

Application reference: 19/2753/DD05 KEW WARD

Date application received	Date made valid	Target report date	8 Week date
03.03.2021	03.03.2021	28.04.2021	28.04.2021 EOT 14.05.2021

Site:

63 Sandycombe Road, Richmond, TW9 2EP,

Proposal:

Details pursuant to Conditions 12 (EV Charging points), 16 (Reduction in Carbon Dioxide emissions), 18 (Water Consumption Targets), 19 (PV panels), 20 (External lighting) and 28 (Obscure glazing) of planning permission 19/2753/FUL (allowed on appeal).

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

APPLICANT NAME

Mr Nick Sait
Causeway House
13 The Causeway
Teddington
TW11 0JR

AGENT NAME

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

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

LBRuT Ecology
LBRUT Highways Lighting Engineer

Expiry Date

25.03.2021
01.04.2021

Neighbours:

61 Sandycombe Road, Richmond, TW9 2EP -
55 Sandycombe Road, Richmond, TW9 2EP -
67 Sandycombe Road, Richmond, TW9 2EP -
81 Sandycombe Road, Kew, TW9 2EP -

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

Status: GTD Application: 94/0259/FUL
Date: 16/03/1994 Retention Of Single-storey Toilet Block.

Development Management

Status: GTD Application: 94/0260/FUL
Date: 16/03/1994 Retention Of Front Porch.

Development Management

Status: GTD Application: 78/1394
Date: 26/03/1979 Continuation of use of premises for car body repairs.

Development Management

Status: GTD Application: 84/0778
Date: 07/09/1984 Continuation of use of premises for car body repairs.

Development Management

Status: GTD Application: 85/1011
Date: 16/08/1985 Continuation of use of premises for car body repairs.

<u>Development Management</u> Status: GTD Date:02/07/1968	Application:68/1054 Continuation of use of premises for car body repairs.
<u>Development Management</u> Status: GTD Date:01/11/1973	Application:73/2118 Continuation of use of premises for car body repairs.
<u>Development Management</u> Status: REF Date:25/01/2017	Application:16/2307/FUL Mixed use development comprising 9 no. C3 and 3 no. B1 units
<u>Development Management</u> Status: GTD Date:24/02/2017	Application:16/4845/PS192 Change of use from Class B2 to B1
<u>Development Management</u> Status: REF Date:28/07/2017	Application:17/0870/FUL Mixed use development comprising 9 no. C3 dwelling units and 3no. B1 Office units.
<u>Development Management</u> Status: REF Date:08/08/2019	Application:19/0637/FUL Demolition of the existing buildings and the erection of a mixed use development comprising of two buildings (two and three storeys), occupied as 8 residential units and 248.6m of B1 office space.
<u>Development Management</u> Status: NONDET Date:31/03/2020	Application:19/2753/FUL Demolition of the existing buildings and the erection of a mixed use residential and commercial development (8 residential units and 248.6sqm of B1 space)
<u>Development Management</u> Status: GTD Date:28/04/2020	Application:19/2753/DD01 Details pursuant to condition 8 (external finish to flank wall to 61 and 63 Sandycombe Road) of planning permission 19/2753/FUL (allowed on Appeal).
<u>Development Management</u> Status: GTD Date:17/07/2020	Application:19/2753/NMA Non material amendment to planning approval 19/2753/FUL (allowed on appeal) to amend condition 2 to read as follows: The development hereby permitted shall be carried out in accordance with the following approved plans and reports: o Drawings 0184-S001, 0184-S003, 0184-P401, 0184-P402, 0184-P403, 0184-P404, 0184-P405, 0184-P406, 0184-P407, 0184-P408, 0184-P409, 0184-P412 and 0184-P413
<u>Development Management</u> Status: GTD Date:18/08/2020	Application:19/2753/DD02 Details pursuant to condition 3 (Site Investigation Report) and condition 6 (Construction Method Statement) of planning permission 19/2753/FUL (allowed on Appeal).
<u>Development Management</u> Status: GTD Date:17/09/2020	Application:19/2753/SDD01 Written notification of commencement of works in accordance with clause 4(i) of Part IV (Notifications) of Schedule 1 of Legal Agreement dated 17 February 2020.
<u>Development Management</u> Status: GTD Date:21/12/2020	Application:20/2757/VRC Variation of Condition 2 (Approved Drawings) of application 19/2753/FUL to allow for 1) the alterations to Unit 6 comprising the enlargement of balcony and change from a 1 bed flat to a 2 bed flat; 2) removal of lifts in the North Block and redesigned stair core resulting in the enlargement of Units 4 and 5 to provide ensuite bathrooms and enlarged kitchen area.. Variation of Condition 23 (B1 use restriction) to replace drawing number to reflect amended drawing (revised description of development) Removal of Condition 17 (Compliance with Building Regulation M4(2) following the removal of lifts.
<u>Development Management</u> Status: GTD Date:04/12/2020	Application:20/2851/VRC Variation of Condition 15 of application 19/2753/FUL to allow amendment for the scheme to achieve BREEAM score of 'Pass'

Development Management

Status: GTD

Date:27/11/2020

Application:19/2753/DD03

Details pursuant to condition 7 (Details of all external facing materials), Condition 9 (Provision of Building Envelopes with Sound Attenuation Against External Noise) and Condition 10 (Hard and Soft Landscaping Works) of planning permission 19/2753/FUL (allowed on Appeal).

