

## PLANNING REPORT

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Rebecca Shilstone on 30

### Application reference: 20/1499/FUL HAMPTON NORTH WARD

Date application received	Date made valid	Target report date	8 Week date
20.05.2020	20.05.2020	15.07.2020	15.07.2020

**Site:**

Boundaries, 1 St James's Road, Hampton Hill, Hampton

**Proposal:**

Demolition of existing buildings and the erection of a replacement building to contain 9no. flats (Use Class C3), with associated works including landscaping and parking.

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

**APPLICANT NAME**

Hampton Hick Ltd  
C/o Agent

**AGENT NAME**

Mr Alex Yearsley  
30 Warwick Street  
London  
W1B 5NH

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

**Consultations:**

**Internal/External:**

**Consultee**

14D POL  
LBRUT Transport  
14D Urban D  
LBRuT Ecology  
LBRuT Trees Preservation Officer (North)  
LBRUT Environmental Health Contaminated Land

**Expiry Date**

23.06.2020  
23.06.2020  
23.06.2020  
23.06.2020  
23.06.2020  
23.06.2020

**Neighbours:**

19 Warwick Close, Hampton, TW12 2TZ -  
40 St James's Road, Hampton Hill, Hampton, TW12 1DQ -  
18 St James Road, Hampton Hill, Hampton, TW12 1DQ -  
133 Uxbridge Road, Hampton, TW12 1SL, - 09.06.2020  
131 Uxbridge Road, Hampton, TW12 1SL, - 09.06.2020  
47 Fairlight, Uxbridge Road, Hampton, TW12 1SN, - 09.06.2020  
45 Fairlight, Uxbridge Road, Hampton, TW12 1SN, - 09.06.2020  
43 Fairlight, Uxbridge Road, Hampton, TW12 1SN, - 09.06.2020  
127 Uxbridge Road, Hampton, TW12 1SL, - 09.06.2020  
Flat 7, 2 St James's Road, Hampton Hill, Hampton, TW12 1DQ, - 09.06.2020  
Flat 6, 2 St James's Road, Hampton Hill, Hampton, TW12 1DQ, - 09.06.2020

Flat 5,2 St James's Road,Hampton Hill,Hampton,TW12 1DQ, - 09.06.2020  
Flat 4,2 St James's Road,Hampton Hill,Hampton,TW12 1DQ, - 09.06.2020  
Flat 3,2 St James's Road,Hampton Hill,Hampton,TW12 1DQ, - 09.06.2020  
Flat 2,2 St James's Road,Hampton Hill,Hampton,TW12 1DQ, - 09.06.2020  
Flat 1,2 St James's Road,Hampton Hill,Hampton,TW12 1DQ, - 09.06.2020  
Flat 3,Valentin Court,2A St James's Road,Hampton Hill,Hampton,TW12 1DQ, - 09.06.2020  
Flat 2,Valentin Court,2A St James's Road,Hampton Hill,Hampton,TW12 1DQ, - 09.06.2020  
Flat 1,Valentin Court,2A St James's Road,Hampton Hill,Hampton,TW12 1DQ, - 09.06.2020  
Flat 5,Valentin Court,2A St James's Road,Hampton Hill,Hampton,TW12 1DQ, - 09.06.2020  
Flat 4,Valentin Court,2A St James's Road,Hampton Hill,Hampton,TW12 1DQ, - 09.06.2020  
143A Uxbridge Road,Hampton,TW12 1BQ, - 09.06.2020  
Flat 13,Kings Court,141 Uxbridge Road,Hampton,TW12 1BL, - 09.06.2020  
Flat 12,Kings Court,141 Uxbridge Road,Hampton,TW12 1BL, - 09.06.2020  
Flat 11,Kings Court,141 Uxbridge Road,Hampton,TW12 1BL, - 09.06.2020  
Flat 10,Kings Court,141 Uxbridge Road,Hampton,TW12 1BL, - 09.06.2020  
Flat 9,Kings Court,141 Uxbridge Road,Hampton,TW12 1BL, - 09.06.2020  
Flat 8,Kings Court,141 Uxbridge Road,Hampton,TW12 1BL, - 09.06.2020  
Flat 7,Kings Court,141 Uxbridge Road,Hampton,TW12 1BL, - 09.06.2020  
139 Uxbridge Road,Hampton,TW12 1BL, - 09.06.2020  
Maisonette At,145 Uxbridge Road,Hampton,TW12 1BQ, - 09.06.2020  
143B Uxbridge Road,Hampton,TW12 1BQ - 09.06.2020  
Basement And Ground Floor,145 Uxbridge Road,Hampton,TW12 1BQ, - 09.06.2020  
Flat 3,Kings Court,141 Uxbridge Road,Hampton,TW12 1BL, - 09.06.2020  
Flat 2,Kings Court,141 Uxbridge Road,Hampton,TW12 1BL, - 09.06.2020  
Flat 5,Kings Court,141 Uxbridge Road,Hampton,TW12 1BL, - 09.06.2020  
Flat 4,Kings Court,141 Uxbridge Road,Hampton,TW12 1BL, - 09.06.2020  
Flat 1,Kings Court,141 Uxbridge Road,Hampton,TW12 1BL, - 09.06.2020  
Kings Court,141 Uxbridge Road,Hampton,TW12 1BL, - 09.06.2020  
Flat 6,Kings Court,141 Uxbridge Road,Hampton,TW12 1BL, - 09.06.2020  
8 Willowbrook,St James's Road,Hampton Hill,Hampton,TW12 1DJ, - 09.06.2020  
7 Willowbrook,St James's Road,Hampton Hill,Hampton,TW12 1DJ, - 09.06.2020  
6 Willowbrook,St James's Road,Hampton Hill,Hampton,TW12 1DJ, - 09.06.2020  
5 Willowbrook,St James's Road,Hampton Hill,Hampton,TW12 1DJ, - 09.06.2020  
4 Willowbrook,St James's Road,Hampton Hill,Hampton,TW12 1DJ, - 09.06.2020  
3 Willowbrook,St James's Road,Hampton Hill,Hampton,TW12 1DJ, - 09.06.2020  
2 Willowbrook,St James's Road,Hampton Hill,Hampton,TW12 1DJ, - 09.06.2020  
1 Willowbrook,St James's Road,Hampton Hill,Hampton,TW12 1DJ, - 09.06.2020  
134 Uxbridge Road,Hampton,TW12 1BG, - 09.06.2020  
132 Uxbridge Road,Hampton,TW12 1BG, -  
130 Uxbridge Road,Hampton,TW12 1BG, -

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

Development Management

Status: GTD

Date:28/09/2020

Application:20/1499/FUL

Demolition of existing buildings and the erection of a replacement building to contain 9no. flats (Use Class C3), with associated works including landscaping and parking.

