

## Application reference: 17/2779/DD05

### HAM, PETERSHAM, RICHMOND RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
30.10.2019	11.11.2019	06.01.2020	06.01.2020

**Site:**

Latchmere House, 44 Church Road, Ham, Richmond

**Proposal:**

Details pursuant to parts (d) and (e) of condition NS04 - materials (external surfaces) of planning permission 17/2779/VRC

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

**APPLICANT NAME**

-  
-

**AGENT NAME**

Miss Anna Stott  
Aldermay House  
10-15 Queen Street  
London  
EC4N 1TX

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

**Consultations:****Internal/External:****Consultee**

14D Urban D  
LBRUT Highways Lighting Engineer  
LBRuT Ecology  
LBRuT Ecology  
14D Urban D

**Expiry Date**

03.12.2019  
24.01.2020  
17.01.2020  
18.02.2020  
28.02.2020

**Neighbours:**

-

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

Status: RNO Application:03/1864/C84  
Date:03/07/2003 Proposed New Library.

Development Management

Status: WDN Application:91/0951/FUL  
Date:18/07/1991 Erection Of 3no. 32' X 12' Portacabins For Use As Doctors Surgery For A Period Of 9 Months, (building Work At Existing Surgery 192 Tudor Drive)

Development Management

Status: WNA Application:91/1183/FUL  
Date:26/08/1991 Erection Of Portacabin Buildings For Use As Temporary Doctors Surgery For Period Of 9 Months.

Development Management

Status: WNA Application:94/3495/C84  
Date:06/12/1994 Renovation Of Existing Kitchen Building And Erection Of New Single Storey Workshop Building.

Development Management

Status: WNA Date:19/01/1996	Application:94/3589/FUL Extension Of Car Parking Area And Change Of Use Of Portacabin From Visitors Seating Area To Office Premises
<u>Development Management</u> Status: REF Date:02/02/1998	Application:97/2335 Construction Of New Prison Access Road, In Place Of The Existing Access To Be Closed Off.
<u>Development Management</u> Status: ROB Date:22/01/1998	Application:97/2506 Erection Of External Staircase From Governors Building Second Floor Level To Ground Level.
<u>Development Management</u> Status: RNO Date:23/01/1998	Application:97/2652 Erection Of A Single Storey Extension To Front Of Existing Gate Lodge.
<u>Development Management</u> Status: RNO Date:05/05/1999	Application:98/2693 Proposed Additional Car Parking Facilities.
<u>Development Management</u> Status: GTD Date:25/08/2006	Application:06/2069/FUL Proposed erection of a two storey building and accompanying basement comprising seven flats with associated parking.
<u>Development Management</u> Status: GTD Date:30/11/2006	Application:06/3457/FUL Repair main administration building roof, remove redundant rooflights, install new sunpipes and new high performance roof coverings to existing flat roof areas, replace slate roof covering over part of (admim/finance) roof with new artificial slate and replace fascia to front/side elevation.
<u>Development Management</u> Status: GTD Date:23/08/2007	Application:07/2477/FUL Installation of satellite dish affixed on to the roof of the boiler room.
<u>Development Management</u> Status: WNA Date:16/10/2009	Application:09/2036/FUL Installation of a diesel electrical generator and associated acoustic housing.
<u>Development Management</u> Status: GTD Date:06/04/2010	Application:10/T0038/TPO T1 - Oak - Fell
<u>Development Management</u> Status: RNO Date:30/07/2012	Application:12/T0315/TCA See schedule of works
<u>Development Management</u> Status: WTD Date:08/06/2015	Application:14/0450/FUL Demolition of existing buildings, excluding Latchmere House. Provision of 58 residential units (Use Class C3) comprising 51 new build units and the conversion and ground floor extension of Latchmere House to provide 7 apartments. Formation of a new highways access from Latchmere Lane. Associated highways works, landscaping, tree works and car parking. Cross-boundary application also comprising land within the Royal Borough of Kingston upon Thames and providing in total 89 residential units including 82 new build units and 7 apartments in the converted and extended Latchmere House.
<u>Development Management</u> Status: REF Date:05/01/2015	Application:14/0451/FUL Demolition of existing buildings, excluding Latchmere House. Provision of 42 residential units (Use Class C3) comprising 35 new build units and the conversion and ground floor extension of Latchmere House to provide 7 apartments. Associated highways works, landscaping, tree works and car parking. Cross-boundary application also comprising land within the Royal Borough of Kingston upon Thames and providing in total 73 residential units including 66 new build units and 7 apartments within the converted and extended Latchmere House.
<u>Development Management</u> Status: WNA Date:12/06/2015	Application:14/0935/CON Erection of 31 dwellings 2/3 storeys high with access from Church Lane, Ham as part of the creation of 73 dwellings through the conversion and

extension of Latchmere House to create 7 flats and the demolition of existing buildings and erection of 66 new 2/3 storey houses in conjunction with application 14/0451/FUL in the London Borough of Richmond.

