

Application reference: 17/2779/DD04
HAM, PETERSHAM, RICHMOND RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
31.01.2019	31.01.2019	28.03.2019 12.08.2019	28.03.2019

Site:

HMP Latchmere House, Church Road, Ham, Richmond

Proposal:

Details pursuant to parts (b) (c) and (d) of condition U30492 (NS04 Formally Condition 4) and NS13 (landscaping) of planning permission 17/2779/VRC

Status: Pending Decision (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 8EP

AGENT NAME

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

Consultations:

Internal/External:

Consultee

LBRUT Transport
14D Urban D

Expiry Date

26.02.2019
26.02.2019

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

<u>Development Management</u> Status: REF Date:02/02/1998	Application:97/2335 Construction Of New Prison Access Road, In Place Of The Existing Access To Be Closed Off.
<u>Development Management</u> Status: ROB Date:22/01/1998	Application:97/2506 Erection Of External Staircase From Governors Building Second Floor Level To Ground Level.
<u>Development Management</u> Status: RNO Date:23/01/1998	Application:97/2652 Erection Of A Single Storey Extension To Front Of Existing Gate Lodge.
<u>Development Management</u> Status: RNO Date:05/05/1999	Application:98/2693 Proposed Additional Car Parking Facilities.
<u>Development Management</u> Status: GTD Date:25/08/2006	Application:06/2069/FUL Proposed erection of a two storey building and accompanying basement comprising seven flats with associated parking.
<u>Development Management</u> Status: GTD Date:30/11/2006	Application:06/3457/FUL Repair main administration building roof, remove redundant rooflights, install new sunpipes and new high performance roof coverings to existing flat roof areas, replace slate roof covering over part of (admim/finance) roof with new artificial slate and replace fascia to front/side elevation.
<u>Development Management</u> Status: GTD Date:23/08/2007	Application:07/2477/FUL Installation of satellite dish affixed on to the roof of the boiler room.
<u>Development Management</u> Status: WNA Date:16/10/2009	Application:09/2036/FUL Installation of a diesel electrical generator and associated acoustic housing.
<u>Development Management</u> Status: GTD Date:06/04/2010	Application:10/T0038/TPO T1 - Oak - Fell
<u>Development Management</u> Status: RNO Date:30/07/2012	Application:12/T0315/TCA See schedule of works
<u>Development Management</u> Status: WTD Date:08/06/2015	Application:14/0450/FUL Demolition of existing buildings, excluding Latchmere House. Provision of 58 residential units (Use Class C3) comprising 51 new build units and the conversion and ground floor extension of Latchmere House to provide 7 apartments. Formation of a new highways access from Latchmere Lane. Associated highways works, landscaping, tree works and car parking. Cross-boundary application also comprising land within the Royal Borough of Kingston upon Thames and providing in total 89 residential units including 82 new build units and 7 apartments in the converted and extended Latchmere House.
<u>Development Management</u> Status: REF Date:05/01/2015	Application:14/0451/FUL Demolition of existing buildings, excluding Latchmere House. Provision of 42 residential units (Use Class C3) comprising 35 new build units and the conversion and ground floor extension of Latchmere House to provide 7 apartments. Associated highways works, landscaping, tree works and car parking. Cross-boundary application also comprising land within the Royal Borough of Kingston upon Thames and providing in total 73 residential units including 66 new build units and 7 apartments within the converted and extended Latchmere House.
<u>Development Management</u> Status: WNA Date:12/06/2015	Application:14/0935/CON Erection of 31 dwellings 2/3 storeys high with access from Church Lane, Ham as part of the creation of 73 dwellings through the conversion and extension of Latchmere House to create 7 flats and the demolition of existing buildings and erection of 66 new 2/3 storey houses in conjunction with application 14/0451/FUL in the London Borough of Richmond.

Development Management

Status: WNA
Date:12/06/2015

Application:14/0936/CON
Erection of 31 dwellings 2/3 storeys high with access from Church Lane and Latchmere Lane, Ham as part of the creation of 89 dwellings through the conversion and extension of Latchmere House to create 7 flats and the demolition of existing buildings and erection of 82 new dwellings in conjunction with application 14/0450/FUL in the London Borough of Richmond.