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Building Control

Deposit Date: 04.07.2009

Installed a Gas Boiler

Reference: 10/FEN00441/GASAFE

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20/1499/FUL

Boundaries 1 St James's Road Hampton Hill Hampton TW12 1DH

### Site

The application site is occupied by no. 1 St James's Road a detached property that lies to the west of St James's Road at its junction with Windmill Road and Uxbridge Road. Immediately to the south is the Longford River classified as 'Other Site of Nature Importance', bounded by the Joanna Southcote Chapel Conservation Area and land designated as Metropolitan Open Land (MOL). The plot currently contains a single-family dwelling on a prominent corner plot location. The existing building is of 1960s style noticeably set back from the street and flanked by trees, foliage and shrubs at all sides, such that it is not immediately apparent from the street view. The area is characterised by buildings of different forms and scale and there are noticeable gaps between buildings, the Grade II Listed St James Church lies roughly 250m to the north. In general, the corner plot has a sense of openness which is obvious from all aspects of the surrounds.



The site falls within the Hampton Hill Village which has a relevant Village Planning Guidance, this document describes the area as follows:

This character area occupies the north western triangle of the Hampton Hill district. The area is bounded to the north by Burtons Road, to the west by Longford River, and St James's Church provides a visual stop at the east boundary of the area. Uxbridge Road and Park Road are the arterial routes through this character area.

**Proposal:**

The proposal site seen below is for demolition of existing buildings and the erection of a replacement three storey building (Use Class C3) consisting of 9 no. flats of 7 x 2 bedrooms, 1 x 1 bedroom, 1 x 3 bedroom with associated parking facility, waste storage and landscaping.



### Planning History

20/1499/FUL	Demolition of existing buildings and the erection of a replacement building to contain 9no. flats (Use Class C3), with associated works including landscaping and parking.	Pending
73/0049	Erection of chalet bungalow with access from Greenwood Lane.	refused permission 31/05/1973
68/1072	Formation of new windows in existing building. Erection of 2 storey extension at the rear to provide additional hostel accommodation and wardens flat. Erection of old storage tank enclosure.	granted permission 02/07/1968
65/1920	Erection of single storey extension to house Unit No. 3.	Granted 18/02/1966
65/0941	Erection of 3 detached houses and garages.	granted permission
63/0438	Erection of 9 flats and 9 garages.	refused permission
62/1117	Erection of 6 terraced houses.	refused permission
62/0909	Erection of three detached houses with garages.	granted permission

### Amendments

Amendments were requested to illustrate clearer boundary line asked by Ecology.

### Planning Policies

National Planning Policy Framework – NPPF (2018)  
London Plan (2016)

### Local Plan (2018)

- LP1 Local Character and Design Quality

- LP3 Designated Heritage Assets
- LP4 Non-Designated Heritage Assets
- LP8 Amenities and Living Conditions
- LP13 Green Belt, Metropolitan Open Land and Local Green Space
- LP16 Trees, Woodlands and Landscape
- LP22 Sustainable Design and Construction
- LP24 Waste Management
- LP34 New Housing
- LP35 Housing Mix and Standards
- LP36 Affordable Housing
- LP38 Loss of Housing
- LP39 Infill, Backland and Backgarden Development
- LP44 Sustainable Travel Choices
- LP45 Parking standards and servicing

**Supplementary Planning Documents (SPD)/Guidance (SPG):**

- Design Quality (2006)
- Small and Medium Housing Sites (2006)
- Front Garden and Other Off-Street Parking Standards (2010)
- Refuse and Recycling Storage Requirements (2015)
- Sustainable Construction Checklist (2016)
- Character Area Village Planning – Hampton Hill (2017)
- Affordable Housing (2014)
- Residential Development Standards (2010) incorporating the Nationally Described Space Standards
- Development Control for Noise Generating and Noise Sensitive Development (2018)

**Public representations**

Five objections have been received and comments are summarized as below.

- Out of keeping with local character due to excessive bulk, height and design
- overbearing, fails to take account of local context with negative impact to the street scene
- As a “taller” building a full design justification is needed based on the townscape and visual effect on the location.
- Dominating, visually intrusive, overbearing and overdevelopment of site,
- Loss of light, loss of privacy, over-looking and a sense of enclosure,
- Insufficient private, useable and functional amenity space,
- Flats development does not satisfy the requirement for housing mix,
- Loss of light or overshadowing
- Highway safety and traffic Generation
- Noise and disturbance resulting from use
- Layout and density of building
- Insufficient parking provision and parking already in demand from surrounding flats at Uxbridge Road and St James’s Road, the new development will increase parking pressure particularly during rush hours

- Addition of 9 flats and provision of 5 parking will create an unacceptable adverse impact on on-street parking availability, street scene, highway safety and emergency access.
- Its proximity to the mutual boundary would lead to a general loss of light and serious overshadowing

**Planning Consideration:** Key planning considerations are:

- Land Use and Principle of Development
- Design, Heritage Assets, Local Character and MOL
- Residential Development Standards
- Residential Amenity of Neighbouring Occupiers
- Transport, Highways and Parking
- Refuse/Recycle and Bicycle Storage
- Land Contamination
- Trees and Soft Landscaping
- Ecology/Biodiversity
- Sustainability and Renewable Energy Targets
- Affordable Housing Contribution
- Community Infrastructure Levy (CIL)

**Land Use and Principle of Development:**

Policy LP38 requires that existing housing are retained. At point C, it states that redevelopment of existing housing should normally only take place where:

- a. it has first been demonstrated that the existing housing is incapable of improvement or conversion to a satisfactory standard to provide an equivalent scheme; and, if this is the case
- b. the proposal does not have an adverse impact on local character; and
- c. the proposal provides a reasonable standard of accommodation, including accessible design, as set out in LP 35 Housing Mix and Standards.

Justification for demolition of site and construction of 9 flats is demonstrated in the Planning Statement points 6.12 to 6.16. It is claimed that given the existing dwelling is of no architectural merit and occupies a substantial and underdeveloped plot, it is considered that the benefits of introducing and uplift in residential units far exceed the benefit of retaining a single dwelling.

With regards to 3 indicators within point 'C' of policy LP38 it is argued that:

'a', it is not considered that that house can be improved substantially within its current layout. The 1960s building cannot be converted to nine flats and in terms of improvements, the scale of the required additional development would require substantial works including significant strengthening of the existing foundations. It is

further argued that any additional development would not allow for individual amenity space, therefore, the building cannot be retained in its current form and for the development to be provided. As such, the removal of the existing building is justified.