<u>Development Management</u> Status: WNA Date:12/06/2015	Application:14/0936/CON Erection of 31 dwellings 2/3 storeys high with access from Church Lane and Latchmere Lane, Ham as part of the creation of 89 dwellings through the conversion and extension of Latchmere House to create 7 flats and the demolition of existing buildings and erection of 82 new dwellings in conjunction with application 14/0450/FUL in the London Borough of Richmond.
<u>Development Management</u> Status: GTD Date:05/02/2016	Application:14/0451/DD01 Details pursuant to condition 3 (ancillary site buildings/parking of vehicles), 6 (investgation/protection of bats) and 7 (protection of trees) of planning permission 14/0451/FUL allowed on appeal, and its associated Demolition and Construction Management Plan.
<u>Development Management</u> Status: VOID Date:14/10/2015	Application:15/4108/VOID Erection of 31 dwellings 2/3 storeys high with access from Church Road, Ham. (In connection with the wider development of a total of 73 dwellings through the conversion and extension of Latchmere House to create 7 flats and the demolition of existing buildings and erection of 66 new dwellings in conjunction with application 14/0451/FUL in the London Borough of Richmond).
<u>Development Management</u> Status: GTD Date:20/05/2016	Application:16/0523/VRC Variation of condition 2 (approved drawings ) of planning permission 14/0451/FUL (Demolition of existing buildings, excluding Latchmere House. Provision of 42 residential units (Use Class C3) comprising 35 new build units and the conversion and ground floor extension of Latchmere House to provide 7 apartments. Associated highways works, landscaping, tree works and car parking. Cross-boundary application also comprising land within the Royal Borough of Kingston upon Thames and providing in total 73 residential units including 66 new build units and 7 apartments within the converted and extended Latchmere House), to allow changes to design of individual houses and improvements to the landscape.
<u>Development Management</u> Status: GTD Date:24/05/2016	Application:16/1023/FUL Construction of a temporary sales and marketing suite (sui generis) with associated landscaping and car parking, for a temporary period of three years.
<u>Development Management</u> Status: GTD Date:20/03/2018	Application:17/2779/DD01 Details pursuant to condition U30492 (NS04 Formally Condition 4) of planning permission 17/2779/VRC as amended by condition U32789 (NS04 Formally Condition 4) of planning permission 17/0687/NMA (revised description) [part discharge parts (a) and (g)].
<u>Development Management</u> Status: GTD Date:16/08/2016	Application:16/0523/DD02 Details pursuant to condition NS05 (cycle parking) of planning permission 16/0523/VRC.
<u>Development Management</u> Status: GTD Date:05/12/2016	Application:16/0523/DD01 Details puraunt to condition U05664 - NS08 (childrens play) of planning permission 16/0523/VRC.
<u>Development Management</u> Status: GTD Date:16/08/2016	Application:16/0523/DD03 Details pursuant to PART of condition NS10 (sustainability) of planning permission 16/0523/VRC. (Part A discharged; Part B only discharged for new build).
<u>Development Management</u> Status: GTD Date:29/09/2016	Application:16/0523/DD05 Details pursuant to condition U05668 - NS12 - Formally condition 12 of

planning permission 16/0523/VRC.

