

## Application reference: 19/0111/FUL

Date application received	Date made valid	Target report date	8 Week date
14.01.2019	14.01.2019	15.04.2019	15.04.2019

**Site:**

Oroine House And, 19 - 29 Lower Teddington Road, Hampton Wick,

**Proposal:**

Erection of an independent senior living extra care building comprising of 28 units (following demolition of existing care home) at 12 - 14 Station Road, the refurbishment and renovation of Nos.13 and 23 - 33 Lower Teddington Road (including the erection of a single-storey rear extension to No.23. Change of use of No.13 from ancillary offices to residential with the retention of the offices elsewhere on the site and the conversion of houses in multiple occupation to residential apartments at Nos.27 & 29). The erection of a temporary sales building to the rear of No. 31 & 33 Teddington Road, and associated landscape planting and car parking.

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

**APPLICANT NAME**

C/O Agent

**AGENT NAME**

Mr Andy Ryley  
24 Church Street West  
Woking  
GU21 6HT

**DC Site Notice:** printed on 21.01.2019 and posted on 01.02.2019 and due to expire on 22.02.2019

**Consultations:**

**Internal/External:**

**Consultee**

LBRuT Ecology  
LBRuT Trees Preservation Officer (North)  
LBRUT Environmental Health Air Quality  
LBRUT Environmental Health  
LBRUT Non-Commercial Environmental Health  
14D POL  
14D Urban D  
LBRUT Transport  
LBRUT Environmental Health Contaminated Land  
LBRUT Highways  
Environment Agency  
Thames Water Development Control Department  
GLAAS 1st Consultation  
Richmond Clinical Commissioning Group

**Expiry Date**

04.02.2019  
04.02.2019  
04.02.2019  
04.02.2019  
04.02.2019  
04.02.2019  
04.02.2019  
04.02.2019  
04.02.2019  
04.02.2019  
04.02.2019  
11.02.2019  
11.02.2019  
11.02.2019  
11.02.2019

**Neighbours:**

Flat 10, Link House, 37 Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4HQ, - 21.01.2019  
Flat 5, Link House, 37 Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4HQ, - 21.01.2019  
Flat 6, Link House, 37 Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4HQ, - 21.01.2019  
Flat 7, Link House, 37 Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4HQ, - 21.01.2019  
Flat 8, Link House, 37 Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4HQ, - 21.01.2019



10 Spinnaker Court, 1A Becketts Place, Hampton Wick, Kingston Upon Thames, KT1 4EW, - 21.01.2019  
 7 Spinnaker Court, 1A Becketts Place, Hampton Wick, Kingston Upon Thames, KT1 4EW, - 21.01.2019  
 14 Spinnaker Court, 1A Becketts Place, Hampton Wick, Kingston Upon Thames, KT1 4EW, - 21.01.2019  
 15 Spinnaker Court, 1A Becketts Place, Hampton Wick, Kingston Upon Thames, KT1 4EW, - 21.01.2019  
 12A Spinnaker Court, 1A Becketts Place, Hampton Wick, Kingston Upon Thames, KT1 4EW, - 21.01.2019  
 11 Spinnaker Court, 1A Becketts Place, Hampton Wick, Kingston Upon Thames, KT1 4EW, - 21.01.2019  
 5 Spinnaker Court, 1A Becketts Place, Hampton Wick, Kingston Upon Thames, KT1 4EW, - 21.01.2019  
 8 Spinnaker Court, 1A Becketts Place, Hampton Wick, Kingston Upon Thames, KT1 4EW, - 21.01.2019  
 2 Spinnaker Court, 1A Becketts Place, Hampton Wick, Kingston Upon Thames, KT1 4EW, - 21.01.2019  
 1 Spinnaker Court, 1A Becketts Place, Hampton Wick, Kingston Upon Thames, KT1 4EW, - 21.01.2019  
 3 Spinnaker Court, 1A Becketts Place, Hampton Wick, Kingston Upon Thames, KT1 4EW, - 21.01.2019  
 First Floor, 1 Becketts Place, Hampton Wick, Kingston Upon Thames, KT1 4EQ, - 21.01.2019  
 Flat 9, 11A Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4ER, - 21.01.2019  
 Flat 8, 11A Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4ER, - 21.01.2019  
 Flat 7, 11A Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4ER, - 21.01.2019  
 Flat 6, 11A Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4ER, - 21.01.2019  
 Flat 5, 11A Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4ER, - 21.01.2019  
 Flat 4, 11A Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4ER, - 21.01.2019  
 Flat 3, 11A Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4ER, - 21.01.2019  
 Flat 2, 11A Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4ER, - 21.01.2019  
 Flat 1, 11A Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4ER, - 21.01.2019  
 Venancia, Burgoines Boatyard, 8A Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4ER, - 21.01.2019  
 Burgoine Quay, 8 Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4ER, - 21.01.2019  
 North Building Second Floor, Burgoine Quay, 8 Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4ER, - 21.01.2019  
 Front North Building Ground Floor, Burgoine Quay, 8 Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4ER, - 21.01.2019  
 Hare Castle, Burgoines Boatyard, 8A Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4ER, - 21.01.2019  
 Pigmy Hippo, Burgoines Boatyard, 8A Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4ER, - 21.01.2019  
 Figaro, Burgoines Boatyard, 8A Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4ER, - 21.01.2019  
 Roselle, Burgoines Boatyard, 8A Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4ER, - 21.01.2019  
 Mariners Retreat, Burgoines Boatyard, 8A Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4ER, - 21.01.2019  
 Chuffalumps, Burgoines Boatyard, 8A Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4ER, - 21.01.2019  
 Tystie, Burgoines Boatyard, 8A Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4ER, - 21.01.2019  
 Vicars Bottom, Burgoines Boatyard, 8A Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4ER, - 21.01.2019  
 Happiness Stan, Burgoines Boatyard, 8A Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4ER, - 21.01.2019  
 Wooden Midshipman, Burgoines Boatyard, 8A Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4ER, - 21.01.2019  
 Gone Dancing, Burgoines Boatyard, 8A Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4ER, - 21.01.2019  
 Hoop Doet Laven, Burgoines Boatyard, 8A Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4ER, - 21.01.2019  
 Talismere, Burgoines Boatyard, 8A Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4ER, - 21.01.2019  
 Deo Gratias, Burgoines Boatyard, 8A Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4ER, - 21.01.2019  
 Lucidity, Burgoines Boatyard, 8A Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4ER, - 21.01.2019  
 Ground Floor Rear Part North Building, Burgoine House, 8 Lower Teddington Road, Hampton Wick, Hampton, KT1 4ER, - 21.01.2019  
 East And South West Building, Burgoine House, 8 Lower Teddington Road, Hampton Wick, Hampton, KT1 4ER, - 21.01.2019  
 Car Space 3, Burgoine House, 8 Lower Teddington Road, Hampton Wick, Teddington, KT1 4ER, - 21.01.2019  
 Gypsy, Burgoines Boatyard, 8A Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4ER, - 21.01.2019  
 Flat 2, Anchor House, Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4EU, - 21.01.2019

Flat 1,Anchor House,Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4EU, - 21.01.2019  
Ground Floor,Anchor House,Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4EU, - 21.01.2019  
The Nook,8 Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4EU, - 21.01.2019  
Clovelly,8 Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4EU, - 21.01.2019  
22 Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4HJ, - 21.01.2019  
Walnut Tree House,20 Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4EU, - 21.01.2019  
Mason House,18 Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4EU, - 21.01.2019  
The Pantiles,Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4EU, - 21.01.2019  
Beltane,Burgoines Boatyard,8A Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4ER, - 21.01.2019  
18B Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4EU, - 21.01.2019  
16F Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4EU, - 21.01.2019  
12 Salamander Quay,Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4JB, - 21.01.2019  
11 Salamander Quay,Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4JB, - 21.01.2019  
10 Salamander Quay,Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4JB, - 21.01.2019  
9 Salamander Quay,Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4JB, - 21.01.2019  
8 Salamander Quay,Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4JB, - 21.01.2019  
7 Salamander Quay,Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4JB, - 21.01.2019  
6 Salamander Quay,Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4JB, - 21.01.2019  
5 Salamander Quay,Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4JB, - 21.01.2019  
4 Salamander Quay,Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4JB, - 21.01.2019  
3 Salamander Quay,Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4JB, - 21.01.2019  
2 Salamander Quay,Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4JB, - 21.01.2019  
1 Salamander Quay,Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4JB, - 21.01.2019  
14A Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4EU, - 21.01.2019  
10 Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4EU, - 21.01.2019  
The Den,Salamander Quay,Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4JB, - 21.01.2019  
Grove Cottage,Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4HJ, - 21.01.2019  
18A Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4EU, - 21.01.2019  
16E Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4EU, - 21.01.2019  
16D Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4EU, - 21.01.2019  
16C Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4EU, - 21.01.2019  
16B Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4EU, - 21.01.2019  
16A Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4EU, - 21.01.2019  
14C Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4EU, - 21.01.2019  
14B Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4EU, - 21.01.2019  
12 Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4EU, - 21.01.2019  
The Pre School Centre,7 Station Road,Hampton Wick,Kingston Upon Thames,KT1 4HG, - 21.01.2019  
Flat 3,20 Seymour Road,Hampton Wick,Kingston Upon Thames,KT1 4HW, - 21.01.2019  
Flat 2,20 Seymour Road,Hampton Wick,Kingston Upon Thames,KT1 4HW, - 21.01.2019  
Flat 1,20 Seymour Road,Hampton Wick,Kingston Upon Thames,KT1 4HW, - 21.01.2019  
Flat 4,20 Seymour Road,Hampton Wick,Kingston Upon Thames,KT1 4HW, - 21.01.2019  
Top Flat,31 Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4HQ, - 21.01.2019  
Flat 2 Second Floor,35 Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4HQ, - 21.01.2019  
Basement,31 Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4HQ, - 21.01.2019  
Basement Flat,33 Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4HQ, - 21.01.2019  
Flat 4,35 Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4HQ, - 21.01.2019  
7 Station Road,Hampton Wick,Kingston Upon Thames,KT1 4HG, - 21.01.2019  
9 Station Road,Hampton Wick,Kingston Upon Thames,KT1 4HG, - 21.01.2019  
Ground Floor Flat,33 Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4HQ, - 21.01.2019  
Ground Floor Flat,31 Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4HQ, - 21.01.2019  
Second Floor Flat,33 Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4HQ, - 21.01.2019  
First Floor Flat,33 Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4HQ, - 21.01.2019  
11 Station Road,Hampton Wick,Kingston Upon Thames,KT1 4HG, - 21.01.2019  
First Floor Flat,31 Lower Teddington Road,Hampton Wick,Kingston Upon Thames,KT1 4HQ, - 21.01.2019  
22 Seymour Road,Hampton Wick,Kingston Upon Thames,KT1 4HW, - 21.01.2019  
18 Seymour Road,Hampton Wick,Kingston Upon Thames,KT1 4HW, - 21.01.2019  
16 Seymour Road,Hampton Wick,Kingston Upon Thames,KT1 4HW, - 21.01.2019  
1 Glamorgan Road,Hampton Wick,Kingston Upon Thames,KT1 4HS, - 21.01.2019