'b', the redevelopment of the site will not have an adverse impact on local character and addressed both in this statement and the Design, Access, Heritage and Landscaping Assessment and is claimed that the redevelopment would enhance the character and setting of the site and provide a more appropriate design solution within the wider locality.

'c', The building is of no architectural value and does not meet modern standards of energy performance or accessible design. The proposed development will meet the national space standards requirement and all units will be dual aspect with amenity space.

Whilst the design aspects of the proposal will be covered in depth below, the above justification for demolition of the existing house and redevelopment of site is considered to comply with policy LP38 and therefore is supported.

Policy LP39 states that infill and backland development must reflect the character of the surrounding area and protect the amenity and living conditions of neighbours. In considering applications for infill and backland development the following factors should be addressed:

1. Retain plots of sufficient width for adequate separation between dwellings;
2. Retain similar spacing between new buildings to any established spacing;
3. Retain appropriate garden space for adjacent dwellings;

The proposed replacement development appears to have incorporated the pre-app advice, in that the development sits in from the boundary of no. 130 by 1m at ground level and increases to around 4 meters at upper floors. Same concept is applied on the norther boundary with neighbouring flats in St. James's Road. In general, visual gaps between the development and neighbouring sites as seen below is increased as the development rises to first and second floors, hence, occupying smaller footprints at upper floors and creating lesser volume, therefore results in reduced bulk and increases the visual space and amenity between the buildings. The layout of the development is amended to make use of the plot in a more balanced way, amenity spaces are proposed to be directly accessible from ground floor flats and the upper floors flats would benefit from balconies and green roofs, the proposal would not encroach onto adjoining gardens/land. The proposal therefore is considered to be compliant with above 3 indicators.





4. Respect the local context, in accordance with policy LP2 Building Heights;
5. Enhance the street frontage (where applicable) taking account of local character;

In terms of respecting local character, it is acknowledged that whilst the proposed building would result in an abrupt and prominent transformation of the space changing its character and contribution to the streetscene by virtue of replacing a single dwellinghouse to denser development of block of flats and its dominant character, however, it is noted that the surrounding character varies to a noticeable extent, and some design cues of the surrounds have been incorporated in the scheme and the vernacular finish would add to the varied characteristic of the surrounding built environment. As such the proposal is considered to fit in with the surrounding builds and in keeping with local character, is not considered to have an adverse impact on nearby Conservation Area or MOL. The photo below indicates to surrounding buildings of different style and height.



In comparison to pre-app scheme, whilst the design concept is based on the pre-app advice; the height of the building is reduced from 4 storey to 3 storey development; hence, more in keeping with surrounding 3 story buildings; respecting the local context. The existing entry to site from St. James's Road would be used as entrance to the new development, therefore, preserves the existing established pattern of boundary treatment in the street.



The design concept of the development derives from the existing architectural features, character, bulk and density of surrounding 3 three storey developments and other residential properties in the locality. The fenestration design is influenced by the nearby Edwardian buildings maintaining consistency of design and visual continuity and the local character is respected. A thorough assessment of local character connecting the proposed development to local builds is submitted under Design Access Heritage and Landscape Assessment Report. As such the proposal in terms of design and appearance is considered to be in keeping with local character.

Green roofs and flower beds are introduced at balcony levels to compensate for the loss of shrubs and greenery on the boundary line. The existing Tree located in apex of Uxbridge Rd and Windmill Rd as seen below is not protected by Tree Preservation Order, however, is considered to be worthy of and is proposed to be retained and helps preserve the street scene. Its roots area would be conditioned to be protected during construction work.



The proposal therefore is considered to be an improvement to pre-app scheme and in keeping with local character in term of design, building height, character and street scene impact.

6. Incorporate or reflect materials and detailing on existing dwellings, in accordance with policy LP 1 Local Character and Design Quality;

The building's detailing and use of materials is said to be closely similar to existing surrounding materials and submission of materials would be conditioned for written approval prior to start of building work.

7. Retain or re-provide features important to character, appearance or wildlife, in accordance with policy LP 16 Trees and Landscape;

A Bat emergence and re-entry survey as well as a Tree Protection Plan and Tree Survey has been submitted and would be discussed below under Trees and Ecology.

8. Result in no unacceptable adverse impact on neighbours, including loss of privacy to existing homes or gardens, in accordance with policy LP8 Amenity and Living Conditions;

The amenity impact is discussed below under Neighbouring Amenity heading.

9. Provide adequate servicing, recycling and refuse storage as well as cycle parking;

This element is discussed below under relevant headings.

10. Result in no adverse impact on neighbours in terms of visual impact, noise or light from vehicular access or car parking.

This element is discussed below under Refuse/Recycle and Bicycle Storage heading.

### **Design, Heritage Assets, Local Character and Metropolitan Open Land (MOL):**

Policy context: Policy LP1 states new development must be of a high architectural quality based on sustainable design principles. Development must respect local character and contribute positively to its surrounding based on a thorough understanding of the site and its context.

To ensure development respects, contributes to and enhances the local environment and character, the following will be considered when assessing proposals:

1. compatibility with local character including the relationship to existing townscape, development patterns, views, local grain and frontages as well as scale, height, massing, density, landscaping, proportions, form, materials and detailing;
2. sustainable design and construction, including adaptability, subject to aesthetic considerations;
3. layout, siting and access, including making best use of land;
4. space between buildings, relationship of heights to widths and relationship to the public realm, heritage assets and natural features;
5. inclusive design, connectivity, permeability (as such gated developments will not be permitted), natural surveillance and orientation; and
6. suitability and compatibility of uses, taking account of any potential adverse impacts of the co-location of uses through the layout, design and management of the site. At para.4.1.3, Policy LP1 requires developers and applicants to take a sensitive approach to the architectural design of new buildings, extensions and modifications to existing buildings, as well as landscape proposals. The Council does not wish to encourage a particular architectural style or approach but expects each scheme to be to a high quality, with very high quality expected within Conservation Areas. Schemes should be based on a sound understanding of the site and its context, following the locally specific guidance set out in the Village Planning Guidance SPDs.

Policies LP3 (Conservation Areas) and LP4 (Buildings of Townscape Merit) cover heritage assets in the borough and state that any development which could

potentially affect these heritage assets by being of proximity to them would need to be sensitive to their setting, character and appearance.

Policy LP13 states that views and vistas from and towards Metropolitan Open Land (MOL) are important to the open character of land designated as such.

Guidelines from the 'Small and Medium Housing Sites' SPD state that new residential development must have regards to potential impacts on local character, plot layout and grouping, amenity and parking amongst others. Re-development of previously developed sites should only take place where the proposal does not have an adverse impact on the local character.

The Village Planning Guidance SPD states that as a whole, the buildings are very mixed in character and age along this road. All properties, however, are generously set back from the road, with large front gardens that have a variety of treatments.