Development Management

Status: GTD
Date:05/02/2016

Application:14/0451/DD01
Details pursuant to condition 3 (ancillary site buildings/parking of vehicles), 6 (investigation/protection of bats) and 7 (protection of trees) of planning permission 14/0451/FUL allowed on appeal, and its associated Demolition and Construction Management Plan.

Development Management

Status: VOID
Date:14/10/2015

Application:15/4108/VOID
Erection of 31 dwellings 2/3 storeys high with access from Church Road, Ham. (In connection with the wider development of a total of 73 dwellings through the conversion and extension of Latchmere House to create 7 flats and the demolition of existing buildings and erection of 66 new dwellings in conjunction with application 14/0451/FUL in the London Borough of Richmond).

Development Management

Status: GTD
Date:20/05/2016

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

Development Management

Status: GTD
Date:24/05/2016

Application:16/1023/FUL
Construction of a temporary sales and marketing suite (sui generis) with associated landscaping and car parking, for a temporary period of three years.

Development Management

Status: 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

<u>Development Management</u> Status: GTD Date:08/11/2016	Application:16/3523/ADV Please refer to the Hoarding presentation
<u>Development Management</u> Status: GTD Date:19/07/2017	Application:16/0523/DD06 Details pursuant to formally condition NS13 (Soft Landscaping) of planning permission 16/0523/VRC.
<u>Development Management</u> Status: GTD Date:19/07/2017	Application:16/0523/DD07 Details pursuant to condition NS14 (details of Landscape Management Plan) of planning permission 14/0451/FUL.
<u>Development Management</u> Status: 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: GTD Date:19/02/2019	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: GTD Date:08/03/2019	Application:17/2779/NMA2 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
<u>Development Management</u> Status: GTD Date:11/04/2019	Application:17/2779/DD03 Details pursuant to condition NS07 (protection of trees) of planning permission 17/2779/VRC
<u>Development Management</u> Status: PDE Date:	Application:17/2779/NMA1 Non-material amendment to planning permission 17/2779/VRC to allow amendments to Latchmere House, including installation of rooflights, revised fenestration detailing to all elevations and removal of first-floor window in western elevation.

Development Management

Status: PDE

Date:

Application:17/2779/DD04

Details pursuant to parts (b) (c) and (d) of condition U30492 (NS04 Formally Condition 4) and NS13 (landscaping) of planning permission 17/2779/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

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: 20/06/2019

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:

[Handwritten signature] 20/6/19

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

SEE CAPS

DELEGATED REPORT

17/2779/DD04

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 NS13 was originally granted permission under 16/0523/DD06 on 18.07.2017.

Proposal:

Details pursuant to parts (b) (c) and (d) of condition U30492 (NS04 Formally Condition 4) and NS13 (landscaping) of planning permission 17/2779/VRC

Professional Comments:

The main issues raised are whether the application is adequate in content and detail to discharge parts (b) (c) and (d) of condition U30492 (NS04 Formally Condition 4) and NS13 (landscaping) is detailed as follows:

U30492 (NS04 Formally Condition 4)

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.

All details with respect to parts (b), (c) and (d) of the condition have previously been approved in March 2018 (application ref: 17/2779/DD01). The current submission

proposes minor amendments to the approved detail. Primary changes are alterations to Latchmere House including relocation of the refuse store; changes to the parking configuration; changes to the main pedestrian access to Latchmere House; and alterations to the hard and soft landscaping.

Boundary treatments, including walls, fences and gates.

The treatment of the boundaries are in line with the approved position, which is to provide soft landscaping (hedges) to demarcate the demise of each unit with a timber fence section close to the house to provide privacy to the individual apartments on the ground floor. A metal estate fence is proposed.

Boundary treatment has been approved within the previous application (ref: 17/2779/DD01) and the majority detail is as approved. The Council's urban design officer has reviewed the current proposals and has expressed concerns regarding the subdivision of the garden and its impact on the setting of the BTM. However it is noted that there is only a minor divergence from the approved scheme. This is addressed in greater detail in the assessment of the landscaping condition (NS13) in the sections below.