14 Seymour Lodge, Seymour Road, Hampton Wick, Kingston Upon Thames, KT1 4HY, - 21.01.2019  
 12 Seymour Lodge, Seymour Road, Hampton Wick, Kingston Upon Thames, KT1 4HY, - 21.01.2019  
 10 Seymour Lodge, Seymour Road, Hampton Wick, Kingston Upon Thames, KT1 4HY, - 21.01.2019  
 8 Seymour Lodge, Seymour Road, Hampton Wick, Kingston Upon Thames, KT1 4HY, - 21.01.2019  
 6 Seymour Lodge, Seymour Road, Hampton Wick, Kingston Upon Thames, KT1 4HY, - 21.01.2019  
 3 Seymour Lodge, Seymour Road, Hampton Wick, Kingston Upon Thames, KT1 4HY, - 21.01.2019  
 1 Seymour Lodge, Seymour Road, Hampton Wick, Kingston Upon Thames, KT1 4HY, - 21.01.2019  
 29 Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4EU, - 21.01.2019  
 Sons Of Divine Providence, 25 Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4HB, -  
 21.01.2019  
 17 Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4EU, - 21.01.2019  
 15 Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4EU, - 21.01.2019  
 Oroine House, 12 Station Road, Hampton Wick, Kingston Upon Thames, KT1 4HG, - 21.01.2019

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

Development Management

Status: GTD Application: 69/0964  
 Date: 10/06/1969 Demolition of existing houses and erection of old peoples home comprising two-storey bed-sitting room block and ancillary areas, three storey staff section and provision of parking.

Development Management

Status: GTD Application: 69/1722  
 Date: 27/01/1970 Demolition of 12 and 14, Station Road and erection of old peoples home comprising two-storey bedsitting room block and ancillary areas and 3-storey staff section and provision of parking.

Development Management

Status: GTD Application: 71/1357  
 Date: 20/08/1971 Demolition of 12 Station Road and erection of a 2/3 storey old peoples home; provision of parking.

Development Management

Status: PCO Application: 19/0111/FUL  
 Date: Erection of an independent senior living extra care building comprising of 28 units (following demolition of existing care home) at 12 - 14 Station Road, the refurbishment and renovation of Nos. 13 and 23 - 33 Lower Teddington Road (including the erection of a single-storey rear extension to No. 23. Change of use of No. 13 from ancillary offices to residential with the retention of the offices elsewhere on the site and the conversion of houses in multiple occupation to residential apartments at Nos. 27 & 29). The erection of a temporary sales building to the rear of No. 31 & 33 Teddington Road, and associated landscape planting and car parking.

**19/0111/FUL  
12 to 14 Station Road  
and 13 and 19-23 Lower Teddington Road  
Hampton Wick**

**Hampton Wick Ward**

**Contact Officer: S Graham-Smith**

**Proposal:** Erection of an independent senior living extra care building comprising of 28 units (following demolition of existing care home) at 12 - 14 Station Road, the refurbishment and renovation of Nos.13 and 23 - 33 Lower Teddington Road (including the erection of a single-storey rear extension to No.23). Change of use of No.13 from ancillary offices to residential with the retention of the offices elsewhere on the site and the conversion of houses in multiple occupation to residential apartments at Nos.27 & 29. The erection of a temporary sales building to the rear of No. 31 & 33 Teddington Road, and associated landscape planting and car parking.

**Applicant:** PRC Architecture and Planning Ltd for Sons of Divine Providence Developments Ltd

**Application Received:** 14<sup>th</sup> January 2019

**Main development plan policies:**

The proposal has been considered having regard to the policies within the National Planning Policy Framework, the National Described Space Standards (2015), the London Plan Consolidated with Alterations (March 2016), and the Council's Local Plan, in particular:

London Plan (Adopted March 2016 – Consolidated with alterations since 2011):

1.1 - Delivering the strategic vision and objectives for London; 2.6 - Outer London: Vision and strategy; 2.7 - Outer London: Economy; 2.8 - Outer London: Transport; 2.18 Green Infrastructure: The multi-functional network of green and open space; 3.1 - Ensuring equal life chances for all; 3.2 - Improving health and addressing health inequalities; 3.3 - Increasing Housing supply; 3.4 - Optimising housing potential; 3.5 - Quality and design of housing developments; 3.8 - Housing choice; 3.9 - Mixed and balanced communities; 3.10 - Definition of affordable housing; 3.11 - Affordable housing targets; 3.12 - Negotiating affordable housing on individual private residential and mixed use schemes; 3.16 - Protection and enhancement of social infrastructure; 3.17 - Health and social care facilities;; 5.1 - Climate change mitigation; 5.2 - Minimising carbon dioxide emissions; 5.3 - Sustainable design and construction; 5.5 - Decentralised energy networks; 5.6 -Decentralised energy in development proposals; 5.7 - Renewable energy; 5.9 – Overheating and cooling; 5.10 – Urban Greening; 5.11 - Green roofs and development site environs; 5.12 - Flood risk management; 5.13 - Sustainable drainage; 5.14 - Water quality and wastewater infrastructure; 5.15 - Water use and supplies; 5.16 – Waste net self-sufficiency; 5.18 - Construction, excavation and demolition waste; 5.21 - Contaminated land; 6.3 - Assessing effects of development on transport capacity; 6.9 – Cycling; 6.10 - Walking; 6.11 - Smoothing traffic flow and tackling congestion; 6.12 - Road network capacity; 6.13 - Parking; 7.1 - Lifetime neighbourhoods; 7.2 An inclusive environment; 7.3 - Designing out crime; 7.4 - Local character; 7.5 – Public realm; 7.6 – Architecture; 7.13 - Safety, security and resilience to emergency; 7.14 - Improving air quality; 7.15 - Reducing noise and enhancing soundscapes; 7.19 - Biodiversity and access to nature 7.21 – Trees and woodlands; 8.2 - Planning obligations; 8.3 - Community infrastructure levy.

Draft London Plan (consultation draft December 2017, including early suggested changes published August 2018):

GG1 - Building strong and inclusive communities; GG2 - Making the best use of land; GG3 -

Creating a healthy city; GG4 - Delivering the homes Londoners need; GG6 Increasing efficiency and resilience; D1 - London's form and characteristics; D2 - Delivering good design; D3 - Inclusive design; D4 - Housing quality and standards; D5 - Accessible housing; D6 - Optimising density; D7 - Public realm; D10 - Safety, security and resilience to emergency; D11 - Fire safety; D13 - Noise; H1 - Increasing housing supply; H5 - Delivering affordable housing; H6 - Threshold approach to applications; H7 - Affordable housing tenure; H12 - Housing size mix; H15 - Specialist older persons housing; S1 - Developing London's social infrastructure; S2 - Health and social care facilities; G5 - Urban greening; G6 - Biodiversity and access to nature; G7 - Trees and woodlands; SI1 - Improving air quality; SI2 - Minimising greenhouse gas emissions; SI3 - Energy infrastructure; SI4 - Managing heat risk; SI5 - Water infrastructure; SI7 - Reducing waste and supporting the circular economy; SI12 - Flood risk management; SI13 - Sustainable drainage; T1 - Strategic approach to transport; T2 - Healthy Streets; T4 - Assessing and mitigating transport impacts; T5 - Cycling; T6 - Car parking; T6.1 - Residential parking; DF1 - Delivery of the Plan and Planning Obligations.

**Local Plan (2018):**

LP1 - Local Character and Design Quality; LP7 - Archaeology; LP8 - Amenity and Living Conditions; LP10 - Local Environmental Impacts, Pollution and Land Contamination; LP15 - Biodiversity; LP16 - Trees, Woodlands and Landscape; LP17 - Green Roofs and Walls; LP20 - Climate Change Adaptation; LP21 - Flood Risk and Sustainable Drainage; LP22 - Sustainable Design and Construction; LP23 - Water Resources and Infrastructure; LP24 - Waste Management; LP28 - Social and Community Infrastructure; LP30 - Health and Wellbeing; LP 34 - New Housing; LP35 - Housing Mix and Standards; LP36 - Affordable Housing; LP37 - Housing Needs of Different Groups; LP 39 - Infill, Backland and Back Garden Development; LP44 - Sustainable Travel Choices; LP45 - Parking Standards and Servicing; Site Allocation SA26

**London Plan Supplementary Planning Guidance:**

Accessible London: Achieving an Inclusive Environment SPG (October 2014); Affordable Housing and Viability SPG (2017); Character and Context SPG (June 2014); Housing SPG March (2016); Sustainable Design and Construction SPG (April 2014); The control of dust and emissions during construction and demolition SPG (July 2014).

**Richmond Supplementary Planning Guidance/Documents:**

Affordable Housing SPD (March 2014); Contaminated Land (2003); Design Quality SPD (February 2006); Front Garden and other Off-Street Parking Standards (2006); Hampton Wick Village Planning Guidance SPD (July 2014); Planning Obligations (in conjunction with Borough CIL - 2014); Nature Conservation and Development (undated); Refuse and Recycling Storage Requirements SPD (2015); Residential Development Standards (2010); Security by design (2002); Small and Medium Housing Sites (2006); Sustainable Construction Checklist Guidance Document SPD (January 2016); Trees: landscape design, planting and care SPG (November 1999); and Trees: legislation and procedure SPG (November 1999).

**Summary of Application:** The site currently contains a disused care home in Station Road and ten other buildings in Lower Teddington Road owned by the applicant and used as offices, residential accommodation and a chapel.

The main part of the proposal involves the demolition the care home and its replacement with a three storey building with rooms in the roofspace and a basement to contain 28 independent living units (extra care homes) and a number of communal elements.



The basement is to contain parking for 23 cars as well as refuse and cycling stores. A further eight parking spaces are provided at ground floor level.

One of the Lower Teddington Road properties is to change from offices to residential use in the form of six flats. The others are being refurbished with some bedsits converted to self contained flats.

The applicant has provided a rationale for the community nature of the site, with the communal facilities in the new building located at ground floor to allow for use by everyone within the overall site, along with the gardens and the chapel, being central to their ideology and ethos.

Details of the proposed use of the care home have been provided and it is considered to fall within the C2 use class. While private extra care housing is not identified as a priority local housing need, the need to provide housing options for older people is recognised and the proposed use is considered to be acceptable in this case.

Although it has been demonstrated that the provision of affordable housing is not financially viable, the applicant/owner has put forward an offer to ensure the council has nomination rights on a number of the refurbished properties to enable the right people on the Council's housing list to be housed in the most appropriate location and home, with a particular emphasis on older people, to reflect the ethos of the Sons of Divine Providence to provide social care to the community. This offer is 22.4% (out of the total 58 units). This is strongly welcomed.

The new building is separated physically and visually from those on Lower Teddington Road (which are Buildings of Townscape Merit - BTMs) on the same property by extensive existing mature garden which will be maintained and enhanced as part of the proposals.

The BTMs and their gardens along Lower Teddington Rd will be maintained and repaired and a new entrance will replace the existing which dates from the 1950s and is of little merit.

The proposed design of the new building takes into account the wider context and the character of the Conservation Area which cuts through the site. Although the new building is large it has been designed to be as visually unobtrusive as possible, with attention paid to reducing scale and massing through use of different materials and architectural components including roofs, gables, chimneys and balconies.

The overall height is also not significantly taller than the BTMs on the site and the elevational designs of the new building address all four outlooks as they will all be clearly visible from public viewpoints. The underground carpark the entrance is set well back from the road.

Whilst it is acknowledged that this is a larger building than the existing, it is not considered that neighbouring properties would be unreasonably affected with the proposal meeting guidelines for overlooking and loss of light.

**Parking in Lower Teddington Road is to remain as existing with adequate parking provided for the new building.**

**A number of low quality trees will be lost, however the proposed communal garden area will be greatly enhanced with replacement trees as well as ecological enhancements.**

**Meeting the necessary standards required for air quality, noise, drainage and land contamination can be met subject to conditions.**

**RECOMMENDATION 1: PERMISSION subject to conditions and the completion of a S106 Agreement to secure the Heads of Terms outlined below.**

**RECOMMENDATION 2: REFUSE planning permission if the S106 agreement has not been satisfactorily completed within 6 months of the date of this resolution.**

**Recommendation: Approval.**

**Site, history and proposal**

Orione House is two/three storey building which was built in the early 1970s as a care home. Several minor alterations and extensions have been given planning permission since then. There is a parking area to one side with gardens to the rear and side. It has been vacant for several years. There are no specific planning designations for the property, however it is located in an Archaeological Priority Zone. The north and east boundaries adjoin the Hampton Wick Conservation Area. Immediately opposite are a pair of semi detached houses, 9 and 11 Station Road. To the west, beyond the parking area, is Wick House, a flat roofed three storey block of flats where planning permission has been granted for a mansard roof (application Ref 15/3394/FUL) and there is a new application for an amended version (19/0911/FUL). To the south is another three storey block of flats (with a pitched roof), Seymour Lodge, which is in Seymour Road. Properties to the east form part of the proposal site and are discussed below.



The proposal also involves a number of properties on the west side of Lower Teddington Road. All of these are located within the Hampton Wick Conservation Area and, apart from No 13, are Buildings of Townscape Merit (BTMs). These buildings all owned by the applicant (apart from 15/17) and are as follows:

No 13 – A two storey building with a large ground floor rear annex used as offices by the applicant.

No 15/17 – A two storey house used as flats which does not form part of this application and is in separate ownership.



**13 and 15/17 Lower Teddington Road**

19/21 – A three storey building with basement currently used as a mix of flats and bedsits (eight units). Part of the basement has approval for conversion to a self contained flat and this is being carried out (16/1145/FUL).



**19/21 Lower Teddington Road**

23/25/27 – A terrace of three two storey houses (27 has a room in the roofspace) with some basement areas which is used for residential purposes, in the form of a house in multiple occupation and flats, and religious purposes with a chapel forming part of No 23.



**23,/25/27 Lower Teddington Road**

29 – A detached two storey house with a room in the roofspace used as a house in multiple occupation (six beds).



**27 and 29 Lower Teddington Road**

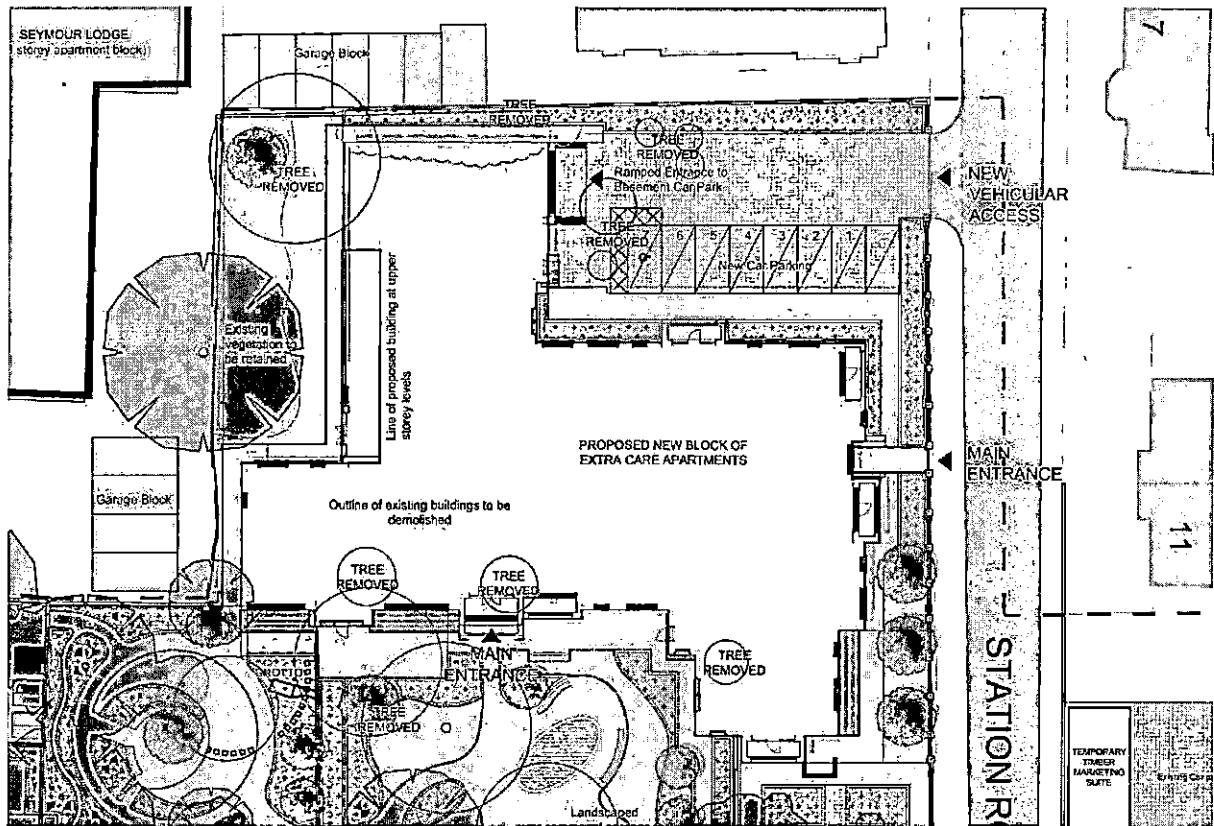
31/33 – A pair of three storey semi detached houses with basements used as eight flats.



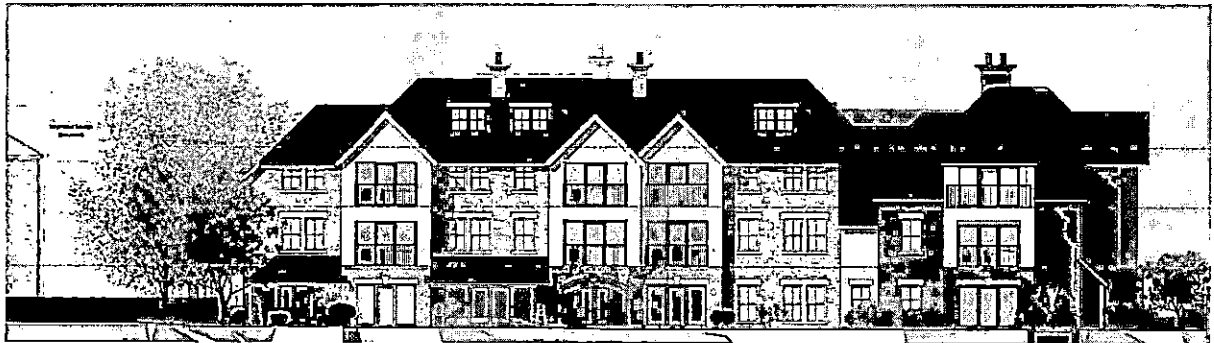
**31-33 Lower Teddington Road**

The main part of the proposal involves the demolition of Orione House (12-14 Station Road) and its replacement with a three storey building with rooms in the roofspace and a basement to contain 28 independent living units (extra care homes) and a number of communal elements including dining room/kitchen, lounge and library and gym/activity room. The facility will offer a Basic Level Care package charge for all residents, including for example one daily meal and a minimum of 1hr/day and 7 hrs/week per resident direct contact, making available additional Individual Care Packages as required. The minimum age entry will be 65 years. Apartments will be offered on a 125 year lease with no ground rent, there will be an ancillary charge for services and for catering services.

The basement is to contain parking for 23 cars as well as refuse and cycling stores. A further eight parking spaces are provided at ground floor level between the proposed building and Wick House.



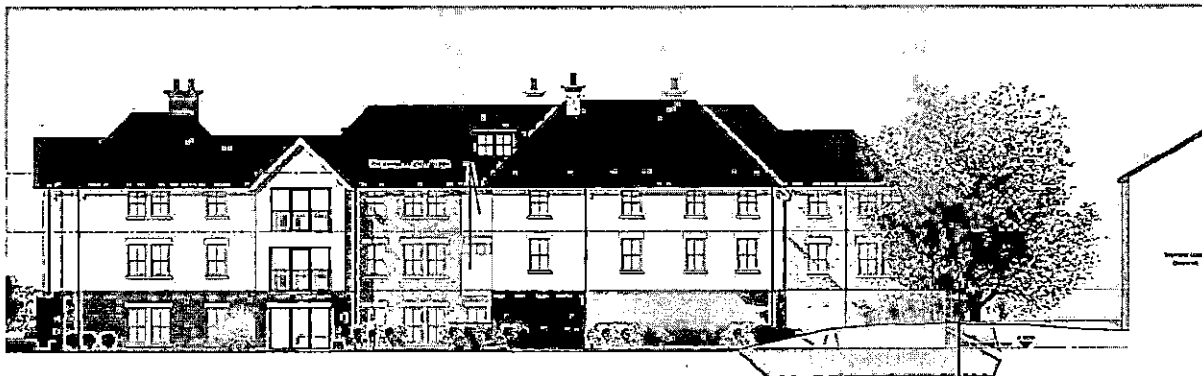
View from Station Road



View from Lower Teddington Road



**View from Seymour Lodge**



**View from Wick House**

The applicant has provided a rationale for the community nature of the site, with the communal facilities in the new building located at ground floor to allow for use by everyone within the site, along with the gardens and the chapel, being central to their ideology and ethos.

The buildings on Lower Teddington Road are to be refurbished as follows:

13 – Internal refurbishment and a change of use from offices used by the charity to three one-bed and three two-bed flats.

19/21 – Cosmetic external changes are proposed to the building as well as a change to five flats (2 x 2-bed, 2 x 1-bed and 1 x 3-bed).

23-27 – A single storey rear extension is proposed for No 23. There are approximately 19 bedsits which have been mainly used by priests and student priests. The refurbished 23-25 are to contain eleven bedsits of improved quality for a similar use as well as the chapel and rooms ancillary to the chapel as well as offices for the charity. No 27 is to be converted to three 2-bed flats.

29 – Will be refurbished internally for use as three 2-bed flats.

31-33 – No change of use is proposed to the existing flats. A temporary single storey marketing suite for the extra care homes is proposed in the rear garden which backs on to the side of 11 Station Road. This currently contains a parking area used by the various properties owned by the applicant.



### **Public and other representations**

Observations have been received from two members of the public which express concerns at lack of information, overlooking, increased noise and traffic, insufficient parking provision. The intentions for a strip of land between Seymour Lodge and the railway which is in the ownership of the applicant is queried.

Objections have been received from eight properties including one flat in Wick House, five flats in Seymour Lodge and two houses opposite the main site in Station Road. The objections relate to loss of light, loss of privacy, overdevelopment, lack of information on the basement construction, inadequate parking provision, traffic impact, inadequate affordable housing provision, noise impact and overbearing impact.

The Hampton Wick Association has objected on the grounds of overdevelopment and the impact on neighbours and a disappointing standard of design.

Greater London Archaeological Advisory Service has recommended a condition requiring a further written investigation in the event of approval.

Thames Water have requested a condition relating to the impact on subsurface infrastructure in the event of approval and provided other advice.

**Amendments:** The roof form has been adjusted on the south elevation facing Seymour Lodge and the balcony facing Seymour Lodge set further away. A plan indicating the relationship with Seymour Lodge has been added. Additional tree and landscaping information has been provided.

### **Reconsultation:**

Two of the original objectors have reiterated their objections.

### **Heads of Terms:**

The following are the agreed heads of terms to be included in the Section 106 legal agreement which would be required should planning permission be granted:

- Limited to Use Class C2 and any uses ancillary to Use Class C2 only
- Operational management plan to include occupier eligibility restrictions, applicable to primary residents who at the time of admission to the Extra Care Facility are over 65 and in need of medical, nursing or social care; care definition and services provided; monitoring arrangements.
- Must provide on-site services including 24-hour care and support administered by a trained health care provider and onsite shared ancillary communal facilities.
- Details to secure the affordable housing element including a separate nominations agreement
- Restriction on parking permits.

**Professional comments:**

The proposal is to take a holistic approach to the site for a comprehensive redevelopment, maintaining the current mix of uses including the C2 use (Residential institutions - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres), C3 residential and D1 non-residential institutions / place of worship. In principle this is welcomed by housing policy. The site wide scheme will be managed and overseen by the charity (who are the applicant as owner of the site), whose vision is to retain the site as a religious community with provision of supported housing for the older generation and provision of social care within the community. The Planning Statement includes a section on benefits for the wider community, including a social hub for older people. As the proposal retains the community function of the site, including the chapel, and seeks to open up the site for all users, this is broadly supported by policy LP28 (Social and Community Infrastructure), given the existing uses, improvements to access and a multi-use approach to the wider site.

It is noted that the office element at no. 13 is proposed to be relocated within no.s 23-25. The Planning Statement suggests the proposed scheme retains the ancillary office use function within a smaller area; and that additional jobs will be created. Policies LP40 and LP41 resist the loss of office floorspace. The Planning Statement states that the scheme is proposing the conversion of the existing office space to 100% affordable housing. This is confirmed (see below) and additional units will also be the subject of nomination rights made available to the Council. Bearing in mind the benefits being provided the reduction in office floorspace is not objected to in this case.

Housing policy:

Loss of existing care home -

Policy LP37 (Housing Needs of Different Groups) expects the loss of existing accommodation to be justified with evidence to demonstrate that it is no longer needed. The Older Peoples Supported Accommodation Review (2008) undertaken for the Council identified no additional requirements for 'residential care' in the borough and there are adequate premises with nursing care. This is also referred to in the Local Plan paragraph 9.4.5. It is understood from Commissioning colleagues that with the increasing trend to try to keep people in their own homes, Richmond's drop in the use of care homes has been significant, although more recently levelled off somewhat and levels of referral by the Council in relation to dementia have increased. The Council's latest Market Position Statement 2018/19 also provides information on current supply and demand, planned changes and emerging trends for services, that will guide and give context to existing providers in the borough and those considering starting a new business or extending their operations into Richmond. For residential and nursing care, it reports that between 2014/15 - 2016/17, the total number of service users in care homes reduced by 4%, whilst those receiving community-based support has increased by 5%. It states the market for residential care is stable with this being commissioned mainly via a long standing PFI agreement with Care UK.

The Planning Statement addresses that the existing accommodation is no longer needed. It sets out the care home closed in 2017 as it was unviable and the building is not fit for purpose (rooms are too small, poor quality of internal spaces, resulting in unsafe

environment for occupiers) and that there were no objections to its closure. Housing/commissioning (Adult Social Care) colleagues have confirmed there is no objection to the loss of the existing care home, and as provision elsewhere is sufficient, the change does not adversely impact on local needs. No objection is therefore raised to the loss of the care home, particularly given that re-provision is for older persons accommodation.

Proposed extra care -

Policy LP 37 (Housing Needs of Different Groups) states that planning permission will only be granted for new accommodation where housing is providing for an identified local need. If there is no evidential need arising within the Borough, other priorities should be addressed and the capacity for conventional housing, including affordable housing, should not be compromised.

The Council's Extra Care Housing Evidence Base (2015) suggests there is an estimated need for at least an additional 81 extra care units in the borough provided across two to three areas in the period 2015 to 2020. This was produced primarily to inform housing, health and social care commissioners and assist Registered Providers (RPs) reviewing their housing stock or considering developing new build extra care schemes, and no additional sites are currently being sought in this locality. There is an existing scheme at Dean Road, Hampton.

There is a separate Planning Need Assessment (Carterwood Report) submitted with the application which includes baseline demographics, existing elderly care provision, and identification of future need (using the SHOP toolkit). There is a concern that it takes an approach of only considering existing provision, and then uses a toolkit approach to forecast population needs driven by census statistics. However, this does acknowledge the Council's local research and evidence, which is based on the need to take a balanced approach to meeting needs for different types of housing across the borough, as set out in Policy LP37.

Nevertheless, it is recognised that Richmond has an aging population with increasing levels of disability and frailty. The borough has the highest proportion of people aged over 75 and living alone in London, and there are increasing numbers of older people living at home with long term physical and mental conditions such as dementia. There are a number of self-funders within the borough who currently arrange their own care and support. The Council's Market Position Statement 2018/19 states there are 28,900 people aged 65+ in Richmond borough (15% of the total population) and this is predicted to increase by 55% to 46,800 people by 2035 (19% of the total predicted population) which is the major area of demographic change. The number of people aged 85 and over is also expected to increase significantly. The number of people with dementia will increase significantly – in 2017 it was estimated 2,180 people aged over 65 in Richmond borough had dementia, by 2035 it is estimated this figure will be 3,835, a 76% increase.

The Richmond Strategic Housing Market Statement (SHMA) (December 2016) recognises that many older households in the private sector may look to downsize to release equity from homes to support their retirement (or may move away from the area); however, many older households may want to retain family housing with space to allow friends and relatives to come to stay. Data about household ages and the sizes of homes occupied indicates that some households do typically downsize, however, it advises a cautious view should be taken

about the willingness of households to move to smaller homes and the extent to which this can be influenced through policy. There are other barriers to downsizing, including financial inequalities, suitability of housing, and social factors, which form a complex picture.

The Council's overall intention is to increase the provision of community based services which will promote people's wellbeing and their independence in their own homes and will prevent, reduce and delay the need for mainstream services. The Council does not accept that because of an ageing population and other need methodologies, this necessarily translates into such a high level of need for units in this locality.

However, while private extra care housing is not identified as a priority local housing need, the need to provide housing options for older people is recognised. The Local Plan recognises that planning can play a role in the creation of environments and a public realm that are inclusive and accessible for the older population, including for those with dementia. The need to provide opportunities to enable older people to downsize is recognised in policy LP35 'Housing Mix and Standards'. The national Planning Practice Guidance (PPG) was updated in June 2019 to add that good quality housing and sensitively planned environments can have a substantial impact on the quality of life of someone living with dementia, and that there should be a range of housing options and tenures available to people with dementia, including mainstream and specialist housing. The PPG specifically recommends that innovative and diverse housing models should be considered where appropriate. The development would in principle provide the freedom for elderly residents to downsize whilst staying in the local area, close to friends and family whilst also receiving support to remain largely independent. The ethos of the development is supported in general terms and there is evidence of a market need for such a product to increase housing options for older people.

The care element of the site will be provided by an on-site 24/7 dedicated Care Quality Commission (CQC) Registered Care provider. There is an Operational Management Plan as an appendix to the Planning Statement which sets out the approach for the new building for long-term management, including that there will be a Basic Level Care package charge for all residents, including for example one daily meal and a minimum of 1hr/day and 7 hrs/week per resident direct contact, making available additional Individual Care Packages as required. The minimum age entry will be 65 years. Apartments will be offered on a 125 year lease with no ground rent, there will be an ancillary service charge and for catering services. The proposed scheme is over 80% 2-bed units, which appear to dominate, however it is recognised that the elderly, whilst wishing to downsize, may still require accommodation for visiting friends or relatives or just for storage.

The extra care provision is in self-contained flats, most with balcony/terrace, and at ground floor there are communal facilities including communal lounge and dining room, gym/activities room, and a consultation room. The communal facilities and gardens will be accessible to the wider community of all the site users, along with the chapel.

Determining whether a proposed use falls within a Use Class is a question of fact and degree for the decision-maker. The Committee Report to application 18/3310/FUL (Former Kew Biothane Site – considered at the Planning Committee of 24<sup>th</sup> July 2019) set out that the Local Planning Authority sought independent Counsel's opinion and sets out the factors

to consider, finding as a matter of fact and degree, that the Use Class in that particular case was considered as C2. Although this application relates to a far smaller scheme, there are similarities to the intended occupants (over 65s) and the minimum level of care provided is 7 hours per week (compared to 5 hours with Kew Biothane), with the existing applicant continuing to provide a religious community offering social care within the community. Consequently the proposed use is considered to be C2.