Assessment: The application site occupies a corner plot and is surrounded by Joanna Southcote Chapel Conservation Area to the immediate south at the junction with Uxbridge Road, residential flats to north east and north west. The northern boundary of the MOL lies approx. 25m to the south of the plot. The surrounding buildings consist of listed and BTM building as well as purpose-built apartment block and new builds. Hence the principle of a block of flats is not considered to be out of context. Mansard roofs are also observed on buildings nearby, so the proposed roof form is also considered compatible to some extent.

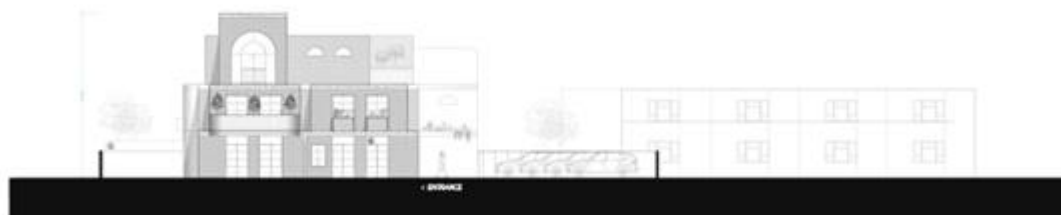
There is no in principal objection to redevelopment of site and demolition of original building has been justified under policy LP38. The design concept of the proposal is based on the same concept as the pre-app advice with some positive changes involving reduction in height by reducing the development to three storey as opposed to previously proposed four storey. Sitting the development in from the northern boundary by 1m, reduction in number of parking spaces and increasing soft landscaping opportunity. The proposed reduction in height has significantly reduced the overall bulk of the proposal and the sit in from the boundary line has increased visual gaps adding consistency to local character.

In order to spread the bulk of the development evenly and avoid excessive concentration of development on site, the flats are grouped into two bulk (northern and southern) accessed via a communal hallway. 5 flats are proposed on the northern side close to boundary of no. 130 Uxbridge Road and 4 flats on the southern side facing Windmill Road or the Longford River view.

The design is contemporary yet takes references from local buildings, the bulk; massing and scale is appropriate; the building form would define the corner whilst retaining a degree of openness. The distinctive features such as the curved walls, artist's window and tower element are positive features related to the setting of the area and surrounding buildings and the relationship with adjoining properties and spacing from them are acceptable.

Given the proposed landscaping and generous verge, the footprint of the proposal appears acceptable and in proportion in relation to site. The boundary treatment of timber fences with climbing shrubs is an added advantage to compensate for the loss of existing greenery on the boundaries.

Drawing below shows the Longford River elevation with flat no. 9 on the third floor with an arched shape window standing taller than the rest of the building and due to its prominent location at the apex of St. James's Rd and Uxbridge Rd and facing Windmill Rd is aimed to introduce a prominent design feature in this part of the site and will provide the future occupants of this flat with a view to Longford River and surrounding CA; would enhance the residential standards/quality of living and as well as creating a local icon in the area.



The predominant material would be brick which is appropriate in the local context, the materials are proposed but the colour, texture, design is not specified and would be conditioned.

External finishes – Flat profile bricks and hung tiles for curved window

Entrance Lobby - Either Crittall or glass bricks

Window - Synthetic, colour is not specified

Roof - Sedum green roof 206 sqm.

Railings - Wrought iron – no design specification is submitted

Fencing - Venetian timber panels with climbing plants

Whilst the above materials are considered appropriate in the context of site and surrounding builds, however, further specification of these materials are needed for approval before building work starts and therefore would be conditioned.

The proposed soft landscape masterplan in the Design & Access Statement is considered acceptable and proposed boundary fences with planting would help compensate for the loss of existing boundary trees and proposed plantation scheme would help bring some of the lost trees back, the proposed green roofs are another welcomed feature. Overall the proposal is considered to be well designed and responds well to the corner site, utilises the existing entrance to site, hence, no disruption to the existing character of front boundaries in St. James's Rd.

The proposal therefore is considered to respect the aims and objectives of policy LP1, LP3 of Local Plan and NPPF and therefore is supported.

**Residential Development Standards and Amenity of Future Occupiers:**

Policy LP35 and the Residential Development Standards SPD set the requirement for internal living standards, however, in addition to the requirements of this policy and

guidance, since 1 October 2015 the Council has been applying nationally described space standards which are to be applied alongside relevant Council policy. The minimum standards are outlined below:

The nationally described space standards require the minimum GIA as set out below (as relevant to the scheme):

**Table 1 - Minimum gross internal floor areas and storage (m<sup>2</sup>)**

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	

The proposed development will comprise of a range of unit sizes and the Gross Internal Floor Area of each flat is calculated and of following sizes:

Flat 1- 2bed4P: Total GIA = 81 sqm	Flat 2 – 2bed4P: Total GIA = 75 sqm	Flat 3 - 2bed4P: Total GIA = 86.5 sqm
Flat 4 – 1bed2P: Total GIA = 57.7 sqm	Flat 5 – 2bed4P: Total GIA = 98.7 sqm	Flat 6 – 2bed4P: Total GIA = 97.5 sqm
Flat 7 – 2bed4P: Total GIA = 82.5 sqm	Flat 8 – 3bed6P: Total GIA = 111.8 sqm	Flat 9 – 2bed4P: Total GIA = 79 sqm

According to above chart a 1bed2person flat would require 50 sqm of internal floor area, a 2bed4person flat would require 70sqm and 3bed6person flat would require 95sqm of internal floor area. The proposed flats as seen from above calculation does comply with the required gross internal floor area and therefore are policy compliant and acceptable.

NDSS requires the following bedroom sizes in square metres (width and height) and level of storage areas.

- A single bedroom should be at least 7.5sqm and 2.15m wide
- A double should be 11.5sqm and 2.75m wide
- Head height should be at least 2.3m for a minimum of 75% of the gross internal floor area
- Suitable storage space to be incorporated into units

Bedroom sizes across the development among 9 flats are proposed to have an average size of 3.5m x 3.5m resulting in over 12 sqm floor area incorporating the required width in each of the bedrooms.

Storage areas do not appear to have been annotated on the drawing, however, the drawings show 2 and 2.5 sqm of storage areas in each flat respective of their size and number of bedrooms.

The upper floors are accessed via a central staircase and a left next to it. The communal cycle storage area is accessed via the ground floor communal hall and is considered safe and practical to future occupants.

The ground floor flats (1, 2, 3 and 4) have direct access to surrounding communal gardens by double doors opening from bedrooms and living area directly onto gardens. Upper floor flats are provided with balconies and roof terraces facing St. James's Rd and Uxbridge Rd.