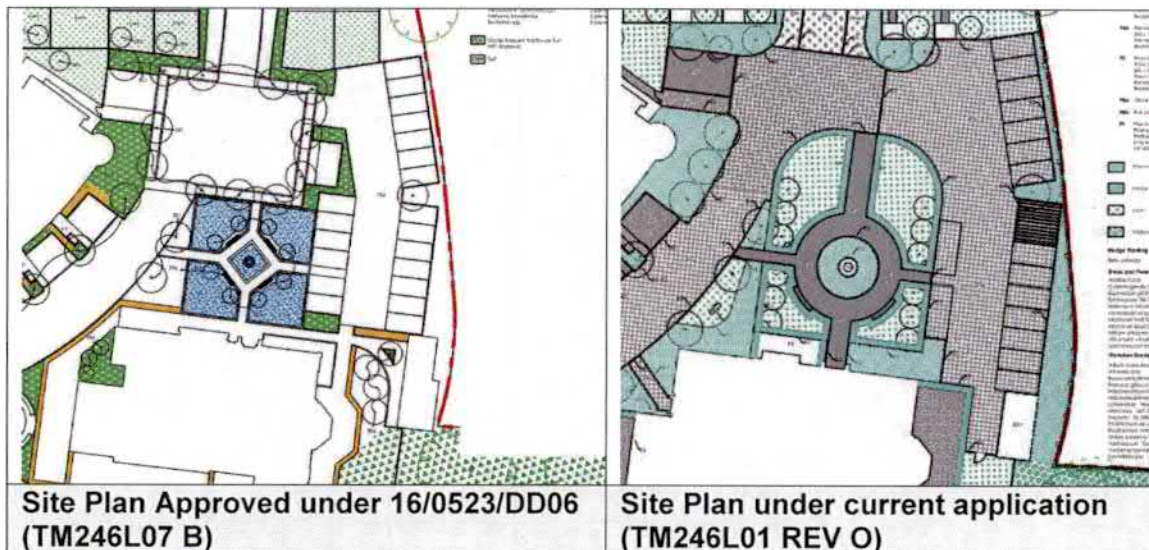
The treatment and layout of all parts of the site not covered by the approved buildings, including hard and soft landscaping.

This has been reviewed and in terms of permeability, are generally in line with the scheme approved under 17/0687/NMA (drawing No. 1509/03/04), as such there are no flooding or drainage issues of concern. The Council's urban design officer has reviewed the proposed materials and raises no objection to the hard and soft landscaping proposed, which is generally in line with officer discussions.

Refuse storage facilities.

Refuse storage facilities have been amended slightly, and this has been reviewed by the council's transport department who raise no objection to these alterations. It is noted the number of parking spaces indicated on the plans have altered from the previous approval. The applicant is advised there must be no deviation from the previously approved number of parking spaces, and in an email to the case officer dated 3rd June 2019, has confirmed the original consent will be relied upon in terms of quantum.





Given there is no loss of parking when compared with the original approval, this alteration is not thought to materially alter parking provision such that new planning consent will be required. The arrangement is similar to that approved in the previous landscaping details.

Overall the details provided are considered sufficient to discharge parts parts (b) (c) and (d) of condition U30492 (NS04 Formally Condition 4).

U30500 NS 13 Formally condition 13

(A) *The development hereby approved shall not be implemented other than in accordance with the following drawings and details that were approved in application reference 16/0523/DD06 on 18.07.2017 as follows:*

- *Planting GA: Avenue TM246L08 B*
- *Planting GA: Entrance TM246L07 A.*
- *Landscape Report (May 2016)*
- *Ten Year Maintenance & Management Plan Rev B - December 2016*

in the first planting and seeding seasons following the first occupation of the buildings or the completion of the development, whichever is the sooner.