<u>Development Management</u> Status: WDN Date:13/09/2018	Application:16/3522/FUL Planning consent to advertise on hoarding
<u>Development Management</u> Status: GTD Date:08/11/2016	Application:16/3523/ADV Please refer to the Hoarding presentation
<u>Development Management</u> Status: GTD Date:19/07/2017	Application:16/0523/DD06 Details pursuant to formally condition NS13 (Soft Landscaping) of planning permission 16/0523/VRC.
<u>Development Management</u> Status: GTD Date:19/07/2017	Application:16/0523/DD07 Details pursuant to condition NS14 (details of Landscape Management Plan) of planning permission 14/0451/FUL.
<u>Development Management</u> Status: WON Date:21/08/2018	Application:17/0241/ADV Erection of 6 flag posts.
<u>Development Management</u> Status: REF Date:18/04/2017	Application:17/0429/ADV Erection of a "V" board, on the junction of Church Road and Latchmere Close.
<u>Development Management</u> Status: GTD Date:27/10/2017	Application:17/0687/NMA Removal of condition U05665 - NS09 (Formally condition 9 - Lifetime Homes Standards) of Planning Permission 16/0523/VRC. [Application for a Non-Material Amendment to planning permission 17/2779/VRC regarding the amendment of condition U30492 - NS04 relating to the wording all hard surfaces shall be made of porous materials]
<u>Development Management</u> Status: GTD Date:24/08/2017	Application:16/0523/DD08 Details pursuant to condition U05675 NS20 (wheelchair accommodation) of planning permission 16/0523/VRC.
<u>Development Management</u> Status: GTD Date:20/09/2017	Application:17/2779/VRC Removal of condition U05665 - NS09 (Formally condition 9 - Lifetime Homes Standards) of Planning Permission 16/0523/VRC.
<u>Development Management</u> Status: GTD Date:09/03/2018	Application:17/2779/NMA Non Material Amendment to Planning Permission 17/2779/VRC (Removal of condition U05665 - NS09 (Formally condition 9 - Lifetime Homes Standards) of Planning Permission 16/0523/VRC) Amendments to include internal amendments to revise housing mix in Latchmere House and changes to the south west elevation.
<u>Development Management</u> Status: GTD Date:19/02/2019	Application:17/2779/DD02 Details pursuant to parts (a) and (g) of condition U30492 (NS04 Formally Condition 4) of planning permission 17/2779/VRC as amended by condition U32789 (NS04 Formally Condition 4) of planning permission 17/0687/NMA
<u>Development Management</u> Status: GTD Date:08/03/2019	Application:17/2779/NMA2 Non-material amendment to planning permission 17/2779/VRC (Removal of condition U05665 - NS09 (Formally condition 9 - Lifetime Homes Standards) of Planning Permission 16/0523/VRC) to allow alterations to end of terrace house including: - Internal alterations to reflect the change in footprint - Change to the entrance of the house from a front entrance to a side entrance with associated entrance porch and pedestrian access - Removal of front door and replaced with window
<u>Development Management</u> Status: GTD Date:11/04/2019	Application:17/2779/DD03 Details pursuant to condition NS07 (protection of trees) of planning permission 17/2779/VRC
<u>Development Management</u> Status: GTD	Application:17/2779/NMA1

Date:26/07/2019	Non-material amendment to planning permission 17/2779/VRC to allow amendments to Latchmere House, including installation of rooflights, revised fenestration detailing to all elevations and removal of first-floor window in western elevation.
<u>Development Management</u> Status: GTD Date:08/08/2019	Application:17/2779/DD04 Details pursuant to parts (b) (c) and (d) of condition U30492 (NS04 Formally Condition 4) and NS13 (landscaping) of planning permission 17/2779/VRC
<u>Development Management</u> Status: PDE Date:	Application:17/2779/DD05 Details pursuant to parts (d) and (e) of condition NS04 - materials (external surfaces) of planning permission 17/2779/VRC
<u>Development Management</u> Status: GTD Date:03/01/2020	Application:16/0523/DD09 Details pursuant to condition NS05 (cycle parking) of planning permission 16/0523/VRC
<u>Development Management</u> Status: PCO Date:	Application:20/0391/NMA Non-material amendment application to Condition U30493 (NS 05 Formally condition 5) of 17/2779/VRC to allow amendment of reference to 16/0523/DD02 to refer to 16/0523/DD09.
<u>Appeal</u> Validation Date: 22.10.2014	Demolition of existing buildings, excluding Latchmere House. Provision of 58 residential units (Use Class C3) comprising 51 new build units and the conversion and ground floor extension of Latchmere House to provide 7 apartments. Formation of a new highways access from Latchmere Lane. Associated highways works, landscaping, tree works and car parking. Cross-boundary application also comprising land within the Royal Borough of Kingston upon Thames and providing in total 89 residential units including 82 new build units and 7 apartments in the converted and extended Latchmere House.
Reference: 14/0159/AP/NON	
<u>Appeal</u> Validation Date: 06.02.2015	Demolition of existing buildings, excluding Latchmere House. Provision of 42 residential units (Use Class C3) comprising 35 new build units and the conversion and ground floor extension of Latchmere House to provide 7 apartments. Associated highways works, landscaping, tree works and car parking. Cross-boundary application also comprising land within the Royal Borough of Kingston upon Thames and providing in total 73 residential units including 66 new build units and 7 apartments within the converted and extended Latchmere House.
Reference: 15/0032/AP/REF	<b>Appeal Allowed</b>
<u>Building Control</u> Deposit Date: 06.06.2016	Construction of 35 new build dwellings and conversion of existing building to create 7 new apartments (see case note for SNN allocations)
Reference: 16/1219/IN	
<u>Building Control</u> Deposit Date: 23.07.2018 Reference: 18/NIC01599/NICEIC	New full electrical installation (new build)
<u>Enforcement</u> Opened Date: 25.06.2002 Reference: 02/00215/EN	Enforcement Enquiry