As a whole the proposal meets the criteria set out by NDSS in terms of GIA, bedrooms sizes, storage, refuse and recycling facilities, bicycle storage, private amenity space, provision of balconies and parking facility at the front. The proposal therefore is considered to policy and NDDS compliant and therefore is supported.

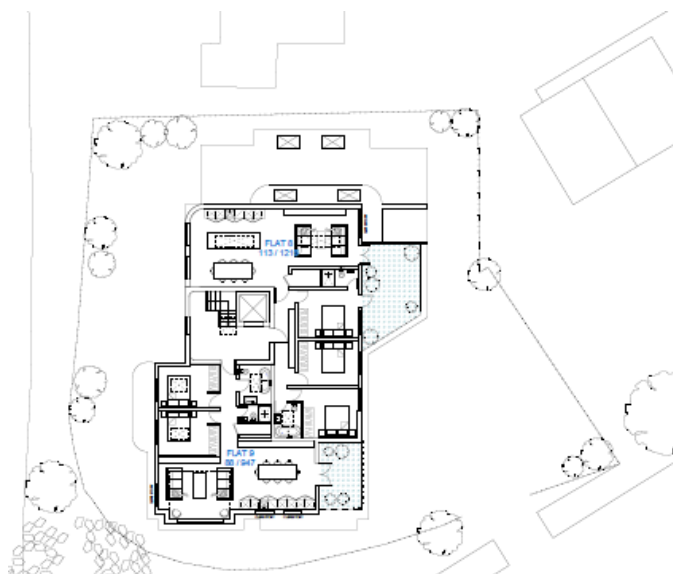
**Residential Amenity of Neighbouring Properties**

Policy LP8 state all development will be required to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties.

The Council's Supplementary Planning Document: House Extensions and External Alterations (SPD) seek to protect adjoining properties from visual intrusion, loss of light and privacy.

The 'Small and Medium Housing Sites' SPD mentions that in defining a layout, it is important that new developments do not infringe on the privacy, daylight and sunlight of adjacent properties nor that of the intended occupiers. Privacy, daylight and sunlight standards should be used as a check to ensure that a layout is acceptable but should not necessarily dictate the layout. To ensure that the privacy of occupiers is respected, the windows of main facing habitable rooms should preferably be no less than 20m apart. Where principal windows face a wall that contains no windows or those that are occluded separation distances can be reduced to 13.5m.

At pre-app stage it was noted that amenities of neighbouring No.130 Uxbridge Road was affected by the development as the building line was noticeably breached. This element has now been addressed and the development is proposed to sit off the boundary of no. 130 by one metre at ground level, over 4m at first floor and over 5m at



second floor as seen below. Further, the established building line along Uxbridge Road is respected and only at apex of Uxbridge Rd and St James's Road the development projects out slightly forward and this projection has no implication to neighbouring amenities.

There are only high opening windows on northern elevation of the development coupled with adequate distance from the boundary line of no. 130 where the gap increases to 4 and 5m the proposal is not considered to adversely impact the amenities of no. 130 Uxbridge Rd.

The western elevation of the development will face the side elevation of the neighbouring block of flats facing St. James's Rd and partly their front court yard. There are no opening on the side elevation of the neighbouring block, therefore, there would be no privacy impact. The roof terraces would be provided with screens to prevent overlooking. The development due to adequate distance from the boundary lines as seen above, nearly 5m from the northern boundary and approximately over 6m distance from the side elevation of neighbouring block on the eastern boundary is not considered to create an overbearing impact and due to siting and orientation of the development is not considered to adversely impact day or sun light.

The proposal therefore is considered to respect the aim and objectives of the policy LP8 of Local Plan and therefore is supported.

#### **Transport, Highways and Parking:**

Policy LP 45 require new development to make provision for the accommodation of vehicles in order to provide for the needs of the development while minimising the impact of car-based travel including on the operation of the road network and local environment and ensuring making the best use of land.

There is no objection to the proposal from Transport and Highway subject to some suggested conditions that are discussed below.

The scheme proposes 5 off-street parking spaces, including one space for disabled residents. The site has a public transport accessibility level (PTAL) of 1b and is not within a controlled parking zone (CPZ). Local Plan Policy LP45, Para. 1 state that:

The Council will require new development to make provision for the accommodation of vehicles in order to provide for the needs of the development while minimising the impact of car-based travel including on the operation of the road network and local environment and ensuring making the best use of land. It will achieve this by:

1. Requiring new development to provide for car, cycle, 2 wheel and, where applicable, lorry parking and electric vehicle charging points, in accordance with the standards set out in Appendix 3. Opportunities to minimise car parking through its shared use will be encouraged.

The vehicular parking standards set out in Appendix 3 state that developer should provide up to 1 off-street space per 1-2 bed dwelling and up to 2 spaces per 3-bed



dwelling, hence the scheme would need to provide up to 10 off-street parking spaces to meet these maximum standards. However, Para. 11.2.3 of the Local Plan states:

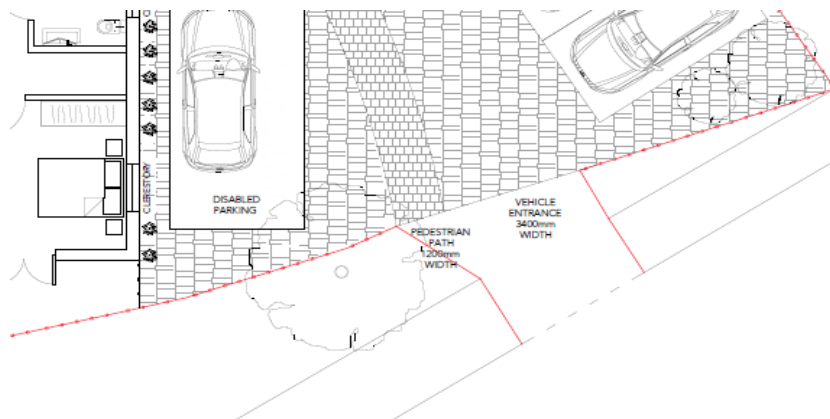
Developers may only provide fewer parking spaces, including car free schemes, if they can demonstrate as part of a Transport Statement or Transport Assessment with supporting survey information and technical assessment that there would be no unacceptable adverse impact on on-street parking availability, amenity, street scene, road safety or emergency access in the surrounding area, as a result of the generation of unacceptable overspill of on-street parking in the vicinity. In general, it is expected that in PTAL areas of 0-3 the standards should be met.

Were the Borough's maximum off-street parking standards to be used as the benchmark, an overspill of 5 up to 5 vehicles could be created by the development. However, the applicant has submitted analysis from the Census of 2011 which explores the number of cars owned per dwelling by households living in flats in the Mid-Level Super Output Area of Richmond where the level of ownership among households living in flats is 0.65 per dwelling with 44% not having access to a car. Were this information to be used as a benchmark, the development would create overspill of up to one parked vehicle on surrounding streets.