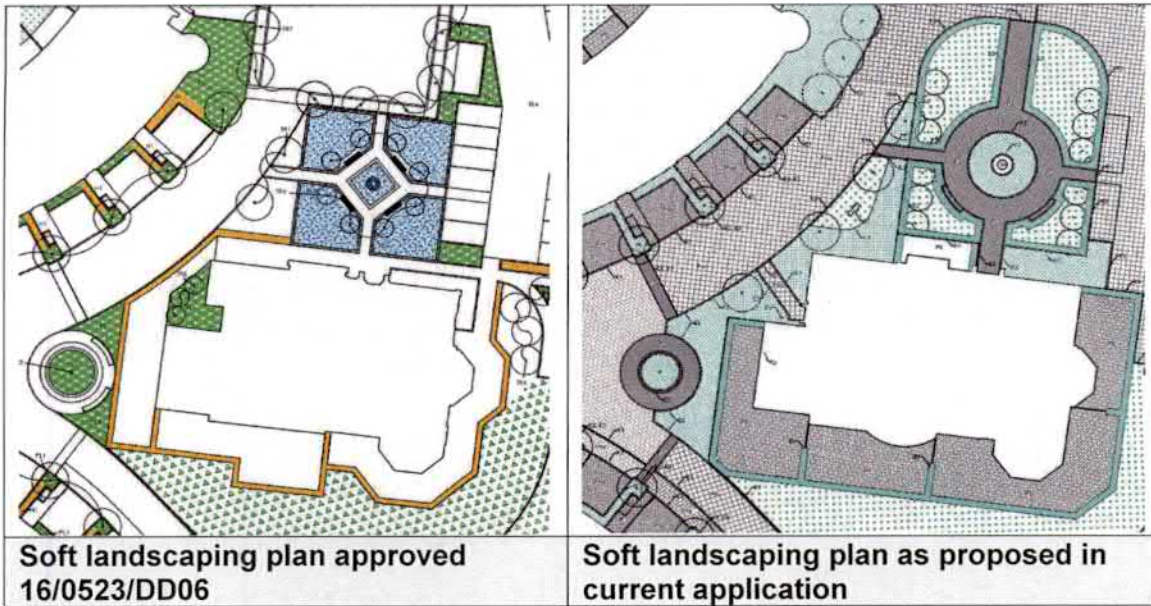
(C) *The approved landscaping areas shall be permanently retained for that purpose and any trees, shrubs or plants which, within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written approval to any variation.*

REASON: To ensure a satisfactory form of development

The documents that have been submitted in support of this condition are:

- TM246L01 REV O Proposed Landscape Plan Entrance
- TM246L07 REV D Planting GA Entrance
- TM246L01 REV J Materials GA: Entrance

These have been reviewed and are generally acceptable, as confirmed by the Council's conservation officers. However some concerns were raised in regard to the sub-division of the garden space at Latchmere House. It is noted however, that subdivision has previously been approved under a details submission (ref: 16/0523/DD06). The difference in respect to the subdivision is relatively minor:



Concern was expressed to the applicant regarding the boundary treatment, being part fence and part hedge. It was requested that hedging be incorporated along the full length of the boundary as this was considered a more sympathetic treatment offering a softer appearance in the setting of Latchmere House. It is understood however, that height is needed for the section of fence so as to retain privacy for future occupants. As such, it was agreed the fence remain, with evergreen climbers incorporated to the planting plan to ensure a more verdant setting is offered. Revised drawings to that affect were received at the LPA on 2nd August 2019.

It is also proposed to replace the Sandstone set paving (labelled P2 in drawing TM246L01 Rev Q) with Resin bound gravel. It is proposed to be an 18mm thick resin bound surfacing made up of 1-3mm and 2-5mm aggregates, colour sandstone. Laid with a UV Resistant polyurethane resin and including a non-slip crushed glass coating to be applied at the time of laying. Examples of the sandstone and resin bound gravel have been provided:





Resin Bound Gravel

The detail has been reviewed by planning officers and conservation officers, who consider the material appropriate for the siting, primarily being the circular areas of paving in the vicinity of Latchmere House, and akin to materials found in landscaped areas of listed buildings.

It is noted that a minor non-material amendment (NMA) to the scheme was granted under application ref: 17/0687/NMA. The proposals were for an amendment of the degree of hard surfaces that should be made of porous materials. The landscaping plans and percentage of porous materials used have been compared with this approved scheme. It has been confirmed in the previously approved NMA that the materials covered under 'P2' of this plan can be impermeable. As such, flood risk and surface water run off will not be impacted by the proposed hard surfacing amendment.

Overall therefore, the principle of subdivision has not been a reason for refusal in previous applications, and as such a small additional divide is considered minor in nature given the previous consent and in context with the soft boundary treatment. The hard surfacing alterations will not be detrimental to the setting of Latchmere House, nor will it impact previously anticipated surface water run off and flood risk.

Overall it is considered the submitted information is sufficient in detail to discharge parts (b) (c) and (d) of condition U30492 (NS04 Formally Condition 4) and NS13 (landscaping) and are **APPROVED**.