Affordable housing -

Affordable housing is sought for this type of development in accordance with Policy LP36 (Affordable Housing).

The applicant is a Registered Social Landlord (RSL). The Planning Statement states existing units are not registered with the Council as affordable housing. According to the Financial Viability Assessment, the applicant opts to currently use a number of the residential units at low rents, these are not currently formally designated affordable housing units. However, housing colleagues have confirmed there are currently three residents supported by the Council living in the existing flats; it is assumed that these would meet the NPPF definition of affordable housing and therefore their re-provision would be sought.

An Affordable Housing Financial Viability Assessment (by BNP Paribas) has been submitted. This finds the provision of affordable housing is unviable. A review of the viability evidence was undertaken by the Council's assessors (Bespoke) (May 2019) which found the proposed scheme was not viable. It is recognised that the developer in this case is unusual, being a registered charity and an RSL. However, as initially indicated, the applicant/owner has put forward an offer to ensure the council has nomination rights on a number of the refurbished properties to enable the right people on the Council's housing list to be housed in the most appropriate location and home, with a particular emphasis on older people, to reflect the ethos of the Sons of Divine Providence to provide social care to the community. This offer is 22.4% (out of the total 58 units). It appears there could only be 4 units proposed at 19-21 as there are existing residents/decants, which could initially slightly lower the minimum offer in terms of the percentage expressed. However, it is a recognisable benefit, proposing:

- 6 x 1 beds as no.13 - 100% on initial nomination and 50% thereafter, identified for younger people.
- At least 4 x 1 beds at no.19/21
- 2 x 1 beds at no.33

This will be secured through a legal agreement. It can therefore be considered that the scheme will provide for local housing needs, including opportunities for younger people and supported living for people with learning disabilities, as this is considered suitable for this type of development, to accord with Policies LP36 and LP37.

The Council's assessors (Bespoke) (May 2019) report included a recommendation for both an early stage (i.e. prior to implementation) and late stage viability review of the scheme. This predated the detailed affordable housing offer that is set out above. In light of the on-site provision secured and the scale of the significant viability deficit, along with the wider

benefits of the scheme, it is not considered that a review mechanism could be justified in this case.

Other proposed residential elements -

The proposals include re-provision of other residential and new residential units. Internal refurbishment for modernisation is in principle supported as part of taking a holistic approach to the site.

It appears there may be an overall loss of some HMO (House in Multiple Occupation) accommodation. This type of accommodation generally can provide a valued source of cheaper accommodation for different groups in the population, for people who are unable to gain access to other forms of housing and for people who would otherwise be homeless. Policy LP38.A protects existing housing, however it does not distinguish so far as the number of units nor the type of housing. Given the overall site will continue to provide for a range of housing needs, for the charity's objectives, this approach is considered to be acceptable.

The residential elements are considered to address general policy requirements regarding unit mix, internal and external space standards, and inclusive access. Whilst the provision of habitable rooms at basement is normally a matter of concern in terms of providing a satisfactory and safe standard of accommodation, in this case they are already in use apart from one proposed at No 13. It is acknowledged that the standard of accommodation provided by that one-bed unit will not be ideal in terms of light.

Overall, the view is taken that the benefits of a holistic approach to the site by the charity, for a range of residential uses and to include the provision of on-site affordable rented units, outweigh other housing policy concerns.

Infill policy

Policy LP39 refers to infill development and states that development must reflect the character of the surrounding area and protect the amenity and living conditions of neighbours. The following need to be addressed:

- Retain plots of sufficient width for adequate separation between dwellings;
- Retain similar spacing between new buildings to any established spacing;
- Retain appropriate garden space for adjacent dwellings;
- Respect the local context, in accordance with policy LP 2 Building Heights;
- Enhance the street frontage (where applicable) taking account of local character;
- Incorporate or reflect materials and detailing on existing dwellings, in accordance with policy LP 1 - Local Character and Design Quality;

- Retain or re-provide features important to character, appearance or wildlife, in accordance with policy LP 16 - Trees and Landscape;
- Result in no unacceptable adverse impact on neighbours, including loss of privacy to existing homes or gardens, in accordance with policy LP 8 - Amenity and Living Conditions;
- Provide adequate servicing, recycling and refuse storage as well as cycle parking;
- Result in no unacceptable adverse impact on neighbours in terms of visual impact, noise or light from vehicular access or car parking.

These criteria are considered below.

#### Scale and Design

Policy LP1 focuses on design quality based on sustainable design principles. This policy ensures that new development will be compatible with the local character and that there is suitable layout, access and space between buildings. There is an emphasis on any new development reflecting the general pattern of development in the surrounding area.

Part of the site is in a conservation area and the houses included in the site on Lower Teddington Rd are all BTMs.

The proposal is to replace the 1970s building with a new purpose built block for current care needs, as well as underground parking. Properties on Lower Teddington Rd are being refurbished and a revised landscape scheme removing some of the old boundary walls is proposed.

The proposed building follows a traditional style with a contemporary influence and covers an element of the side garden adjoining Wick House, which is also the location of the entrance to underground garage. The treed central section which originally formed the gardens to the BTMs on Lower Teddington Road is largely maintained. There is some encroachment into this garden space where there is a garage at present, but this section of building will step down.

The overall design is considered to fit reasonably into the overall character of the area, part of which is Conservation Area and in relation to the BTMs. In terms of massing, the building has been broken up in terms of several height changes and elevational breaks and setbacks. The use of varying materials, including mixed stock bricks, red bricks and some render will also contribute to the lessening of the perception of the building as one of a larger mass than the existing. The roof incorporates both hips and gables with several side facing dormers which are considered to be in proportion.

The building is three storey with rooms in the roofspace. Due to the design and a change in ground levels the eaves height will be lower than that of Seymour Lodge to the rear, with the overall roof height approximately 1m higher. Although the roof elements vary in height, the

tallest (central element) will have a maximum height of 12.8m. This compares to 9 and 11 Station Road which are approximately 10.2m high, with the roof element of the proposed building facing them, 11m high. The taller of the houses in Lower Teddington Road are 27 and 29 which are both a little over 11m high. The element of the proposed building facing them will be 11.2m high. Wick House with the approved mansard would be 11.5m high (with a 12.4m high lift shaft). Whilst this demonstrates that elements of the proposed building will be taller than those surrounding, it is not considered that the margins of difference would result in a building which would be perceived as being significantly taller.

In relation to spacing, the gardens of the existing Lower Teddington Road properties are maintained. There is a similar gap between the front part of the proposed building and Wick House. The rear part of the building is close to the Wick House boundary, however this is set back 13.5m from the frontage.

The proposed landscaping along the frontages and to the rear of the Lower Teddington Road buildings is welcomed and will be subject to further details. No objection is seen to the improvements to the Lower Teddington Road buildings which will result in an improvement in their character and setting as well as that of the Conservation Area.

The marketing suite is only proposed for a temporary period on an existing parking area while the development takes place and consequently will not have any long term impact on the Conservation Area or BTMs.

On the basis of the above, the design, scale, massing, height are considered to be acceptable.

#### Neighbour amenity

Local Plan LP 8 states that the Council will seek to protect adjoining properties from unreasonable loss of privacy, pollution, visual intrusion, noise and enable sufficient sunlight and daylight to penetrate into and between buildings.

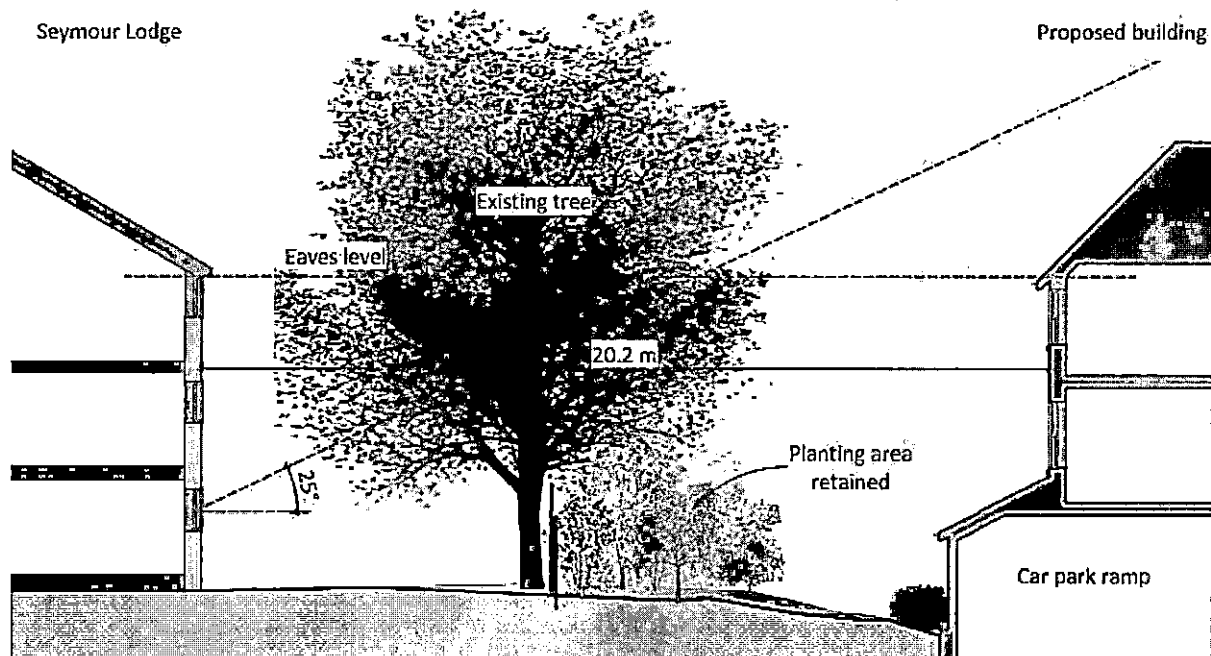
Most of the properties in Lower Teddington Road are owned by the applicant, but it is still necessary to consider the impact on them. There is an eastern wing of the proposed building at the front which is three storey and has two balconies and a bedroom window facing 27 and 29 which are approximately 14m. The bedroom window can be obscure glazed, being secondary, and the balconies can be screened. The rest of the east facing windows in the new building will be in excess of 20m from the habitable room windows of the Lower Teddington Road houses, meeting the Council guidelines for acceptability in relation to overlooking. Due to the distances involved and the orientation whereby the houses are either to the east or south east of the proposed building, it is not considered that there would be an unreasonable impact on light.

15 and 17 Lower Teddington Road are over 40m from the proposed building and it is not considered that these properties would be unreasonably affected.