The applicant has carried out on on-street vehicular parking stress survey in accordance with the London Borough of Richmond's supplementary planning guidance. This shows that there is enough on-street parking space for 1-2 vehicles to park within 200m of the site without pushing on-street parking stress to 85% or above. Therefore, no objection is raised to this proposal.

However, due to intensification of use of the existing crossover during construction of site by heavy vehicles and the future use as entrance to the site the crossover would need to be widened and strengthened. The widening of the pedestrian access will take place on the west end of the access on private land as seen below, the applicant would need to enter into a S278 agreement of the Highways Act 1980 with the Local Highway Authority and complete the works for widening of the vehicular and pedestrian access having received the technical approval of the works by the Local Highway Authority. The gateway should be a minimum of 3m wide to accommodate an ambulance, and the crossover should be 3.4m wide. A condition will be placed in this respect.

The proposal is considered to have successfully demonstrate that the development for 9 flats with 5 parking spaces would not impact the level on street



parking in the area, will not compromise road or pedestrian safety, will encourage sustainable modes of transportation and subject to above condition is considered to be policy compliant and therefore is supported.

### **Refuse/Recycle and Bicycle Storage**

Policy LP24 of Local plan, Waste Management, states the Council will ensure that waste is managed in accordance with the waste hierarchy, which is to reduce, reuse or recycle waste as close as possible to where it is produced. The Council will require all developments, including conversions and changes of use are required to provide adequate refuse and recycling storage space and facilities, which allows for ease of collection and which residents and occupiers can easily access, in line with the guidance and advice set out in the Council's SPD on Refuse and Recycling Storage Requirements.

The Refuse and Recycling Storage Requirement SPD requires development using communal refuse storage containers to provide storage capacity of 70 litres per bedroom.

<b>Number of households served by bin area</b>	<b>Mixed paper, card and carton recycling bins</b>	<b>Mixed container recycling bins</b>	<b>Total recycling bins</b>
<b>3 to 5</b>	1x 240L	1x 240L	<b>2x 240L</b>
<b>7 to 8</b>	1x 360L	1x 360L	<b>2x 360L</b>
<b>9 to 11</b>	2x 240L	2x 240L	<b>4x 240L</b>
<b>12 to 17</b>	2x 360L	2x 360L	<b>4x 360L</b>
<b>18 to 25</b>	1x 1100L	1x 1100L	<b>2x 1100L</b>
<b>26 to 45</b>	2x 1100L	2x 1100L	<b>4x 1100L</b>
<b>46 to 70</b>	3x 1100L	3x 1100L	<b>6x 1100L</b>

With regards to dry recycling storage capacity for flats in this case 9 flats a total of 4 x mixed paper based, and mixed container recycling bins are required as above.

Drawing number 901 Rev. H, proposes a waste storage area in the front court next to parking spaces and near the entrance to communal hall that would be accessed through the main entrance to the site from St. James Road. The general waste would be stored in 1 x 1100L wheeled bin and 1 x 240L non-wheeled bin and the recycling waste would be stored in 4 x 240L bins.

The development would consist of 9 flats with total number of 18 bedrooms and according to above requirement would need to provide 18 x 70 litre of waste storage capacity that equates to 1260 litres for the whole development. The proposed refuse bins of 1100L wheeled plus a 240L non-wheeled and 4 x recycling bins for the development is considered to be compliant with Refuse and Recycling Storage SPD and therefore is supported.

The storage area is within 19m off the main road and visible to bin collectors, the bins are said to be dragged to the highway boundary on St. James Road on collection days and for that the surface between the storage area and highways verge would need to be smooth for ease of bin movement. The proposal would be conditioned in this respect. Notwithstanding the above, the proposal otherwise is compliant with Refuse and Recycling Storage Requirement SPD and is supportable.

With regards to cycle store policy LP45 Requires new development to provide for car, cycle, 2 wheel and, where applicable, lorry parking and electric vehicle charging points, in accordance with the standards set out in Appendix 3. Opportunities to minimise car parking through its shared use will be encouraged.

The scheme proposes secure, sheltered cycle parking for up to 18 bikes adjacent and accessed from communal hall. There is no objection to this, and the proposed cycle parking facility therefore is considered acceptable.

### **Land Contamination**

No land contamination survey was submitted as part of this application, as such the development would be conditioned as follow:

1. No development shall take place until:
  - a) a desk study detailing the history of the site, hazardous materials, substances used together with details of a site investigation strategy based on the information revealed in the desk study has been submitted to and approved in writing by the Local Planning Authority;
  - b) an intrusive site investigation has been carried out comprising: sampling of soil, soil vapour, ground gas, surface water and groundwater to the satisfaction of the local planning authority. Such work to be carried out according to current U.K. requirements for sampling and testing.
  - c) written reports of:
    - i) the findings of the above site investigation and
    - ii) a risk assessment for sensitive receptors together with a detailed remediation strategy designed to mitigate the risk posed by the identified contamination to sensitive receptors have been submitted to and approved in writing by the Local Planning Authority.

Note: some demolition work, if required could be allowed beforehand for enabling the above requirement (1b) subject to the agreement of the Local Planning Authority.

2. The building hereby permitted shall not be occupied until:
  - a) any remediation works approved as part of the remediation strategy have been carried out in full and in compliance with the approved strategy. If during the remediation or development work new areas of contamination are encountered, which have not been previously identified, then the additional contamination should be fully assessed in accordance with part 1 (b, c) above of this condition and an adequate remediation scheme shall be submitted to and approved in writing by the Local Planning Authority and fully implemented thereafter;

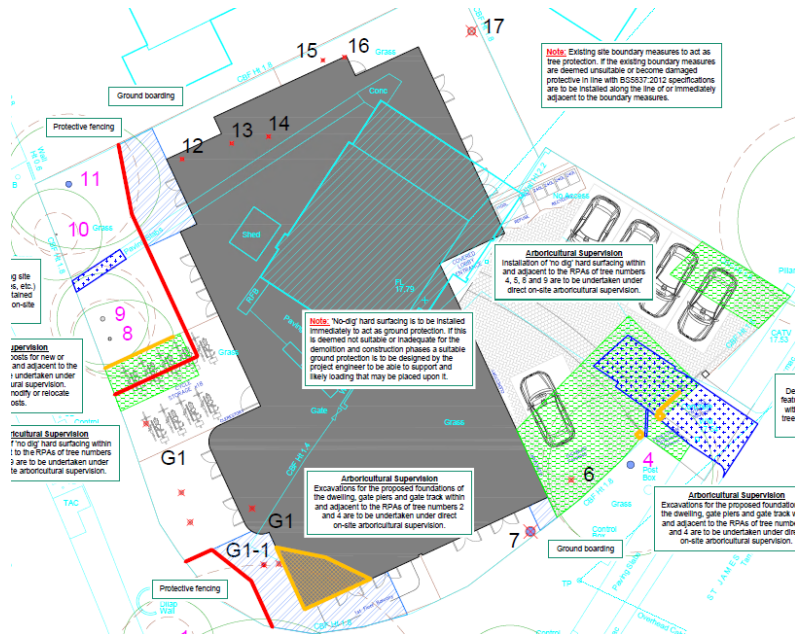
b) a verification report, produced on completion of the remediation work, has been submitted to and approved in writing by the Local Planning Authority. Such report shall include

