

Application reference: 17/2779/DD06

HAM, PETERSHAM, RICHMOND RIVERSIDE WARD

| Date application received | Date made valid | Target report date | 8 Week date |
|---------------------------|-----------------|--------------------|-------------|
| 01.04.2020 | 01.04.2020 | 27.05.2020 | 27.05.2020 |

Site:

Latchmere House, Church Road, Ham Common, Ham

Proposal:

Details pursuant to condition NS10 (part B) (CO2 emissions) of planning permission 17/2779/VRC

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

APPLICANT NAME

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C/O Agent

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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

Expiry Date

Neighbours:

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

Development Management

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

Development Management

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

Development Management

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

Development Management

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

Development Management

Status: WNA Application:94/3589/FUL
Date:19/01/1996 Extension Of Car Parking Area And Change Of Use Of Portacabin From Visitors Seating Area To Office Premises

Development Management

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| 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> | |

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| 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 purauant 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 |

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| <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 Date:26/07/2019 | Application:17/2779/NMA1 Non-material amendment to planning permission 17/2779/VRC to allow amendments to Latchmere House, including installation of rooflights, revised fenestration detailing to all elevations and removal of first-floor window in western elevation. |

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| <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: GTD Date:04/03/2020 | 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: GTD Date:03/03/2020 | Application:17/2779/NMA3 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 for condition U30493 (NS 05 Formally condition 5) of 17/2779/VRC to be amended to refer to application 16/0523/DD09 replacing reference to 16/0523/DD02. |
| <u>Development Management</u> Status: PCO Date: | Application:17/2779/DD06 Details pursuant to condition NS10 (part B) (CO2 emissions) of planning permission 17/2779/VRC |
| <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 | Appeal Allowed |
| <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/DD06

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

Site Description:

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

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

Directly adjoining the northern boundary of the site is the wooded area of Ham Common, an area designated as MOL, Public Open Space and an Other Site of Nature Importance.

Relevant History:

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

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

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

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

Application 17/2779/NMA for a non-material amendment to Planning Permission 17/2779/VRC (Removal of condition U05665 - NS09 (Formally condition 9 - Lifetime Homes Standards) of Planning Permission 16/0523/VRC) Amendments to include internal amendments to revise housing mix in Latchmere House and changes to the south west elevation was granted 09.03.2018.

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

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

Granted in 08.03.2019.

Development implementing planning permission 17/2779/VRC is in advanced stages, and nearing completion.

Proposal:

Details pursuant to condition U30497 NS 10 Formally condition 10 of planning permission 17/2779/VRC.

Professional Comments:

The main issues raised are whether the application is adequate in content and detail to discharge the condition.

U30497 NS 10 Formally condition 10

a) The development hereby approved shall meet the target for water use of 105 litres or less per person per day, excluding an allowance of 5 litres or less per person per day for external use in accordance with the drawings and details approved in application 16/0523/DD03 on 16.08.2016.

b) The new build units of the development hereby approved shall achieve a 35% reduction in CO2 emissions over that required by the Building Regulations, 2013, in accordance with the drawings and details approved in application 16/0523/DD03 on 16.08.2016.

REASON: To ensure a sustainable form of development, and one that meets adopted standards.

On 16 August 2016, planning permission was granted for the partial discharge of Condition NS 10 (sustainability) of planning permission 16/0523/VRC. Part A was discharged; and Part B only discharged for the new builds. The decision notice stated that the Energy Strategy did not demonstrate that the flats within Latchmere House met the 35% reduction in CO2 emissions that were required by the Building Regulations, 2013.

Since 2016, the wording for Condition NS 10 has been amended through an application for the removal of Condition NS 09 of planning permission 16/0523/VRC which related to the Code for Sustainable Homes. As part of this consent (LPA Ref: 17/2779/VRC) the wording of Condition NS 10 was also updated to reflect discussions between the Applicant and the Council which confirmed that Part B of Condition 10 should only relate to the new build elements of the proposal and not the refurbishment of Latchmere House.

This application has been submitted to provide formal confirmation that the requirements of these conditions have been satisfied. Whilst the condition does not technically seek further detail, owing to the history of the condition under linked similar applications, this detail has been provided and approved under previous applications:

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). Approved 16.08.2016.

The officer report under application 17/2779/VRC (approved 20.09.2017) notes (at page 14):

"it is noted that the 35% reduction in CO2 emissions over that required by the Building regulations 2013, only applies to the new builds in the development and therefore the condition has been amended accordingly"

Policy LP22 requires the 35% reduction in CO2 on new build units, acknowledging the constraints of conversions which are required to meet a different standard by way of policy. In this case, the constraints of the conversion have been acknowledged in the re-wording of the original condition, applying the 35% requirement to the new build elements of the scheme only.

The documents that have been submitted have been submitted are the same as those approved
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under 16/0523/DD03, and as such all documents demonstrate the new build elements meet the 35% reduction in CO2 over building regulation .

Overall therefore it is considered the submitted information is satisfies the requirements of part b. of condition U30497 NS 10 (Formally condition 10) 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: ...22/04/2020.....

I agree the recommendation:



Team Leader/Head of Development Management/Principal Planner

Dated:28.04.2020.....

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: