

Application reference: 17/2779/DD02
HAM, PETERSHAM, RICHMOND RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
13.04.2018	13.04.2018	08.06.2018	08.06.2018

Site:

HMP Latchmere House, Church Road, Ham, Richmond

Proposal:

Details pursuant to parts (a) and (g) of condition U30492 (Details) of planning permission 17/2799/VRC.

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

APPLICANT NAME

n/a
C/O Agent

AGENT NAME

Miss Anna Stott
Aldermay House
10 - 15 Queen Street
London
EC4N 1TY

DC Site Notice: printed on and posted on and due to expire on

Consultations:

Internal/External:

Consultee

14D Urban D

Expiry Date

03.05.2018

Neighbours:

-

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

Development Management

Status: RNO Application:03/1864/C84
Date:03/07/2003 Proposed New Library.

Development Management

Status: WDN Application:91/0951/FUL
Date:18/07/1991 Erection Of 3no. 32' X 12' Portacabins For Use As Doctors Surgery For A Period Of 9 Months, (building Work At Existing Surgery 192 Tudor Drive)

Development Management

Status: WNA Application:91/1183/FUL
Date:26/08/1991 Erection Of Portacabin Buildings For Use As Temporary Doctors Surgery For Period Of 9 Months.

Development Management

Status: WNA Application:94/3495/C84
Date:06/12/1994 Renovation Of Existing Kitchen Building And Erection Of New Single Storey Workshop Building.

Development Management

Status: WNA Application:94/3589/FUL
Date:19/01/1996 Extension Of Car Parking Area And Change Of Use Of Portacabin From Visitors Seating Area To Office Premises

Development Management

Status: REF Application:97/2335

Date:02/02/1998	Construction Of New Prison Access Road, In Place Of The Existing Access To Be Closed Off.
<u>Development Management</u> Status: ROB Date:22/01/1998	Application:97/2506 Erection Of External Staircase From Governors Building Second Floor Level To Ground Level.
<u>Development Management</u> Status: RNO Date:23/01/1998	Application:97/2652 Erection Of A Single Storey Extension To Front Of Existing Gate Lodge.
<u>Development Management</u> Status: RNO Date:05/05/1999	Application:98/2693 Proposed Additional Car Parking Facilities.
<u>Development Management</u> Status: GTD Date:25/08/2006	Application:06/2069/FUL Proposed erection of a two storey building and accompanying basement comprising seven flats with associated parking.
<u>Development Management</u> Status: GTD Date:30/11/2006	Application:06/3457/FUL Repair main administration building roof, remove redundant rooflights, install new sunpipes and new high performance roof coverings to existing flat roof areas, replace slate roof covering over part of (admim/finance) roof with new artificial slate and replace fascia to front/side elevation.
<u>Development Management</u> Status: GTD Date:23/08/2007	Application:07/2477/FUL Installation of satellite dish affixed on to the roof of the boiler room.
<u>Development Management</u> Status: WNA Date:16/10/2009	Application:09/2036/FUL Installation of a diesel electrical generator and associated acoustic housing.
<u>Development Management</u> Status: GTD Date:06/04/2010	Application:10/T0038/TPO T1 - Oak - Fell
<u>Development Management</u> Status: RNO Date:30/07/2012	Application:12/T0315/TCA See schedule of works
<u>Development Management</u> Status: WTD Date:08/06/2015	Application:14/0450/FUL Demolition of existing buildings, excluding Latchmere House. Provision of 58 residential units (Use Class C3) comprising 51 new build units and the conversion and ground floor extension of Latchmere House to provide 7 apartments. Formation of a new highways access from Latchmere Lane. Associated highways works, landscaping, tree works and car parking. Cross-boundary application also comprising land within the Royal Borough of Kingston upon Thames and providing in total 89 residential units including 82 new build units and 7 apartments in the converted and extended Latchmere House.
<u>Development Management</u> Status: REF Date:05/01/2015	Application:14/0451/FUL Demolition of existing buildings, excluding Latchmere House. Provision of 42 residential units (Use Class C3) comprising 35 new build units and the conversion and ground floor extension of Latchmere House to provide 7 apartments. Associated highways works, landscaping, tree works and car parking. Cross-boundary application also comprising land within the Royal Borough of Kingston upon Thames and providing in total 73 residential units including 66 new build units and 7 apartments within the converted and extended Latchmere House.
<u>Development Management</u> Status: WNA Date:12/06/2015	Application:14/0935/CON Erection of 31 dwellings 2/3 storeys high with access from Church Lane, Ham as part of the creation of 73 dwellings through the conversion and extension of Latchmere House to create 7 flats and the demolition of existing buildings and erection of 66 new 2/3 storey houses in conjunction with application 14/0451/FUL in the London Borough of Richmond.
<u>Development Management</u> Status: WNA	Application:14/0936/CON

