

17/2779/0003

Application reference: 16/0523/DD09

HAM, PETERSHAM, RICHMOND RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
07.12.2018	19.12.2018	13.02.2019	13.02.2019

Site:

Hm Remand Latchmere , Church Lane, Ham, Richmond

Proposal:

Details pursuant to condition NS07 - protection of trees

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

APPLICANT NAME

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

AGENT NAME

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

Consultations:

Internal/External:

Consultee

LBRuT Trees Preservation Officer (South)

Expiry Date

04.01.2019

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.

Development Management

Status: GTD

Date:05/02/2016

Application:14/0451/DD01

Details pursuant to condition 3 (ancillary site buildings/parking of vehicles), 6 (investigation/protection of bats) and 7 (protection of trees) of planning permission 14/0451/FUL allowed on appeal, and its associated Demolition and Construction Management Plan.

Development Management

Status: VOID

Date:14/10/2015

Application:15/4108/VOID

Erection of 31 dwellings 2/3 storeys high with access from Church Road, Ham. (In connection with the wider development of a total of 73 dwellings through the conversion and extension of Latchmere House to create 7 flats and the demolition of existing buildings and erection of 66 new dwellings in conjunction with application 14/0451/FUL in the London Borough of Richmond).

Development Management

Status: GTD

Date:20/05/2016

Application:16/0523/VRC

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

Development Management

Status: GTD

Date:24/05/2016

Application:16/1023/FUL

Construction of a temporary sales and marketing suite (sui generis) with associated landscaping and car parking, for a temporary period of three years.

Development Management

Status: 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)].

Development Management

Status: GTD

Date:16/08/2016

Application:16/0523/DD02

Details pursuant to condition NS05 (cycle parking) of planning permission 16/0523/VRC.

Development Management

Status: GTD

Date:05/12/2016

Application:16/0523/DD01

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

Development Management

Status: GTD

Date:16/08/2016

Application:16/0523/DD03

Details pursuant to PART of condition NS10 (sustainability) of planning permission 16/0523/VRC. (Part A discharged; Part B only discharged for new build).

Development Management

Status: GTD

Date:29/09/2016

Application:16/0523/DD05

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

Development Management

Status: WDN

Date:13/09/2018

Application:16/3522/FUL

Planning consent to advertise on hoarding

Development Management

Status: GTD

Application:16/3523/ADV

Officer Planning Report – Application 16/0523/DD09 Page 3 of 7

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: WON Date:21/08/2018	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 (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
<u>Development Management</u> Status: PCO Date:	Application:16/0523/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) to allow alterations to end of terrace house including: - Changes to the footprint to provide a rectangular end-of-terrace house, rather than a curved front and rear elevation Size decreased by 1.6sqm - Internal alterations to reflect the change in footprint - Change to the entrance of the house from a front entrance to a side entrance with associated entrance porch and pedestrian access - Removal of front door and replaced with window
<u>Development Management</u> Status: PCO Date:	Application:16/0523/DD09 Details pursuant to condition NS07 - protection of trees

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

Building Control

Deposit Date: 23.07.2018

New full electrical installation (new build)

Reference: 18/NIC01599/NICEIC

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:*9/4/2019*.....

I agree the recommendation:

~~Team Leader/Head of Development Management/Principal Planner~~

Dated:*11/04/2019*.....

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

DELEGATED REPORT

17/2779/DD03

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.

Application: 17/2779/NMA2 for 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) to allow alterations to end of terrace house including:

- Internal alterations to reflect the change in footprint
- Change to the entrance of the house from a front entrance to a side entrance with associated entrance porch and pedestrian access
- Removal of front door and replaced with window

Granted in 08.03.2019.

Planning condition 7 was originally granted permission under 14/0451/DD01 on 05-02-2016.

Proposal:

This application concerns details pursuant to condition NS07 - protection of trees of the most recent permission 17/2779/VRC

Amendments and further information:

Further information was provided to the Council on 21st February 2019 to address concerns raised by the council's tree officer.

Professional Comments:

The main issues raised are whether the application is adequate in content and detail to discharge condition. The condition is detailed as follows:

U30495 NS 07 (Formally condition 7) states:

"The development hereby approved shall not be implemented other than in accordance with the details and drawings that were approved as part of application ref: 14/0451/DD01 (protection of trees) - Tree retention & removal plan demolition tf913a1/TRR/300; Tree protection & AMS - Demolition tf913s1/TPP/301 Rev: B; Facilitative Tree Works Demolition tf913s1/TW1/500 (part superseded); Tree Protection & AMS - Construction tf913s1/TPP 302; and Email from Matthew Mainwaring dated 20 January 2016; and in accordance with BS 5837 (2012) and current good Arboricultural Practice. The measures set out within the approved documents shall be implemented prior to the commencement of development and shall be maintained to the satisfaction of the local planning authority until its completion.