Seymour Lodge is located to the south of the proposed building. Most of the concerns raised have come from residents of this building which has a number of windows facing the site of the proposed building. The central south facing elevation proposed has windows and two

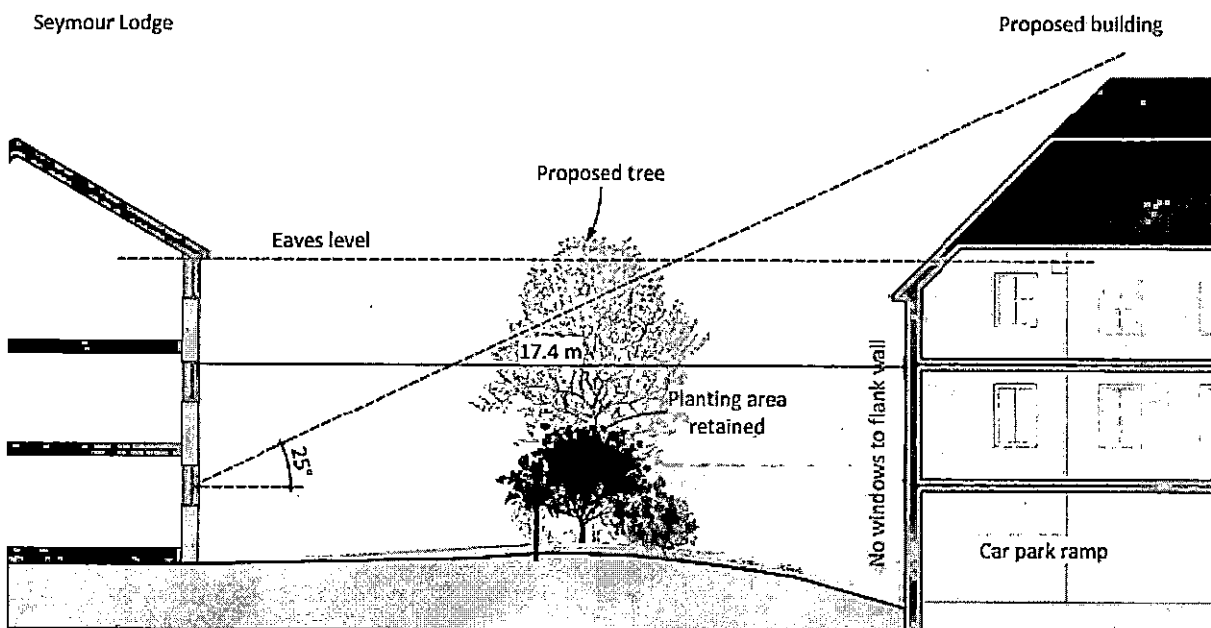


balconies facing Seymour Lodge, however those on the first and second floor are set further away than other elements of the building to ensure the 20m separation and consequently comply with the guidelines.

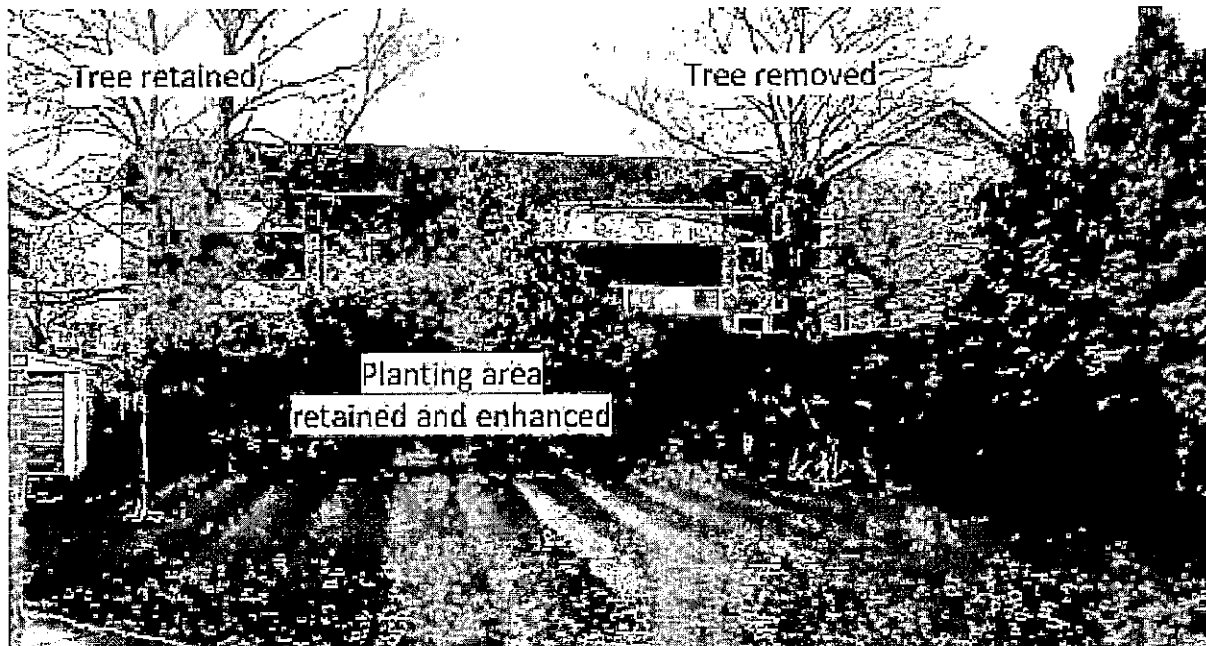


**Separation between windows to proposed building and Seymour Lodge**

Elements of the proposed building without windows facing it will come within 17.4m of Seymour Lodge. The application demonstrates that these will not be contrary to BRE guidance on the impact on light to the existing windows. Existing planting and trees near the boundary are to be retained.



### Separation between closer elements of the new building and Seymour Lodge



View from application site to Seymour Lodge

Whilst it is acknowledged that the proposed building will be taller and closer than the existing, the proposal meets the guidelines in relation to residential amenity, specifically privacy and light and consequently the impact on Seymour Lodge is considered to be acceptable.

Wick House is located to the west of the proposed building. A western wing of the proposed building, which is set back 26m from the Station Road frontage, is to be located 2.5m from the garage block belonging to Wick House. The part of the proposed building facing Wick House will be 20m away from it, meeting the privacy guidelines. Some angled views between windows will be possible at closer quarters, however the degree of the angles is such that it is not considered that unreasonable overlooking would be possible. In relation to light the sunlighting requirements of the BRE guidelines are met. Three windows fail the visual sky component assessment of the BRE guidelines. One of these, a kitchen, fails marginally. The other two are living rooms which have larger side facing windows which will not be affected. On balance, it is not considered that the flats in Wick House would be unreasonably affected.

9 and 11 Station Road are to the north and will face the proposed building. There will be a 20m separation between facing windows whereas windows on the existing three storey building are 3-4m closer. Whilst there will be more windows they will be further away and meet the guidelines. In relation to light, the BRE guidelines are met.

As well as the proposed extra care home there is a ground floor extension to 23 Lower Teddington Road. This will adjoin the chapel within No 27 to one side, but will be some distance from 19/21 to the south and consequently it is not considered that this would harm adjoining properties.

The proposed temporary marketing suite is intended at the rear of No 31 Lower Teddington Road (which is part of the application site) and to the side of 11 Station Road. It will be located on the parking area 10m to the rear of 31 and will not adversely affect that property. It will be a little over 8m away from No 11 and although visible from side facing windows at that property, will have little effect on it.

#### Parking and highways

Policy LP45 states that it is expected that in low PTAL areas (1-4) the Council's parking standards should be met. Developments will have to demonstrate that the new scheme provides an appropriate level of off street parking to avoid an unacceptable impact on on-street parking conditions and local traffic conditions.

The development site will provide 28 new extra care dwellings. Its previous land use was as a care home with 34 single bedrooms. The development site is within an area with a PTAL score of 4 and provides 31 spaces, allowing one per dwelling plus three for staff/visitors. Appropriate cycle parking is also provided in the basement. Parking for the Lower Teddington Road properties is to remain as existing.

Although there is no specific provision for mobility scooter storage is indicated, there is a large store in the proposed basement and it has been suggested that it can be used for that purpose.

The current car home building, Oriane House, is located within CPZ Zone X – Hampton Wick, which operates between 08.30 and 18.30, Monday – Saturday. The applicant will need to enter into a legal agreement under s106 to ensure that residents and employees of the new extra care facility are precluded from obtaining vehicular parking permits within this CPZ. This will also be the case for 13 Lower Teddington Road where the use is changing and no increase in permits will be accepted for the other properties.

The applicant will provide a simple priority bell-mouth junction with an access on to the western side of Station Road. Motorists will then drive down a ramp into the basement. This ramped access will be subject to conditions relating to the headroom and gradients. The applicant will need to enter into an agreement under s278 of the Highways Act 1980 to build the vehicular cross-over at the above-mentioned bell-mouth entrance on the southern side of Station Road.

The applicant has provided refuse storage facilities within the basement adjoining a platform lift. Clarification will be required as to where refuse will be collected from and who will be responsible for getting it to the collection point, which must be no more than 15m from the highway boundary. A delivery and servicing management plan will be required as a planning condition.

#### Sustainability

Policy LP 22 aims to ensure that new development results in a reduction in total carbon dioxide emissions and, more specifically, achieve a 35% reduction in CO2 emissions over 2013 Building Regulations levels. All Major applications, such as this, should achieve zero carbon standards in line with London Plan policy and meet the targets for water consumption (110 litres / person / day for new homes). A zero carbon home is where at least 35% of regulated CO2 emissions reductions are achieved on-site with the remaining emissions up to 100% is to be offset through the Council's Carbon Offset Fund. Policy does however set out that where development viability is a concern, affordable housing will be prioritised over zero

carbon contributions. It also requires new developments to meet targets for water consumption of 105 litres /person / day for new homes.

The submitted energy report indicates a carbon offset in excess of 35% (35.76%) partially through the use of a combination of photovoltaic panels (which take up the roof of the new building precluding a green roof) and air source heat pumps. The amount of CO<sub>2</sub> that requires offsetting to achieve zero carbon standards would be 54.22 tonnes. Using the offset price of £60/tonne of carbon dioxide for a period of 30 years, the carbon offset cash in lieu would be £97,596. Bearing in mind the overall non viability of the scheme and the provision of affordable housing as set out above it is not considered that this can reasonably be required. In line with London Plan Policy 8.2 'Planning Obligations' and para 6.3.12 of the Local Plan, given the viability constraints of this proposal and the priority to maximise the delivery of affordable housing, the carbon offset contribution has been waived in this case to enable a greater contribution towards the provision of affordable housing. However, conditions would require the proposal to meet the 35% target as well as that of water consumption in the event of approval.

The proposal scores an 'A' rating on the Sustainable Construction Checklist, defined as making a major contribution towards achieving sustainable development in Richmond.