Development Management

Status: GTD

Date:20/11/2020

Application:19/2753/DD04

Details pursuant to condition 4 (detailed Remediation Method Statement) (IN PART) of planning permission 19/2753/FUL (allowed on appeal).

Development Management

Status: PCO

Date:

Application:20/3707/FUL

Erection of 1 x residential flat with associated access, cycle and bin store.

Development Management

Status: PCO

Date:

Application:19/2753/DD05

Details pursuant to Condition 12 - attached site plan showing the position of the 2no. 'active' and 2no. 'passive' charging points for electric cars available on site. The proposed charging points will be 'Rolec EV Charging' points as per the data sheets attached. Condition 16 - attached Block Compliance Worksheets for the North and South Blocks demonstrating achievement the 35% reduction in Carbon Dioxide emissions expressed as a percentage improvement over the target emission rate (TER) based on Part L of the 2013 Building Regulations. Condition 18 - attached water efficiency calculator showing compliance with the required water consumption targets. Condition 19 - attached data sheet for the PV panels plus the layout of the panels that will be located on the North and South Blocks to give the required output as specified in the As-designed SAPS. Condition 20 - attached site plan showing the external lighting along with a data sheet for the light itself. Condition 28 - attached Pilkington brochure showing where required the inclusion of a decorative etched glass from the Oriol collection, and in particular use of the Burdock pattern obscure glazing.

Appeal

Validation Date: 06.10.2017

Mixed use development comprising 9 no. C3 dwelling units and 3no. B1 Office units.

Reference: 17/0198/AP/REF

Appeal

Validation Date: 21.10.2019

Demolition of the existing buildings and the erection of a mixed use development comprising of two buildings (two and three storeys), occupied as 8 residential units and 248.6m of B1 office space.

Reference: 19/0143/AP/REF

Appeal AllowedAppeal

Validation Date: 14.01.2020

Demolition of the existing buildings and the erection of a mixed use residential and commercial development (8 residential units and 248.6sqm of B1 space)

Reference: 20/0006/AP/NON

Appeal AllowedBuilding Control

Deposit Date: 03.02.1994

Reference: 94/0153/BN

Internal alterations & provision of bath room, conservatory, & porch.

Building Control

Deposit Date: 03.02.1994

Reference: 94/0151/FP

Detached toilet block

Building Control

Deposit Date: 21.12.2005

Reference: 07/94426/CORGI

Installed a Gas Boiler

Building Control

Deposit Date: 10.09.2020

Demolition of the existing buildings and the erection of a mixed use residential and commercial development (8 residential units and 248.6sqm of B1 space)

Reference: 20/1141/IN

Enforcement

Opened Date: 07.12.2020 Enforcement Enquiry
Reference: 20/0510/EN/BCN

Enforcement

Opened Date: 28.01.2021 Enforcement Enquiry
Reference: 21/0029/EN/BCN

Enforcement

Opened Date: 27.03.2021 Enforcement Enquiry
Reference: 21/0119/EN/BCN

Application Number	19/2753/DD05
Address	63 Sandycombe Road
Proposal	Details pursuant to Conditions 12 (EV Charging points), 16 (Reduction in Carbon Dioxide emissions), 18 (Water Consumption Targets), 19 (PV panels), 20 (External lighting) and 28 (Obscure glazing) of planning permission 19/2753/FUL (allowed on appeal).
Contact Officer	Wendy Wong Chang
Target Determination Date	13.05.2021
Recommendation	GRANT
Recommendation Date	06.05.2021

1. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Details pursuant to Conditions 12 (EV Charging points), 16 (Reduction in Carbon Dioxide emissions), 18 (Water Consumption Targets), 19 (PV panels), 20 (External lighting) and 28 (Obscure glazing) of planning permission 19/2753/FUL (allowed on appeal).

The comprehensive list of planning history can be found above however the most relevant planning history is as follows:

19/2753/FUL - Demolition of the existing buildings and the erection of a mixed use residential and commercial development (8 residential units and 248.6sqm of B1 space) – Allowed on appeal dated 30 March 2020

2. AMENDMENTS

None

3. REPRESENTATION

4 objections received and the comments can be summarised as follows:

Condition 12. Electric charging points are shown within the parking bays, this is not compliant to space standards.