## DELEGATED REPORT

17/2779/DD05

HMP Latchmere House, Church Road, Ham, Richmond TW10 5HH

### Site Description:

The application site comprises a 3.6 hectare L shaped site located partially within the London Borough of Richmond and partially within the Royal Borough of Kingston upon Thames. The northern portion of the site is part of the Ham Common Conservation Area including the three storey Latchmere House, an extensive former 19<sup>th</sup> Century residential property which has been designated as a BTM. The remainder of the site is predominantly characterised by a number of low rise buildings interspersed by hard court recreation area and surrounded by green amenity spaces. The site is a designated archaeological priority area and there are also a number of trees covered by TPOs.

The surrounding area is predominantly residential comprising of 1930s post 2-storey semi-detached and terraced family houses. Approximately 100m to the south of the site is the designated local shopping centre, Tudor Drive.

The existing vehicular access is at the north-west corner of the site is via Church Rod. The existing access would have accommodated large service vehicles and staff car trips associated with the former prison use. Directly adjoining the northern boundary of the site is the wooded area of Ham Common, an area designated as MOL, Public Open Space and an Other Site of Nature Importance.

### Relevant History:

Application 14/0451/FUL for demolition of existing buildings, excluding Latchmere House. Provision of 42 residential units (Use Class C3) comprising 35 new build units and the conversion and ground floor extension of Latchmere House to provide 7 apartments. Associated highways works, landscaping, tree works and car parking. Cross-boundary application also comprising land within the Royal Borough of Kingston upon Thames and providing in total 73 residential units including 66 new build units and 7 apartments within the converted and extended Latchmere House was refused by the planning committee on 31.12.2014. Allowed on appeal 03.07.2015.

Application: 16/0523/VRC for variation of condition 2 (approved drawings ) of planning permission 14/0451/FUL (Demolition of existing buildings, excluding Latchmere House. Provision of 42 residential units (Use Class C3) comprising 35 new build units and the conversion and ground floor extension of Latchmere House to provide 7 apartments. Associated highways works, landscaping, tree works and car parking. Cross-boundary application also comprising land within the Royal Borough of Kingston upon Thames and providing in total 73 residential units including 66 new build units and 7 apartments within the converted and extended Latchmere House), to allow changes to design of individual houses and improvements to the landscape was granted by the planning committee on 18.04.2016

Application: 17/2779/VRC for removal of condition U05665 - NS09 (Formally condition 9 - Lifetime Homes Standards) of Planning Permission 16/0523/VRC (Demolition of existing buildings, excluding Latchmere House. Provision of 42 residential units (Use Class C3) comprising 35 new build units and the conversion and ground floor extension of Latchmere House to provide 7 apartments. Associated highways works, landscaping, tree works and car parking. Cross-boundary application also comprising land within the Royal Borough of Kingston upon Thames and providing in total 73 residential units including 66 new build units and 7 apartments within the converted and extended Latchmere House) was granted on 20.09.2017.

Application: 17/0687/NMA for removal of condition U05665 - NS09 (Formally condition 9 - Lifetime Homes Standards) of Planning Permission 16/0523/VRC. [Application for a Non-Material Amendment to planning permission 17/2779/VRC regarding the amendment of condition U30492 - NS04 relating to the wording all hard surfaces shall be made of porous materials] was granted 27.10.2017.