Date:12/06/2015	Erection of 31 dwellings 2/3 storeys high with access from Church Lane and Latchmere Lane, Ham as part of the creation of 89 dwellings through the conversion and extension of Latchmere House to create 7 flats and the demolition of existing buildings and erection of 82 new dwellings in conjunction with application 14/0450/FUL in the London Borough of Richmond.
<u>Development Management</u> Status: GTD Date:05/02/2016	Application:14/0451/DD01 Details pursuant to condition 3 (ancillary site buildings/parking of vehicles), 6 (investgation/protection of bats) and 7 (protection of trees) of planning permission 14/0451/FUL allowed on appeal, and its associated Demolition and Construction Management Plan.
<u>Development Management</u> Status: VOID Date:14/10/2015	Application:15/4108/VOID Erection of 31 dwellings 2/3 storeys high with access from Church Road, Ham. (In connection with the wider development of a total of 73 dwellings through the conversion and extension of Latchmere House to create 7 flats and the demolition of existing buildings and erection of 66 new dwellings in conjunction with application 14/0451/FUL in the London Borough of Richmond).
<u>Development Management</u> Status: GTD Date:20/05/2016	Application:16/0523/VRC Variation of condition 2 (approved drawings) of planning permission 14/0451/FUL (Demolition of existing buildings, excluding Latchmere House. Provision of 42 residential units (Use Class C3) comprising 35 new build units and the conversion and ground floor extension of Latchmere House to provide 7 apartments. Associated highways works, landscaping, tree works and car parking. Cross-boundary application also comprising land within the Royal Borough of Kingston upon Thames and providing in total 73 residential units including 66 new build units and 7 apartments within the converted and extended Latchmere House), to allow changes to design of individual houses and improvements to the landscape.
<u>Development Management</u> Status: GTD Date:24/05/2016	Application:16/1023/FUL Construction of a temporary sales and marketing suite (sui generis) with associated landscaping and car parking, for a temporary period of three years.
<u>Development Management</u> Status: GTD Date:20/03/2018	Application:17/2779/DD01 Details pursuant to condition U30492 (NS04 Formally Condition 4) of planning permission 17/2779/VRC as amended by condition U32789 (NS04 Formally Condition 4) of planning permission 17/0687/NMA (revised description) [part discharge parts (a) and (g)].
<u>Development Management</u> Status: GTD Date:16/08/2016	Application:16/0523/DD02 Details pursuant to condition NS05 (cycle parking) of planning permission 16/0523/VRC.
<u>Development Management</u> Status: GTD Date:05/12/2016	Application:16/0523/DD01 Details puraunt to condition U05664 - NS08 (childrens play) of planning permission 16/0523/VRC.
<u>Development Management</u> Status: GTD Date:16/08/2016	Application:16/0523/DD03 Details pursuant to PART of condition NS10 (sustainability) of planning permission 16/0523/VRC. (Part A discharged; Part B only discharged for new build).
<u>Development Management</u> Status: GTD Date:29/09/2016	Application:16/0523/DD05 Details pursuant to condition U05668 - NS12 - Formally condition 12 of planning permission 16/0523/VRC.
<u>Development Management</u> Status: WDN Date:	Application:16/3522/FUL Planning consent to advertise on hoarding
<u>Development Management</u> Status: GTD	Application:16/3523/ADV