#### Biodiversity and trees

A number of trees will be removed from site including some in the conservation area to achieve the proposal. All are classified as category 'C' apart from one Yew tree (T11). Most of these trees are considered to be of low amenity value and small domestic sized specimens.

The most significant trees on site in the central garden area are being retained; T17 (False acacia) and T13 (Sweet chestnut). Tree removal within the proposal is noted to be not only to allow for building construction but also for re-landscaping. Replacement trees on the Lower Teddington road side of the development to replace those trees lost within the street scene will be required. There is a concern that the vegetable garden to the south and beneath the crown of the mature Leyland cypress unlikely to be successful. The Leyland cypress may be better removed and replaced.

Overall no objection is seen to the proposal in relation to trees, however conditions relating to a method statement for works within root protection areas (RPA) and re-landscaping and a tree protection plan that aligns with the finalised site layout design and construction management documents will be required. Other conditions will require an arboricultural method statement and tree planting scheme,

The bat surveys have shown that the middle courtyard, the stone shrine areas and surrounding landscaping is extremely important for commuting and foraging bats. Therefore this area is of significance and it should remain like this following development. The new building is extended to the Wick House boundary, next to the garage block, and the plans needed an amendment to ensure there was room for sufficient landscaping and movement space for bats and birds. This has now been achieved.

Subject to conditions requiring details of landscaping, ecological enhancements (in particular sparrow terrace/bat boxes included in the fabric of the new build and attached to the existing buildings, invertebrate habitat and stag beetle loggeries), external lighting and protection during development, the proposal is considered to be acceptable.

#### Air Quality

No objection is seen to the impact on air quality subject to conditions requiring construction logistics and delivery plans, a restriction on non road mobile machinery, a ban on bonfires, an emissions control scheme, a travel plan and appropriate EVCP provision.

#### Flooding and Drainage

Most of the site is located within Flood Zone 1, apart from the south east corner which is within Zone 2. There is consequently a low overall risk of flooding, but resilience/precautionary measures will be taken, including raised electrical sockets, use of the Environment Agency warning service, the provision of a safe egress route (via Station Road and Seymour Road). Finished floor levels will be above road level.

Most SuDS measures are not feasible, and therefore Attenuation and Source Control measures are required and will be the subject of a condition.

#### Noise and Pollution

There is potential for loss of amenity to new occupiers of the proposed development and existing local residents due the following pollution issues;

1. Noise impact from external transportation noise sources such as rail, aircraft and road traffic on the proposed residential development
2. Noise from mechanical services plant including heating, ventilation and air conditioning (HVAC) and kitchen extraction serving the proposed development affecting existing residential properties in the vicinity of the proposed development Construction and Demolition Environmental Impacts.

Consequently conditions will require details of the following:

- Noise protection scheme
- External noise area protection scheme
- Mechanical services noise
- Noise and vibration during demolition and construction
- Dust management

#### Land Contamination

A Geo-environmental Desk Study by Bradbrook Consulting (Ref. 18-168; December 2018) was submitted in support of the application.

A combined review of OS historical maps in the submitted report and in Council records indicates that the site was developed from c. 1868 as residential properties and associated gardens. The submitted report identified potential sources of contamination including Made Ground from redevelopment of the site, contaminants associated with the adjacent Railway and ground gases.

The submitted report concludes that a 'Low' risk to human health from potentially contaminated soils is considered; given that the site was developed as residential properties with associated gardens since c. 1860.

Given the size and scale of the development as well as the previous historic and current offsite land uses including Works and Timber Treatment Works identified in our search, an intrusive site investigation is considered to be prudent. This will need to be the subject of a condition.

#### CIL

In the event of approval the scheme would be liable for both the Mayor of London and London Borough or Richmond Community Infrastructure levy. The appropriate sums will be provided prior to the application being considered by the Planning Committee.

#### Conclusion:

The site currently contains a disused care home in Station Road and ten other buildings in Lower Teddington Road owned by the applicant and used as offices, residential accommodation and a chapel.

The main part of the proposal involves the demolition the care home and its replacement with a three storey building with rooms in the roofspace and a basement to contain 28 independent living units (extra care homes) and a number of communal elements. The basement is to contain parking for 23 cars as well as refuse and cycling stores. A further eight parking spaces are provided at ground floor level.

One of the Lower Teddington Road properties is to change from offices to residential use in the form of six flats. The others are being refurbished with some bedsits converted to self contained flats.

The applicant has provided a rationale for the community nature of the site, with the communal facilities in the new building located at ground floor to allow for use by everyone within the overall site, along with the gardens and the chapel, being central to their ideology and ethos.

Details of the proposed use of the care home have been provided and it is considered to fall within the C2 use class. While private extra care housing is not identified as a priority local housing need, the need to provide housing options for older people is recognised and the proposed use is considered to be acceptable in this case.

Although it has been demonstrated that the provision of affordable housing is not financially viable, the applicant/owner has put forward an offer to ensure the council has nomination rights on a number of the refurbished properties to enable the right people on the Council's housing list to be housed in the most appropriate location and home, with a particular emphasis on older people, to reflect the ethos of the Sons of Divine Providence to provide

social care to the community. This offer is 22.4% (out of the total 58 units). This is strongly welcomed.

The new building is separated physically and visually from those on Lower Teddington Road (which are Buildings of Townscape Merit - BTMs) on the same property by extensive existing mature garden which will be maintained and enhanced as part of the proposals.

The BTMs and their gardens along Lower Teddington Rd will be maintained and repaired and a new entrance will replace the existing which dates from the 1950s and is of little merit.

The proposed design of the new building takes into account the wider context and the character of the Conservation Area which cuts through the site. Although the new building is large it has been designed to be as visually unobtrusive as possible, with attention paid to reducing scale and massing through use of different materials and architectural components including roofs, gables, chimneys and balconies.

The overall height is also not significantly taller than the BTMs on the site and the elevational designs of the new building address all four outlooks as they will all be clearly visible from public viewpoints. The underground carpark the entrance is set well back from the road.

Whilst it is acknowledged that this is a larger building than the existing, it is not considered that neighbouring properties would be unreasonably affected with the proposal meeting guidelines for overlooking and loss of light.

Parking in Lower Teddington Road is to remain as existing with adequate parking provided for the new building.

A number of low quality trees will be lost, however the proposed communal garden area will be greatly enhanced with replacement trees as well as ecological enhancements.

Meeting the necessary standards required for air quality, noise, drainage and land contamination can be met subject to conditions.

**RECOMMENDATION 1: PERMISSION** subject to conditions and the completion of a S106 Agreement to secure the Heads of Terms outlined below.

**RECOMMENDATION 2: REFUSE** planning permission if the S106 agreement has not been satisfactorily completed within 6 months of the date of this resolution.

**Recommendation:** Approval subject to the following conditions and informatives:

**Standard Conditions:**

AT01 - Development begun within 3 years

DV48 - Approved drawings/ documents: 10901 PL400 P1, SK015 P1, SK016 P1, PL12 001 B, PL11 P8, PL12 P6, PL13 P7, PL18 P3, PL19 P3, PL203 P3 received on 23<sup>rd</sup> April 2019; 0008 PL014 P6, PL015 P3 received on 7<sup>th</sup> March 2019; 10901 PL105 P1, PL108 P1, PL010 P7, PL020 P1, PL021 P1, PL 216, PL217, PL218, PL219, PL210 P1, PL211 P1, PL212 P1,

PL213 P1, PL214 P1, PL215 P1, PL130 P3, PL125 P2, PL030 P1, PL031 P1, PL032 P1, PL033 P1, PL200 P3, PL201 P1, PL202 P1 received on 14<sup>th</sup> January 2019.

BD10 – Sample panels of brickwork

BD12 - Details – Materials to be approved

DV01A – Boundary Fencing – occupation

DV11 – Use of roof restricted

DV15A- Windows obscure glazed and non openable – proposed east facing bedroom window of flat 1-11 of the extra care home.

DV29F – Potentially contaminated sites

DV49 - Construction Method Statement

DV50 - Energy Reduction

DV51 - Water Consumption

GD02A – Restrict alterations/extensions

GD08A – Restrict outbuildings

LT09 - Hard and Soft Landscaping required.

LT10 – Landscaping maintenance – small scheme

PK06A – Cycle Parking

**Non- Standard Conditions:**

NS01 - Solar PV panels/ASHP

Prior to the occupation of the extended building hereby approved, PV panels and air source heat pumps shall be installed in accordance with the approved energy statement and plans and in accordance with details to be submitted to and agreed in writing by the Local Planning Authority prior to installation. The solar panels shall remain in situ thereafter. The details of the panels to be submitted shall include the design, technical specification and external finishes thereof.

REASON: To accord with the Council's carbon reduction targets.

NS02 – Parking

As part of the development hereby approved the parking forecourts and internal parking shall be provided prior to occupation and maintained and may only be used by vehicles or cycles belonging to the occupants of the properties hereby approved or their visitors.

REASON: To ensure the development does not prejudice the free flow of traffic and highway and pedestrian safety.

NS03 – Ecology Reports

The proposal shall be carried out in accordance with the recommendations of the Preliminary Ecological Appraisal, and the Preliminary Bat Roost Survey and Bat Surveys report submitted as part of the application. Should the development not commence prior to the end of September 2019 a new bat survey shall be submitted to and approved in writing prior to development commencing.

REASON: To protect local ecology interests.

NS03 – Ecological Enhancement

Details including number, type, specification, height and location of bird and invertebrate nesting boxes to be submitted to and approved in writing by the Local Planning Authority and thereafter to be implemented as approved prior to the first occupation of the new building.

REASON: To ensure the implementation of ecological enhancement measures in the interests of ecology and proper planning

NS04 – External Lighting



Any external illumination of the site, including the water feature, shall not be carried out except in accordance with details giving the method including light spillage diagrams and intensity of any such external illumination which shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any part of the buildings.

REASON: To protect local ecology interests.

#### NS05 – Arboricultural Method Statement

Prior to the commencement of development, an Arboricultural Method Statement (AMS), shall be submitted to and approved in writing by the Local Planning Authority. The AMS must:

- (A) Be written in accordance with and address sections 5.5, 6.1, 6.2, 6.3 and 7 of British Standard 5837:2012 Trees in relation to design, demolition and construction - recommendations
- (B) Be written in conjunction with the schemes specific method of construction (where applicable)
- (C) Outline any tree constraints, and explain any impacts for both above and below ground.
- (D) Detail all tree protection (including plans)
- (E) Detail any special engineering for construction within the Root Protection Area.
- (F) Detail any facilitation pruning that may be required. The specification for tying back and/or pruning must be measurable and prepared by a suitably qualified Arboricultural practitioner or Arboricultural Contractor. All tree work must be undertaken in accordance with BS3998:2010 Tree work - Recommendations unless approved by the Councils Arboricultural Officer
- (G) Provide confirmation of the appointment of an Arboricultural Consultant for the duration of the development and a schedule of inspections too achieves an auditable monitoring and supervision programme, and a timetable for submission to the Local Planning Authority.