- i) details of the remediation works carried out and
- ii) results of verification sampling, testing and monitoring and iii) all waste management documentation showing the classification of waste, its treatment, movement and disposal in order to demonstrate compliance with the approved remediation strategy.

**Trees and Soft Landscaping:**

Policy LP16 Trees, Woodlands and Landscape states that the Council will require the protection of existing trees and the provision of new trees, shrubs and other vegetation of landscape significance that complement existing, or create new, high quality green areas, which deliver amenity and biodiversity benefits.

An Arboricultural Method Statement (AMS) has been submitted that shows number of affected trees and tree protection area. The proposal would result in removal of the following trees; T6, T7, T12, T13, T14, T15, T16, T17 and G1 as seen in the diagram below. Apart from T7 that is a designated B category (in value and quality rating) the rest of trees are of C category except for T7 a Yew tree that has been designated a B category. Most of these removals are on the north side of the site and this will remove the privacy screening between the proposal and neighbours on Uxbridge road.



A soft landscaping has plan been submitted and proposes new trees and timber fencing with climbing shrubs that will mitigated the loss of existing trees and greenery

on the boundary line and is supported through a landscape plan, but an outline indication of mitigation planting would have been useful.

T2 a Horse chestnut outside the boundaries of site is considered to be of local significance, highly visible from Uxbridge and St James Road and of distinctive height and spread. The proposed building would be within the root protection area of this tree which is worthy of a tree preservation order (TPO) given its amenity value and prominence in the landscape. As such the following condition will be applied for protection of this tree.

Arboricultural Method Statement (AMS) required.

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:

1. 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
2. Be written in conjunction with the scheme's specific method of construction or construction logistics plan (where applicable)
3. Outline any tree constraints and explain any impacts for both above and below ground
4. Detail all tree protection (including plans)
5. Detail any root location investigations and associated special engineering for construction within the Root Protection Area
6. 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 Arboriculturalist or Arboricultural Contractor. All tree work must be undertaken in accordance with BS3998:2010 Tree work – Recommendations unless approved by the Councils Arboricultural Officer
7. Provide confirmation of the appointment of an Arboricultural Consultant for the duration of the development and a schedule of inspections to achieve an auditable monitoring and supervision programme, and a timetable for submission to the Local Planning Authority.
8. The development shall not be implemented other than in accordance with the approved AMS.

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

**Ecology/Biodiversity:**

Policy LP15, Biodiversity states the Council will protect and enhance the borough's biodiversity, in particular, but not exclusively, the sites designated for their biodiversity and nature conservation value, including the connectivity between habitats.

Weighted priority in terms of their importance will be afforded to protected species and priority species and habitats including National Nature Reserves, Sites of Special Scientific Interest (SSSI) and Other Sites of Nature Importance as set out in the Biodiversity Strategy for England, and the London and Richmond upon Thames Biodiversity Action Plans.

Concerns have been raised by Ecology over the loss of green area and boundary vegetations that is considered important for wildlife movement (especially considering the adjacent river) where presence of 4 or possibly a 5<sup>th</sup> species of bats as per the Arbtech reports (dated 2020) can be seen. A minimal of a 2m thick vegetation boundary around the entire site is preferred.

Further, it is said that the development would lead to more amount of glass and potential internal light spill to surrounding areas and will need careful controlling to ensure that the bats will not further be prohibited from commuting and foraging along their usual commuting routes.

Whilst the proposal is not favoured by Ecology, however, since there is no in principle objection from policy the following conditions are required to minimise the impact on bats presence in the locality.

The proposed sedum roof is not considered to be appropriate habitat replacement for the existing amenity grass and shrub habitat and only an intensive wildflower meadow roof with brown features including logs and water in substrate of varying heights between 80 - 100mm is considered acceptable.

New trees must be included within the boundary landscaping to create more vegetation structure to allow continued movement of wildlife. The LBRut Arb team should be consulted on suitable trees and locations and if this is not possible within the site locations on the highway verge should be considered as an alternative. The conditions required are as follow:

Excavations and CMS:

Any excavations that need to be left overnight should be covered or fitted with mammal ramps to ensure that any animals that enter can safely escape. Any open pipework with an outside diameter of greater than 120 mm must be covered at the end of each workday to prevent animals entering/becoming trapped.

All rubbish and spoil to be removed from behind the tennis courts to be removed by hand, in case of any wildlife (e.g. hedgehogs) is found, should wildlife be found, works must stop while advice is sought.

Reason: To prevent harm to terrestrial mammals and protect existing biodiversity.

Hard and Soft Landscaping Works:

(A) No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the local

planning authority. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; hard surfacing materials.

(B) Soft landscape works shall include planting plans; written specifications (including cultivation and establishment); details of the quantity, density, size, species, position and proposed planting programme together with an indication of how they integrate with the proposal and surrounding streetscape in the long term with regard to their mature size and maintenance. All species should be of native or non-native plants of known value for wildlife and include examples of seed/fruit bearing species, pollinator plants and those which attract night flying insects.

Reason: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests.

Mixed green and brown biodiverse roof:

A mixed green (not Sedum) and brown biodiverse roof with a substrate of varying depths across the roof plate (between 80 - 100mm depth) and a mix of planted and bare areas shall be provided as part of this development. Prior to commencement of development details of the biodiverse roof including its substrate type, species mix, depth and contouring of substrate and type of membrane showing how levels of light, moisture, aeration and nutrients shall be achieved, plus wildlife features and maintenance plan shall be submitted to and agreed in writing by the Local Planning Authority. The biodiverse roof shall thereafter be constructed in accordance with these details.

Reason: To ensure the biodiversity benefits of the roof.