Application 17/2779/NMA for a non-material amendment to Planning Permission 17/2779/VRC (Removal of condition U05665 - NS09 (Formally condition 9 - Lifetime Homes Standards) of Officer Planning Report – Application 17/2779/DD05 Page 6 of 10

Planning Permission 16/0523/VRC) Amendments to include internal amendments to revise housing mix in Latchmere House and changes to the south west elevation was granted 09.03.2018.

Application: 17/2779/NMA2 for Non-material amendment to planning permission 17/2779/VRC (Removal of condition U05665 - NS09 (Formally condition 9 - Lifetime Homes Standards) of Planning Permission 16/0523/VRC) to allow alterations to end of terrace house including:

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

Granted in 08.03.2019.

**Proposal:**

Details pursuant to parts (d) and (e) of condition NS04 - materials (external surfaces) of planning permission 17/2779/VRC

**Professional Comments:**

The main issues raised are whether the application is adequate in content and detail to discharge parts (d) and (e) of condition U30492 (NS04 Formally Condition 4).

**U30492 (NS04 Formally Condition 4)**

*1. No development, except for works of demolition, shall take place until details of the following have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.*

- a) The materials to be used in the construction of the external surfaces of all buildings hereby approved, including their colour and texture.*
- b) Boundary treatments, including walls, fences and gates.*
- c) The treatment and layout of all parts of the site not covered by the approved buildings, including hard and soft landscaping.*
- d) Refuse storage facilities.*
- e) Street furniture and lighting.*
- f) Sewer and drainage runs.*
- g) Any external plant and equipment.*
- h) Details and siting of solar panels.*

*2. All hard surfaces shall be permeable except where they would be impermeable in accordance with drawing numbers 1509/03/03 Rev G and 1509/03/04 Rev G received 19 October 2017.*

*REASON: To ensure a high quality development, and protect the amenities of residents.*

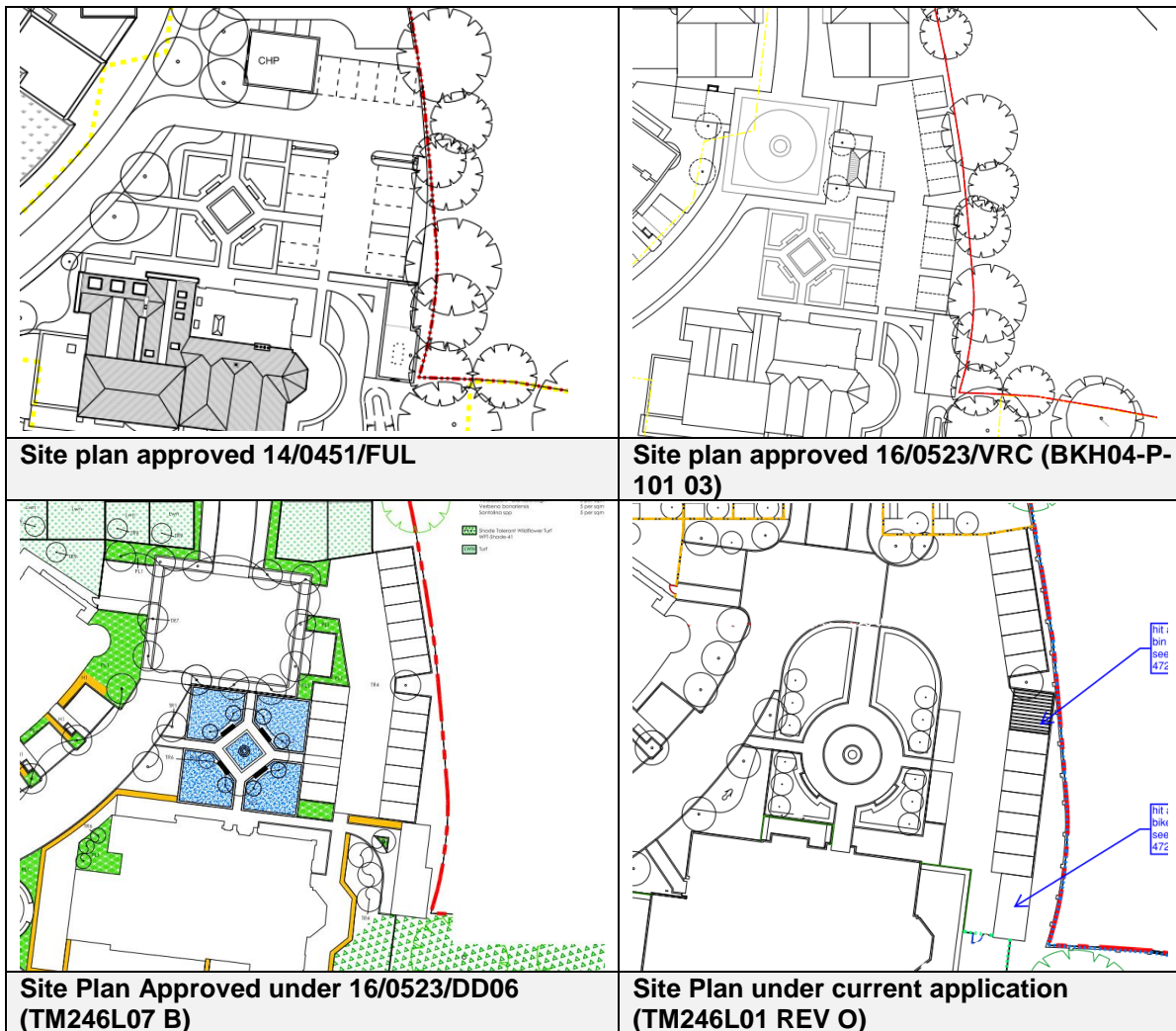
All details with respect to other parts have been discharged under the following:

- Part (a) and (g) discharged under ref 17/2779/DD01 and 17/2779/DD02
- Parts (b), (c) and (d) discharged under ref 17/2779/DD04

The current submission is for details covered under (d) and (e) only.

Refuse storage facilities.

Primary materials for the refuse storage facilities have been amended slightly, and this has been reviewed by the council's transport department and conservation officers who raise no objection to these alterations. It is noted the number of parking spaces indicated on the plans have altered from the previous approval. The applicant is advised there must be no deviation from the previously approved number of parking spaces, and in an email to the case officer dated 3<sup>rd</sup> June 2019 under application ref 17/2779/DD04, has confirmed the original consent will be relied upon in terms of quantum.



Given there is no loss of parking when compared with the original approval, this alteration is not thought to materially alter parking provision such that new planning consent will be required.

In terms of materials, the application proposes timber cladding for the communal refuse storage and a pergola style arrangement above. Timber cladding has been considered acceptable for the cycle storage facilities under application ref: 16/0523/DD09. No objection is raised to the primary materials of the refuse storage on the basis that it will not compromise the character and appearance of the area, and will complement the cycle storage facilities.

Street furniture and lighting

A number of wall mounted luminaires are proposed to Latchmere House itself, to which no objection is raised in terms of design. The lighting however has the potential to impact wildlife, with the primary concern being the impact on Bats.

It is noted a bat mitigation strategy had been put forward, which included lighting during construction. This detail was approved under application ref: 14/0451/DD01 on 03.02.2016. The council's ecologist and officer report noted that the lighting strategy is accepted, however the particularly sensitive area of the access drive (Barrons Chase) directly adjacent to the Site of Importance for Nature Conservation (SINC) features bollards, and further information is required to assess the impact on bats here. The following was requested:

- The angle of light beam both horizontally and vertically, with and without deflectors,
- Lux level at source and close distances (i.e. 1m-5m) to assess lighting impact.
- Confirmation of which bollard locations will have reflectors

These details were provided by the applicant, and reviewed by the Council's ecologist who has raised no objection to the scheme.

As such, overall it is considered the submitted information is sufficient in detail to discharge parts  
 Officer Planning Report – Application 17/2779/DD05 Page 8 of 10



(d) and (e) of condition U30492 (NS04 Formally Condition 4) and it is therefore recommended the application is **APPROVED**.

**Recommendation:**

The determination of this application falls within the scope of Officer delegated powers - YES / NO

**I therefore recommend the following:**

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

This application is CIL liable  YES\*  NO  
(\*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement  YES\*  NO  
(\*If yes, complete Development Condition Monitoring in Uniform)

This application has representations online (which are not on the file)  YES  NO

This application has representations on file  YES  NO

Case Officer (Initials): ...KNP.....

Dated: ...28/02/2020.....

**I agree the recommendation:**

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

Dated: ...WWC.....4/3/2020.....

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: .....

<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**

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**CONDITIONS**

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**INFORMATIVES**

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