

**Application reference: 06/3457/FUL**  
HAM, PETERSHAM, RICHMOND RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
20.10.2006	20.10.2006	15.12.2006	15.12.2006

**Site:**

Latchmere House, Church Road, Ham, Surrey

**Proposal:**

Repair main admin. building roof, remove redundant rooflights, install sunpipes and new high performance roof coverings to existing flat roof areas replace slate roof covering over part (admim/finance) roof with new artificial slate.

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

**APPLICANT NAME**

NOMS Property  
Room 504 Abell House  
John Islip Street  
London  
SW1P 4LH

**AGENT NAME**

Jacobs Limited  
Jacobs House  
427 London Road  
Reading  
Berkshire  
RG6 1BL

**DC Site Notice:** Site Notice - Conservation Area printed on 26.10.2006

**Consultations:**

*Internal/External:*

**Consultee**

**Expiry Date**

**Neighbours:**

- Flat 4, Latchmere House, Church Road, Ham, Surrey, TW10 5HG, - 26.10.2006
- Flat 3, Latchmere House, Church Road, Ham, Surrey, TW10 5HG, - 26.10.2006
- Flat 2, Latchmere House, Church Road, Ham, Surrey, TW10 5HG, - 26.10.2006
- Flat 1, Latchmere House, Church Road, Ham, Surrey, TW10 5HG, - 26.10.2006
- 12 Latchmere Close, Ham, Richmond, Surrey, TW10 5HQ - 26.10.2006
- 13 Latchmere Close, Ham, Richmond, Surrey, TW10 5HQ - 26.10.2006
- 14 Latchmere Close, Ham, Richmond, Surrey, TW10 5HQ - 26.10.2006
- 15 Latchmere Close, Ham, Surrey, TW10 5HQ, - 26.10.2006

**History:**

Ref No	Description	Status	Date
03/1864	• Proposed New Library.	RNO	03/07/2003
91/0951/FUL	• 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)	WDN	
91/1183/FUL	• Erection Of Portacabin Buildings For Use As Temporary Doctors Surgery For Period Of 9 Months.	WNA	26/08/1991
94/3495/C84	• Renovation Of Existing Kitchen Building And Erection Of New Single Storey Workshop Building.	WNA	06/12/1994
94/3589/FUL	• Extension Of Car Parking Area And Change Of Use Of Portacabin From Visitors Seating Area To Office Premises	WNA	19/01/1996
97/2335	• Construction Of New Prison Access Road, In Place	REF	02/02/1998

97/2506	Of The Existing Access To Be Closed Off.		
	• Erection Of External Staircase From Governors Building Second Floor Level To Ground Level.	ROB	22/01/1998
97/2652	• Erection Of A Single Storey Extension To Front Of Existing Gate Lodge.	RNO	21/01/1998
98/2693	• Proposed Additional Car Parking Facilities.	RNO	05/05/1999
06/2069/FUL	• Proposed erection of a two storey building and accompanying basement comprising seven flats with associated parking.	GTD	24/08/2006
06/3457/FUL	• Repair main admin. building roof, remove redundant rooflights, install nre sunpipes and new high performance roof coverings to existing flat roof areas replace slate roof covering over part (admim/finance) roof with new artifical slate.	PCO	

**Constraints:**

**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

Case Officer (Initials): VC

Dated: 27/11/06

**I agree the recommendation:**

Team Leader/Development Control Manager

*John Brown*

Dated: .....

28/11/06

This application has been subject to representations that are contrary to the officer recommendation. The Development Control Manager has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Development Control Manager: .....

Dated: .....

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

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:**

**ADDITIONAL NOTES CONTINUED FROM ABOVE:**

## DELEGATED REPORT

**Site Address:** Latchmere House, Church Road, Ham

**Reference:** 06/3457/FUL

**Policies:** BLT 2, 11, 15 and 16, ENV 1, 11 and 18.

**Site/Surroundings:** Latchmere House is a large, detached building within the remand centre grounds. Despite its appearance, the property is not listed, nor a BTM but is within the Ham Common Conservation Area. It is adjacent to Ham Common – designated as MOL, OSNI and POS. There are several TPO'd trees in the grounds.

**Proposal:** Alterations to the roof including; altering existing flat roof to a shallow pitch, insertion of sunpipes, and changing existing slates to new artificial slates (but retaining the geometry of the roof) with Eternit Rivendale Fibre Cement Slate, in blue/black. A new fascia board is shown on the plans.

**Relevant History:** The site is on Crown Land – no objection was raised to recent applications (see file).

**Representations:** None

**Professional comments:** The proposals are considered to preserve the character of this building, being of minimal scale, and to at least preserve the character and appearance of the Conservation Area. The roofscape is already varied towards the centre, so the proposals are considered to preserve the character of the building. The new slates are considered a good reproduction of natural slates (see brochure downloaded from Eternit's website), and to thus preserve the character of the building and Conservation Area. As the works are mainly to the roof, they are not considered to harm the TPO'd trees on the site.

No details of the new fascia board to the front elevation have been submitted; these will be required by condition to ensure a suitable design and finish.

Due to the relatively minor nature of the works, the tree screening on the northern and eastern side, and the distance to surrounding properties, they are not considered to cause harm to neighbour amenity, or the character of the adjacent MOL, POS and OSNI.

**Recommendation:** Approve

**Conditions:** Three years – section through and materials of new fascia

**Informatives:** The proposal would at least preserve the character and appearance of the building and the Conservation Area. It would not harm neighbour amenity, nor the character of the adjacent Metropolitan Open Land, Public Open Space and Other Site of Nature Importance.

**Drawing numbers:** RE-J24108-A2/1.13/101, 102, 103, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116 and 117 received 20<sup>th</sup> October 2006.