The development shall not be implemented other than in accordance with the approved AMS.

REASON: To ensure that the trees are not damaged or otherwise adversely affected by building operations and soil compaction.

#### NS06 – Tree planting scheme

1. Prior to the occupation of the development hereby approved, a tree planting scheme shall be submitted to and approved in writing by the local planning authority. This scheme shall be written in accordance with the British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations (sections 5.6) and BS 8545:2014 Trees: from nursery to independence in the landscape. Recommendations, and include:

- A) Details of the quantity, size, species, and position,
- B) Planting methodology
- C) Proposed time of planting (season)
- D) 5 year maintenance and management programme.

2. This scheme shall include a minimum of 4 replacement trees to be planted along Lower Teddington and Station road.

3. If within a period of 5 years from the date of planting that tree or any tree planted in replacement for it, is removed, uprooted, destroyed or dies (or becomes in the opinion of the local planning authority seriously damaged) then the tree shall be replaced to reflect the specification of the approved planting scheme in the next available planting season or in accordance with a timetable agreed in writing with the local planning authority.

REASON: To safeguard the appearance of the locality.

#### NS07 – EVCPs

Unless otherwise agreed in writing by the Local Planning Authority, the development shall provide active electrical vehicle charging points (EVCPs) at no less than 20% of total parking provision and passive EVCPs at no less than 80% of total parking provision. Details of the electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with these details prior to occupation of the residential units and retained in situ thereafter.

Reason: To encourage the uptake of electrical vehicles and accord with the requirements of policy 6.13 of the London Plan.

#### NS08 – Ramp Gradients

The gradient of any ramp shall not exceed 1 in 10 and for the first 5m from the edge of the carriageway of the adjoining highway, shall not exceed 1 in 25.

REASON: In the interests of highway safety.

#### NS09 – Structural Impact Assessment

The development hereby permitted shall not be carried out except in accordance with the measures set out in a basement impact assessment report to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction of the basement, including works of demolition and excavation. Should, during the course of construction and through monitoring, an occurrence be identified regarding structural, foundation or ground movement to neighbouring properties, the applicant shall immediately notify the Local Planning Authority to enable the relevant department within the Council to be notified.

REASON: To safeguard the structural integrity of the building and neighbouring buildings and maintain the character and appearance of the locality.

#### NS10 – Noise protection scheme

The building envelope of the development to which the application refers shall be constructed so as to provide sound attenuation against externally generated (transportation) noise sources including road, rail aircraft, other so as to achieve the internal ambient noise levels detailed in Table 1 below. The measured or calculated noise levels shall be determined in accordance to the latest British Standard 8233:2014 Guidance on sound insulation and noise reduction for buildings and the councils Supplementary Planning Document Development Control for Noise Generating and Noise Sensitive Development 2018. Any works which form part of the scheme shall be completed in accordance with the approved details before the dwellings are occupied and shall thereafter be retained as approved.

Internal noise levels should be achieved with windows open for rapid ventilation purposes. Where this cannot be achieved alternative means of ventilation and cooling will be required. Where whole house ventilation is provided then acoustically treated inlets and outlets should ideally be located away from the façade(s) most exposed to noise (and any local sources of air pollution).

Table 1: - Internal Ambient Noise Levels for Dwellings

Situation	Location	07:00 – 23:00 hrs.	23:00 – 07:00 hrs.
Resting	Living room	35 dB LAeq,16 hour	-
Dining	Dining room/area	40 dB LAeq, 16 hour	-
Sleeping (daytime resting)	Bedroom	35 dB LAeq,16 hour	30 dB LAeq, 8 hour
Sleeping	Bedroom	-	45 dB LAMax (several times in any one hour)

REASON: To protect residential amenity

#### NS11 – Mechanical Services Noise Control Condition

A noise control scheme for building services plant that will form part of the development shall be submitted to and approved in writing by the local planning authority which demonstrates that the following noise design requirements can be complied with and shall thereafter be retained as approved

- a) The cumulative measured or calculated rating level of noise emitted from the building services services plant, shall be 5dB(A) below the existing background noise level, at all times that the mechanical system etc. operates. The measured or calculated noise levels shall be determined at the boundary of the nearest ground floor noise sensitive premises or 1 meter from the facade of the nearest first floor (or higher) noise sensitive premises, and in accordance to the latest British Standard 4142; An alternative position for assessment /measurement may be used to allow ease of access, this must be shown on a map and noise propagation calculations detailed to show how the design criteria is achieved.
- b) The plant shall be isolated on adequate proprietary anti-vibration mounts to prevent the structural transmission of vibration and regenerated noise within adjacent or adjoining premises, and these shall be so maintained thereafter

REASON: To protect residential amenity

#### NS12 - Noise and Vibration Demolition and Construction Method Statement

Prior to commencement of the development a Demolition Method Statement (DMS) and Construction Method Statement (CMS) for the ground works, demolition and construction phases of the development site shall be submitted to and approved in writing by the Council. Details shall include control measures for noise, vibration detailed in the acoustic report provided by Environmental Noise Solutions Ltd (ENS) reference NIA/8321/19/8213/v1/Station Rd, Hampton Wick dated 09 January 2019.

REASON: To protect residential amenity

#### NS13 - Dust Management Plan

Prior to commencement of the development a Dust management Plan for the ground works, demolition and construction phases of the development site shall be submitted to and approved in writing by the Council.

The dust management plan shall include the following details:

- i. Demonstrate compliance with the guidance found in the control of dust and emissions from construction and demolition Best Practice produced by the Greater London Authority

(GLA)[http://static.london.gov.uk/mayor/environment/air\\_quality/docs/construction-dust-pg.pdf](http://static.london.gov.uk/mayor/environment/air_quality/docs/construction-dust-pg.pdf)

- ii. The dust management strategy must include a risk assessment of dust generation for each phase of the demolition and construction. The assessment and identified controls must include the principles of prevention, suppression and containment and follow the format detailed in the guidance above. The outcome of the assessment must be fully implemented for the duration of the construction and demolition phase of the proposed development and include dust monitoring where appropriate.
  - iii. where the outcome of the risk assessment indicates that monitoring is necessary, a monitoring protocol including information on monitoring locations, frequency of data collection and how the data will be reported to the Local Planning Authority;
  - iv. details of dust generating operations and the subsequent management and mitigation of dust demonstrating full best practicable means compliance and covering construction activities, materials storage, on and off site haul routes, operational control, demolition, and exhaust emissions; and
  - v. where a breach of the dust trigger level may occur a response procedure should be detailed including measures to prevent repeat incidence.
- REASON: To protect residential amenity

#### NS14 - Archaeology

No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

REASON: To meet archaeological requirements of national planning policy.

#### NS15 - Refuse arrangements

None of the buildings hereby approved shall be occupied until arrangements for the storage and disposal of refuse/waste have been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: To safeguard the appearance of the property and the amenities of the area.

#### NS16 - Details of foundations - piling etc

No material start shall take place on the development hereby approved until written notice of the intention to commence work has been sent to the Development Control department of the Council. Such notice shall be sent to that department not less than 21

days prior to a material start on the development and shall give details of the intended method of constructing the foundations, including method and equipment for piling, if applicable. ( See informative IE06 on this notice which gives advice on foundation construction that minimises nuisance to neighbours).

Reason: To ensure that the local planning authority has sufficient notice of the commencement of work and the methods of foundation construction to enable measures to be taken, if appropriate, to protect the amenities of neighbouring occupiers.

#### NS17 - Proposed Access

Detailed drawings of the junction of the new access and the existing highway shall be submitted to and approved in writing by the Local Planning Authority; such drawings to show kerb alignment, levels and surface treatment. The works of construction of the junction shall be carried out in accordance with the drawings so approved and no part of the development shall be occupied until the works have been constructed in accordance with approved details.

REASON: To ensure that the proposed development does not prejudice highway safety and to safeguard the appearance of the locality.

#### NS18 - Building Regulation M4(3) (wheelchair) <sup>1</sup>

The new building hereby approved shall not be constructed other than in accordance with Building Regulation M4(3) (wheelchair) 'adaptable'.

Reason: In the interest of inclusive access in accordance with Policy CP14 to ensure homes to meet diverse and changing needs.

#### NS19 - BREEAM conversion

The converted flats hereby approved shall achieve BREEAM Rating 'Excellent' in accordance with the terms of the application & the requirements of the BREEAM Guide (or such national measure of sustainability for design that replaces that scheme).

REASON: In the interests of promoting sustainable forms of developments and to meet the terms of the application.

#### NS20 - Porous hard surfacing

That all new external hard surfacing shall be porous and constructed and laid out in accordance with details to be submitted to and agreed in writing by the Local Planning Authority within 6 months of the commencement of development.

Reason: In the interest of sustainable construction and to avoid excessive surface water runoff.

#### NS21 - Sustainable Drainage

None of the dwellings hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

ii) include a timetable for its implementation; and

iii) provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public

authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

REASON: To ensure satisfactory and sustainable drainage within the site.

**NS22 – Fenestration**

The proposed fenestration shall not be constructed otherwise than in accordance with details to be submitted to and approved in writing by the Local Planning Authority, such details to specify the design and external finishes thereof.

REASON: To ensure that the proposed development is in keeping and does not prejudice the appearance of the locality.

**NS23 – Balconies and screens**

The proposed balconies and screening shall not be constructed otherwise than in accordance with details to be submitted to and approved in writing by the Local Planning Authority, such details to specify the design and external finishes thereof. The screens shall be in place prior to occupation of the new development.

REASON: To ensure that the proposed development is in keeping and does not prejudice the appearance of the locality or residential amenity.

**NS24 – Marketing Suite**

Permission is granted for the proposed marketing suite on a temporary basis only and the marketing suite shall be removed and the land restored to its former state upon first occupation of the extra care home.

REASON: To ensure that the appearance of the locality is not prejudiced in the long term.

**Standard Informatives**

COMH06 Composite Informative

IE06 – Piling and Foundations

IL13 S106 agreement

IL24 - CIL Liable

IL25A - NPPF Approval

IL29 - Construction Management Statement

IM13 – Street Numbering

**Non- Standard Informatives**

**NI01 Mobility Scooters**

The applicant is advised of the need to provide storage space for mobility scooters. The large basement store room would be appropriate for this use.

**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): S6S

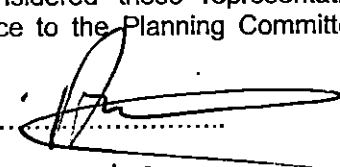
Dated: 12/11/19

**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: 12/12/19

<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**

---