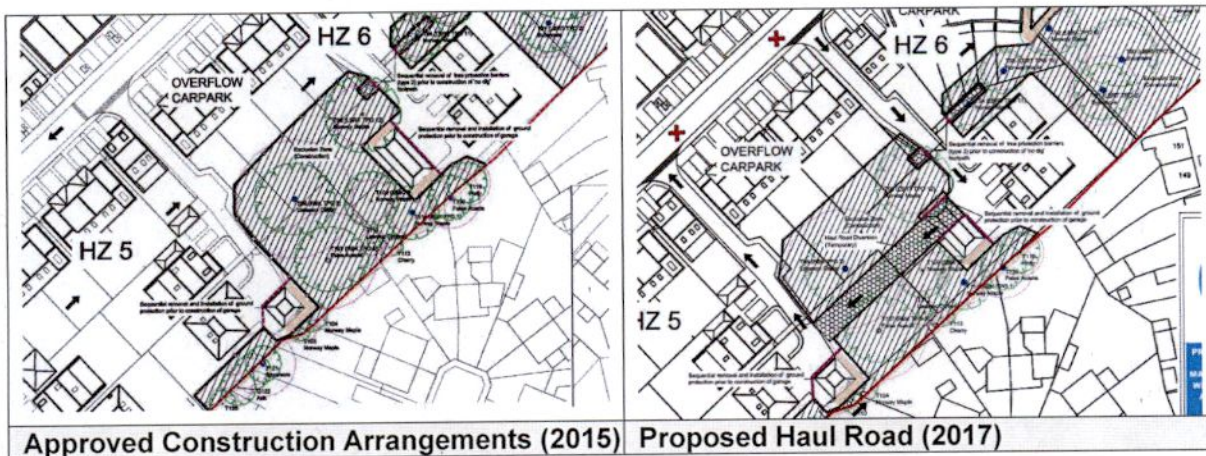
REASON: To protect the tree value of the site."

The applicants are seeking permission to use the previous tree protection method that has been approved under 14/0451/DD01 and already installed on site for a temporary construction haul road. The following documents were supplied with the initial submission:

- Agent cover letter dated 22nd November 2019

- Drawing tf 913s1/TPP/302 (Approved tree protection and AMS)
- Drawing tf 913s1/TPP/302 Rev E (Revised tree protection and AMS)

Developments during construction have required amendments to increase logistical capabilities. It is understood the proposed temporary road haul would overcome existing safety concerns. The road haul is to be temporarily diverted between T99, T107 and T109, the trees are subject to two TPOs:



This area is marked as a construction exclusion zone on the 2015 Tree Protection Plan (and method statement). The Location of the roadway is described on the November 2017 plan and method statement.

As initially submitted, the proposed roadway was not specified and the depths of cellular-geotextile-based temporary roadways depend on the bearing ratio of the soil and the forces applied by the vehicles using the road. Therefore, the applicant was asked to supply a design of the temporary roadway with an engineer's report indicating the forces it will be exposed to and how the design will prevent compaction of the sub soil.

Further details were received on 21st February 2019. This included:

- Cover email from agent sated 21st February 2019
- Updated drawing tf 913s1/TPP/302 (Revised tree protection and AMS)
- Various letters from 'tree:fabrik' evidencing arboricultural site visits took place.
- Report dated 28th January 2019 by GvB Engineering

The Council's tree officer has reviewed the submission and indicated the detail of the roadway and the revised Tree report with a statement that site visits by the arboriculturist will be copied to the Council is acceptable. The engineer's report provides more detailed information with respect to encroachment within the RPA of TPOs, in addition to the proposed road build up and the strength of the roadway relative to the forces it will be exposed to, demonstrating the likelihood of soil compaction which could impact the health of the trees.

The arboricultural site visit reports provided record that a visit took place, however there is no mention that the tree protection was checked or any confirmation that tree protection is operating as planned. The applicants are advised that these reports need to describe what was checked specifically. An informative should be attached to this effect.

Overall it is considered the submitted information is sufficient in detail to protect on site trees of value and it is recommended the details relating to condition U30495 NS 07 (Formally condition 7) are **APPROVED**.