry.

- NI05 - Contaminated Land Informative
Although records show no indication of the site or its immediate surroundings having been subject to previous potentially contaminative land uses; the applicant is advised to keep a watching brief and to contact the Council should any unexpected contamination be encountered

- NI06 - Highway Works
The applicant will be required to apply to the Highway Authority for the proposed alterations to the crossover; the costs will be borne by the applicant.

- NI07 - Ecological Enhancements
When submitting proposals for ecological enhancements, the site applicants are advised that in determining the suitability of such proposals, the local planning authority will require the provision of four swift bricks, 2 bat tubes/bricks, 1 stage beetle logger and 1 hedgehog house.