Date:08/11/2016	Please refer to the Hoarding presentation
<u>Development Management</u> Status: GTD Date:19/07/2017	Application:16/0523/DD06 Details pursuant to formally condition NS13 (Soft Landscaping) of planning permission 16/0523/VRC.
<u>Development Management</u> Status: GTD Date:19/07/2017	Application:16/0523/DD07 Details pursuant to condition NS14 (details of Landscape Management Plan) of planning permission 14/0451/FUL.
<u>Development Management</u> Status: INV Date:	Application:17/0241/ADV Erection of 6 flag posts.
<u>Development Management</u> Status: REF Date:18/04/2017	Application:17/0429/ADV Erection of a "V" board, on the junction of Church Road and Latchmere Close.
<u>Development Management</u> Status: GTD Date:27/10/2017	Application:17/0687/NMA Removal of condition U05665 - NS09 (Formally condition 9 - Lifetime Homes Standards) of Planning Permission 16/0523/VRC. [Application for a Non-Material Amendment to planning permission 17/2779/VRC regarding the amendment of condition U30492 - NS04 relating to the wording all hard surfaces shall be made of porous materials]
<u>Development Management</u> Status: GTD Date:24/08/2017	Application:16/0523/DD08 Details pursuant to condition U05675 NS20 (wheelchair accommodation) of planning permission 16/0523/VRC.
<u>Development Management</u> Status: GTD Date:20/09/2017	Application:17/2779/VRC Removal of condition U05665 - NS09 (Formally condition 9 - Lifetime Homes Standards) of Planning Permission 16/0523/VRC.
<u>Development Management</u> Status: GTD Date:09/03/2018	Application:17/2779/NMA Non Material Amendment to Planning Permission 17/2779/VRC (Removal of condition U05665 - NS09 (Formally condition 9 - Lifetime Homes Standards) of Planning Permission 16/0523/VRC) Amendments to include internal amendments to revise housing mix in Latchmere House and changes to the south west elevation.
<u>Development Management</u> Status: PCO Date:	Application:17/2779/DD02 Details pursuant to parts (a) and (g) of condition U30492 (Details) of planning permission 17/2799/VRC.

Appeal

Validation Date: 22.10.2014 Demolition of existing buildings, excluding Latchmere House. Provision of 58 residential units (Use Class C3) comprising 51 new build units and the conversion and ground floor extension of Latchmere House to provide 7 apartments. Formation of a new highways access from Latchmere Lane. Associated highways works, landscaping, tree works and car parking. Cross-boundary application also comprising land within the Royal Borough of Kingston upon Thames and providing in total 89 residential units including 82 new build units and 7 apartments in the converted and extended Latchmere House.

Reference: 14/0159/AP/NON

Appeal

Validation Date: 06.02.2015 Demolition of existing buildings, excluding Latchmere House. Provision of 42 residential units (Use Class C3) comprising 35 new build units and the conversion and ground floor extension of Latchmere House to provide 7 apartments. Associated highways works, landscaping, tree works and car parking. Cross-boundary application also comprising land within the Royal Borough of Kingston upon Thames and providing in total 73 residential units including 66 new build units and 7 apartments within the converted and extended Latchmere House.

Reference: 15/0032/AP/REF **Appeal Allowed**

Building Control

Deposit Date: 06.06.2016

Construction of 35 new build dwellings and conversion of existing building to create 7 new apartments (see case note for SNN allocations)

Reference: 16/1219/IN

Enforcement

Opened Date: 25.06.2002

Enforcement Enquiry

Reference: 02/00215/EN

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES / NO

I therefore recommend the following:

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

This application is CIL liable YES* NO
 (*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement YES* NO
 (*If yes, complete Development Condition Monitoring in Uniform)

This application has representations online (which are not on the file) YES NO

This application has representations on file YES NO

Case Officer (Initials): ... *KNP*

Dated: ... *18/02/19*

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:	

SEE CAPS

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

DELEGATED REPORT

17/2779/DD02

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

Site Description:

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

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

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

Relevant History:

Application 14/0451/FUL for demolition of existing buildings, excluding Latchmere House. Provision of 42 residential units (Use Class C3) comprising 35 new build units and the conversion and ground floor extension of Latchmere House to provide 7 apartments. Associated highways works, landscaping, tree works and car parking. Cross-boundary application also comprising land within the Royal Borough of Kingston upon Thames and providing in total 73 residential units including 66 new build units and 7 apartments within the converted and extended Latchmere House was refused by the planning committee on 31.12.2014. Allowed on appeal 03.07.2015.