External lighting:

Prior to installation, details of all external lighting - and the interior lighting within rooms facing out - including locations, technical specifications, horizontal lux plans (at each floor level) showing light levels down to 0.0 lux levels, and any control management system proposed for use - shall be submitted to and agreed in writing by the Local Planning Authority and thereafter constructed in accordance with these details. The light levels from outside of the windows must be 0.5 lux or below across the majority of the zone and along all of the site boundary including locations, technical specifications, a Horizontal lux plan shall be submitted to and agreed in writing by the Local Planning Authority and thereafter constructed in accordance with these details. The details should accord with CIBSE guide LG6 and ILP/BCT Bat guidance note 8; there should be no upward lighting or lighting onto the open sky, buildings, trees and vegetation, or potential roost features.

Reason: To safeguard the ecology of the site and neighbour amenity.

Bat Survey:

NE bat licence application and recommendations as per the Arbtech v1.2 Bat Emergence and re-entry Surveys dated 14th July 2020 to be implemented in full and a



compliance reported submitted in writing to the LPA Ecology Policy and Planning Officer.

Should works not commence before 1st July 2021 an updated Bat Roost Survey will be required.

Reason: To safeguard the ecology of the site.

Ecological Enhancements:

The Ecological Enhancements recommendation from the Arbtech v1.2 Preliminary Ecological Assessment dated 14th July 2020 shall be submitted to and agreed in writing by the Local Planning Authority prior to construction of the relevant part of the development and thereafter implemented in accordance with these details. For the avoidance of doubt these should include bat bricks/roof tiles (x2) and bird bricks (House sparrow x 2, swift x 2) within the development, a stag beetle loggery and hedgehog house within the vegetation and gaps in all fencing to allow continued movement of wildlife.

Reason: To enhance nature conservation interest and in order to comply with Policy LP15 of the adopted Local Plan 2018.

Provided the development complies with above conditions the proposal is considered supportable in terms of ecological impacts.

Sustainability and Renewable Energy Targets:

Policy LP22 of the Local Plan states that development will be required to conform to the Sustainable Construction Checklist and achieve the highest standards of sustainable design and construction to mitigate the likely effects of climate change. Achieves maximum water consumption of 110 litres per person per day for homes (including an allowance of 5 litres or less per person per day for external water consumption), meet BREEAM Domestic Refurbishment 'Excellent' standard (where feasible), all new residential buildings should achieve a 35% reduction in CO2 emission and 25% of the energy should come from renewable sources.

An Energy Statement by Base Energy has been submitted and demonstrates that the development will reduce carbon emissions by 36.17% and the 25% of the energy would be provided through renewable energy through installation of photovoltaic panels. The development therefore is considered to improve the Borough's stock of sustainable developments.

A water consumption calculation has been submitted and shows the development will achieve a water consumption of 108.19 litre per person per day dan 5 litre water consumption for external use.

A Sustainable Construction Checklist has been submitted and illustrates the development will achieve 46 scores that equates to B rating for new residential built which means the development will help significantly improve the Borough's stock of sustainable developments.

The proposal, therefore in terms of meeting the criteria for sustainable development is considered to be acceptable and in compliance with policy LP 22 of the Local Plan and therefore is supported.

**Affordable Housing and S106 Agreement:**

Policy LP36 requires contributions to affordable housing from all small sites. A commuted sum spreadsheet suggesting a contribution of £269,808 has been submitted and has been assessed by the Council Planning Viability Advisor and a higher open market values was identified and a contribution of £309,387 was suggested.

A financial appraisal by Andrew Golland Associates (AGA) was submitted and was independently verified concluding that the proposed scheme is not viable and could not provide an affordable housing contribution. A nil contribution to affordable housing is therefore in accordance with Policy LP36.

**Community Infrastructure Levy (CIL):**

The application by virtue of being new development would be CIL liable. The CIL contribution would be determined by CIL team after the decision is issued and the applicant would be notified of the process.

**Other Matters:**

A Surface Water and SuDS Assessment has been submitted, however, the application site is not located in the floodzone or critical drainage area, therefore, although not a requirement, the above submission indicates that appropriate measures for drainage are incorporated within the scheme to provide a reduced amount of surface water runoff.

**Recommendation-** Approved subject to conditions and informatives.

**Submitted Drawings:**

1808\_100, 1808\_101, 1808\_102, 1808\_103, 1808\_104, 1808\_105, 1808\_902, 1808\_903, 1808\_906 – Recd. 20/05/2020

1808\_901 Rev. Final, 1808\_904 Rev. Final, 1808\_905 Rev. Final, 1808\_907, 1808\_908, 1808\_909 Rev. A, 1808\_910 – Recd. 09/06/2020

**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 Uniform)  YES\*  NO  
(\*If yes, complete Development Condition Monitoring in

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

This application has representations on file  YES  NO

Case Officer (Initials): .....FIS.....

Dated: .....28/09/20.....

**I agree the recommendation: CTA**

Team Leader/Head of Development Management/Principal Planner

Dated: ...28.09.2020.....

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

U0088259	Bat Survey
U0088258	Energy Reduction
U0088261	Development begun within 3 years
U0088262	Details - Materials to be approved
U0088263	Approved drawings
U0088264	Ecological Enhancements
U0088265	Highways work
U0088266	Land Contamination
U0088267	Arboricultural Method Statement (AMS)
U0088268	Excavations and CMS
U0088269	Hard and Soft Landscaping Works
U0088270	Mixed green and brown biodiverse roof
U0088271	Energy Reduction
DV51A	Water Consumption
DV30	Refuse storage
DV17A	Dustbin enclosure required
PK06A	Cycle parking
DV43C	Parking Permits Restriction - GRAMPIAN
DV49	Construction Method Statement
U0088272	Sample Panels of Brickwork
U0088273	Details at large scale
DS01A	Mobility housing
U0088274	Restricted Use of Roof
U0088275	Parking/EVCPs ~
U0088243	Bat Survey
U0088244	Restricted Use of Roof
U0088245	Development begun within 3 years
U0088246	Details - Materials to be approved
U0088247	Approved drawings
U0088248	Ecological Enhancements
U0088249	Highways work
U0088250	Land Contamination
U0088251	Arboricultural Method Statement (AMS)
U0088252	Excavations and CMS
U0088253	Hard and Soft Landscaping Works
U0088254	Mixed green and brown biodiverse roof
U0088255	External lighting
DV51A	Water Consumption
DV30	Refuse storage
DV17A	Dustbin enclosure required
PK06A	Cycle parking
DV43C	Parking Permits Restriction - GRAMPIAN
DV49	Construction Method Statement
U0088256	Sample Panels of Brickwork
U0088257	Details at large scale
DS01A	Mobility housing
U0088260	External lighting

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### INFORMATIVES

U0045551	Composite Informative
U0045552	NPPF APPROVAL - Para. 38-42
IL13	Section 106 agreement

Official

IM13  
IL24

Street numbering  
CIL liable