

Application reference: 17/2779/NMA1
HAM, PETERSHAM, RICHMOND RIVERSIDE WARD



Date application received	Date made valid	Target report date	8 Week date
28.01.2019	28.01.2019 10.07.2019	25.02.2019 07.08.2019	25.02.2019

Site:

HMP Latchmere House, Church Road, Ham, Richmond

Proposal:

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.

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

14D Urban D

Expiry Date

13.02.2019

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.

<u>Development Management</u> 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.
<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: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: 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:17/2779/DD03 Details pursuant to condition NS07 - protection of trees
<u>Development Management</u> Status: PCO 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.

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): *KMP*

Dated: *18/7/2019*

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:

[Signature]
26/7/19

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

SEE CAPS

DELEGATED REPORT

17/2779/NMA1

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 forms part of the Ham Common Conservation Area including the three storey Latchmere House, an extensive former 19th century residential property which has been designated a BTM. The remainder of the site is predominately characterised by a number of low rise buildings interspersed by a hard court recreation area and surrounding 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 predominately residential comprising of 1930s post war 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 Road. 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 planning history:

The principle of the works was set under application 14/0451/FUL which was allowed on appeal on 03.07.2015. The inspector allowed '*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*'.

Application 16/0523/VRC sought to vary condition 2 (approved drawings) of planning permission 14/0451/FUL. The planning committee resolved to approve the application on 23.3.2016 and the application was granted on 18.04.2016.

Application 17/0687/NMA was 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 on 27.10.2017.

Application 17/2779/VRC sought to remove condition U05665 - NS09 (Formally condition 9 - Lifetime Homes Standards) of Planning Permission 16/0523/VRC. The application was approved under delegated authority on 20.09.2017. As this is the most recently approved permission, this is considered the most relevant in the assessment of this application for non-material amendment.

Application 17/2779/NMA2 sought 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) 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

Proposal:

This application also seeks consent for a 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.

The drawings proposed to be superseded are:

Latchmere P-BKH04_P_235_01.pdf Sections
Latchmere P-BKH04_P_234_01.pdf Elevations Sheet 2
Latchmere P-BKH04_P_233_01.pdf Elevations Sheet 1
Latchmere P-BKH04_P_232_01 Floor Plans
Latchmere P-BKH04_P_231_01 Ground Floor Plan

New proposed drawings are:

4904_4_2151 (Rev D) Proposed First Floor Plan
4904_4_2163_B - GA Elevations (West Elevation)
4904_4_2162_B - GA Elevations (South Elevation)
4904_4_2161_B - GA Elevations (East Elevation)
4904_4_2160_B - GA Elevations (North Elevation)
4904_4_2152 (Rev A) Proposed Second Floor Plan
4904_4_2150 (Rev B) Proposed Ground Floor Plan
4721_4_040 (Rev C11) Siteplan

Public Representations:

No public representations have been received. No requests made for the application to be heard by the Planning Committee.

Further Information:

On 1st April 2019 the applicant provided the following further information:

- Email from Agent detailing vantage points of rooflights
- Photographs taken on site of the building

Professional Comments:

Further to the approval of application ref. 17/2779/VRC, the applicant wishes to apply for the Council's determination as to whether the detailed alterations are considered to be non-material.

The guidance on 'Greater Flexibility for Planning Permissions Guidance' states there is no statutory definition of 'non-material'. This is because it is dependent on the context of the overall scheme – what may be non-material in one context may be material in another. Each non-material amendment request is considered on its merits. The Local Planning Authority (LPA) must be satisfied that the amendment being sought is non-material in order to grant an application under section 96A of the Town and Country Planning Act 1990.

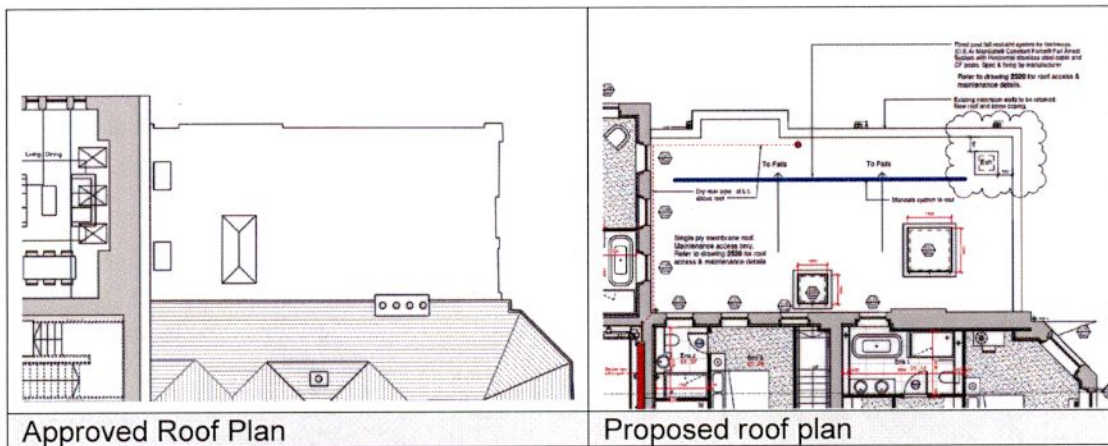
The proposed changes are:

- The addition of two roof lights to Flat 1. Omitting the roof lantern over the main entrance.

- A roof lantern to the main staircase.
- Opening the living space into the roof void of Flat 6, and the insertion of rooflights to roofslope.
- Substitute drawings to show correct headers and sills of existing windows, and show proposed glazing bars to the windows.

A site visit was undertaken on 13th November 2018 during which the proposed amendments were discussed.

The application proposes to incorporate two roof lights to Flat 1 and omit the originally approved roof lantern above the main entrance:



These changes are minor in context with the overall development and will be indiscernible viewed from street level. The council's conservation officers have raised no objection to this element of the proposals.

The addition of a roof lantern to the main staircase is proposed. Again, the height and siting being set in from the edge of the building will mean this change will be indiscernible from street level.

A total of three rooflights sited in close proximity are to be added on the eastern elevation. It is understood these have been installed without consent. There were concerns regarding the impact of numerous rooflights having a detrimental impact on the character and appearance of the host building of townscape merit.



It is understood permission exists for the three roof lights in this location and for the openable Automatic Opening Vent which is part of a fire prevention strategy.

In an email received 1st April 2019, photographs of the site were received in an attempt to demonstrate the windows are not likely to be visible from the ground. The windows will be set back from the flat roofing section of the bay windows; and it is stated that trees will obscure the roof when viewed from afar.

The Council's conservation officer has reviewed the additional information and confirmed approval of the rooflights given their relatively discreet siting. All rooflights are proposed to be conservation type which sit flush with the roof and incorporate a glazing bar which will mitigate their visual impact also.

There are also minor changes to the drawings to show correct headers and sills of existing windows, and proposed glazing bars to the windows. There is a slight change in the configuration of the glazing bars on the north elevation in the central large first floor window compared to the approved.

Other matters

Extensive discussions have taken place in relation to the discrepancies between the approved drawings and the revised versions submitted with the application. A number of photographs have been reviewed in addition to revised drawings being submitted. Both the Council and applicants alike are now confident the latest submitted set of drawings are consistent with the existing building and previously approved plans. Whilst small discrepancies are apparent between previously approved plans, the supporting statement submitted clarifies the reasons for these inconsistencies.

Conclusion

The proposals would constitute non-material amendments for the following reasons;

- The proposal alterations would not be significant in terms of the overall scale in relation to the original approval and housing provision;
- The proposed alterations would not appear noticeably different to what interested parties may have envisaged and would not result in an impact on the amenity of existing occupiers of adjoining properties or future occupiers of properties within the development;
- The interests of no third party or body who participated in or were informed of the original decision would not be disadvantaged in any way. During notification of the original permission, few public representations made reference to the reuse of Latchmere House. English Heritage had raised no objection to the alterations to Latchmere House on the original permission;
- The amendments would be generally consistent with the Council's planning policy including the Planning Brief for the site.

Recommendation: The proposed amendments are considered to be non-material and the application should be **APPROVED**