Application: 16/0523/VRC for variation of condition 2 (approved drawings) of planning permission 14/0451/FUL (Demolition of existing buildings, excluding Latchmere House. Provision of 42 residential units (Use Class C3) comprising 35 new build units and the conversion and ground floor extension of Latchmere House to provide 7 apartments. Associated highways works, landscaping, tree works and car parking. Cross-boundary application also comprising land within the Royal Borough of Kingston upon Thames and providing in total 73 residential units including 66 new build units and 7 apartments within the converted and extended Latchmere House), to allow changes to design of individual houses and improvements to the landscape was granted by the planning committee on 18.04.2016

Application: 17/2779/VRC for removal of condition U05665 - NS09 (Formally condition 9 - Lifetime Homes Standards) of Planning Permission 16/0523/VRC (Demolition of existing buildings, excluding Latchmere House. Provision of 42 residential units (Use Class C3) comprising 35 new build units and the conversion and ground floor extension of Latchmere House to provide 7 apartments. Associated highways works, landscaping, tree works and car parking. Cross-boundary application also comprising land within the Royal Borough of Kingston upon Thames and providing in total 73 residential units including 66 new build units and 7 apartments within the converted and extended Latchmere House) was granted on 20.09.2017.

Application: 17/0687/NMA for removal of condition U05665 - NS09 (Formally condition 9 - Lifetime Homes Standards) of Planning Permission 16/0523/VRC. [Application for a Non-Material Amendment to planning permission 17/2779/VRC regarding the amendment of condition U30492 - NS04 relating to the wording all hard surfaces shall be made of porous materials] was granted 27.10.2017.

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

Proposal:

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

- Condition U30492 (NS04 Formally Condition 4) states:

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

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

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

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

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

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

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

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

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

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

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

Application 17/2779/DD01 was granted 20.03.2018 for details pursuant to condition U30492 (NS04 Formally Condition 4) of planning permission 17/2779/VRC as amended by condition U32789 (NS04 Formally Condition 4) of planning permission 17/0687/NMA (revised description) [part discharge parts (a) and (g)]. No details were submitted with this application in relation to Latchmere House. This application seeks to fully discharge this condition in relation to Latchmere House.

Amendments and further information:

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

Council officers have visited the site to view proposed materials on 26 July, 13 September and 6 November 2018.

Professional Comments:

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

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

g) *Any external plant and equipment*

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

The following details were submitted on 13.4.2018:

- *Proposed External Materials for Latchmere House; prepared by Berkeleys, dated 9.4.2018, with the following details/ materials:*
 - Existing bricks to be cleaned
 - Spanish roof slate
 - Timber sliding sash windows
 - Pre-cast concrete sills
 - Alumasc cast aluminium rainwater goods (heritage range)
 - Cast iron air bricks
 - Pre-cast concrete thresholds
 - Timber doors
 - Boiler flue extraction
 - Existing render to be repaired and repainted

The following details were submitted during the processing of the application:

- Email from Berkley Group (Technical Manager) to LBRuT Planning Officer dated and received 6.9.2018, with the following information:
 - Window glazing (18.8mm ground floor and 16mm first floor)
 - Performance calculator, prepared by Guardian Sunguard, dated 17.8.2018
 - Drawing no. SBVS/HEAD/AM18
 - Drawing no. SBVS/JAMB/AM18
 - Drawing no. SBVS/CILL/AM18
 - Drawing no. SBVS/M.RAIL/AM18
 - Drawing no. AST19/AM18
 - Drawing no. SBVS/HEAD/PET
 - Drawing no. SBVS/JAMB/PET
 - Drawing no. SBVS/CILL/PET
 - Drawing no. SBVS/M.RAIL/PET
 - Drawing no. AST19/PET

- Email from Berkley Group (Architect) to LBRuT Planning Officer dated and received 17.9.2018, with the following documents attached:
 - Meeting minutes (site visit 13 September 2018)
 - Architects elevation drawings (highlighting only windows, boiler flue locations and rainwater goods)
 - Dempsey Dyer Ltd window and door specifications
 - Photograph of brickwork sample for new extension

- Email from Berkley Group (Architect) to LBRuT Planning Officer dated and received 25.9.2018, with the following information:
 - Window and door manufacturer (Dempsey Dyer Ltd)
 - Reclaimed London stock brick (Brickability)

- Email from Berkley Group (Architect) to LBRuT Planning Officer dated and received 16.11.2018, with the following information:
 - Pointing and mortar details
 - Roof slate details

- Email from Berkley Group (Architect) to LBRuT Planning Officer dated and received 10.12.2018, with the following information:
 - Methodology used for brick cleaning
 - Specification for the repointing mortar mix
 - Extent of cill repair/replacement

- Email from Berkley Group (Architect) to LBRuT Planning Officer dated and received 21.12.2018, with the following information:
 - Plans indicating location of the sample panels
 - Photographs of sample panels viewed

- Email from Berkley Group (Architect) to LBRuT Planning Officer dated and received 8.01.2019, with the following information:
 - Cill contractor
 - Cills will be cast in situ

Brickwork cleaning methodology

The applicant advised in the meeting notes received 17.9.2018 confirming that the cleaning was undertaken using a mixture of steam and water pressure.

Further information about the system used was required however, and the applicant confirmed in an email of 11th December 2018, that The Doff system was utilised but not used throughout. The applicant advised that some stubborn areas required a chemical clean. This information has been considered acceptable by the Council's conservation officer.

New brick (extension)

Latchmere House is unique and this is reflected in the different types of brick used throughout the building. The approved extension on the south-west elevation is proposed to be constructed in a reclaimed London Stock brick obtained from supplier, Brickability. The style of pointing would be bird beak, with any mortar brushed away from the brick surface to allow the bricks to sit proud of the pointing. The mortar mix must be appropriate to be respectful to the extension.

Repair of existing brick and re-pointing

The existing brickwork is to be repaired and re-pointed where necessary. As detailed above there are a number of different types of brick on the building, in addition to pointing and mortar mixes. It is estimated that approximately 50% of the open and defective joints in the existing brickwork will need to be repaired/ re-pointed.

The mortar mix should ensure it blends into the existing to complement the existing brickwork. Any areas that need to be re-pointed should be done so using the most visible pointing style for that area of the building. Any re-pointing should be flushed, brushed back to allow the brickwork to be appreciated.

The mortar mix has been confirmed by the applicant in an email dated 11th December 2018, which states the mix is 4 parts sand, 1 part lime, and 1 part cement. The reason for the use of cement was questioned, as usually if a lime mortar is being used, part cement is not necessary.

The contractors have outlined that the original bedding mortar is indeed, a lime mortar. However, the brickwork has been repointed, over the years, in a sand and cement mortar. In order to achieve grey tones in the patch pointing, a cement element in the mix must be incorporated.

The Council was satisfied with the mortar mix and officers required photos of the agreed and exact brick and mortar samples to be used on the different parts of the building. These were discussed and agreed on site. An accompanying annotated plan of the house and extension which pinpoints exactly where the different samples are was also requested.

The requested plans and photos were received at the LPA on 22nd December 2018. No objection is raised to the samples.

Render

As well as having multiple brick types, the building is partly rendered. Parts of the building have not been maintained and where necessary render will be re-paired to match existing.

Windows and doors

To be constructed in Dempsey Dyer Ltd timber sliding sash windows and timber doors. The applicant had originally proposed a much bulkier window which has now been reduced as much as possible to respect the BTM's original character and appearance.

Window cills

The applicant had originally proposed to replace all cills with concrete pre-cast. However since then, it has been confirmed that in fact no new cills have been ordered, rather any new cills have been /will be cast in situ, using coarse sharp sand/fine sharp sand and grey cement, to a ratio of 4:1 to match existing. All of the cill work has been carried out by Quadriga, the same contractor working on the re-pointing.

This has been reviewed by the Council's conservation officer and deemed to respect the character and appearance of the BTM. The applicant has confirmed that some will be replaced with stone composite cills and where possible, repaired instead of replaced entirely to protect the originality of the building.

- Boiler flue extraction
- Existing render to be repaired and repainted

Roof slate

Proposed to retain existing slate and replace damaged slate with Spanish Slate (Siga 39) sourced from San Vicente Region, Spain. This slate would match existing tiles as close as possible and contribute to ensuring it is a high quality development.

Rainwater goods

The Alumasc cast aluminium rainwater goods and cast-iron air bricks (heritage range) as shown on the *Proposed External Materials for Latchmere House* document would ensure a high quality development. These materials have previously been deemed acceptable for the new dwellings approved under application ref. 17/2779/DD01.

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

Recommendation:
Approve application