Condition 19. PV Array South Block. The PV panels will be higher than the Approved roof level. This is not acceptable. Scheme will further increase the height of building

Condition 20. Built Services Design Drawing number W679 E001. The annotation describes “undercroft car park lighting” to an area where an undercroft doesn’t exist. Pedestrian access video control and gates to the site in direct contradiction to Planning Application

Condition 28. The patterned glass is not in accordance with the Approved Planning drawings. The “Burdock” pattern does not provide the highest Privacy level, as noted within the Pilkington brochure. The glazing should be 100% obscured/white opaque, as per Pilkington Optifloat Opal, or similar, to provide Privacy level 5.

Any glass on the Sandycombe Road side facings of the buildings must be 100% obscured

4. EXPLANATION OF OFFICER RECOMMENDATION

Condition 12 (EV Charging points)

The buildings hereby permitted shall not be occupied until the parking areas have been provided with electric vehicle charging points, in accordance with details that shall first have been submitted to and approved in writing by the local planning authority.

The following has been submitted:

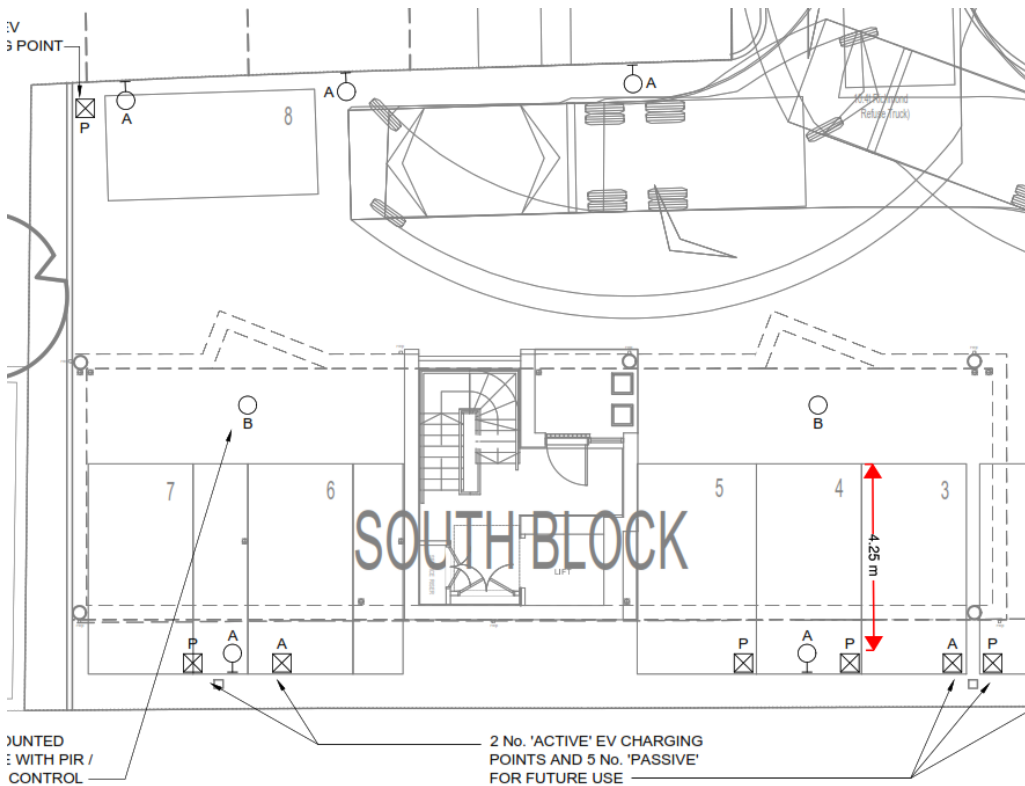
- Product brochure of ROLEC EV Charging received on 3 March 2021
- Drawing E001 Rev T2 – External Electrical Services received on 6 May 2021

The scheme comprises 8 off-street parking spaces. Whilst the number of EVCP has not been specified in the planning condition, as required by Policy T6.1 of the London Plan 2021, at least 20 per cent of the spaces would need to have active charging facilities, with passive provision for all remaining spaces, therefore a minimum of 2 parking spaces will need to provide for electric vehicle charging points and the

remaining 6 will need to be provided as passive.

The submitted plan indicate the provision of 2 active EVCP and 6 no. passive EVCPs as such this is considered satisfactory.

It is noted that the submitted plan is showing the active and passive EVCP to be installed within parking bay 1-7 and would result in reduction in bay length and thus substandard parking bay provision.



However, given the generous depth on site, it is considered there is scope for Bays 1-7 to be lengthened to continue to provide the minimum 2.4m x 4.8m dimensions required for parking bays. The Transport Officer has reviewed the plans and raised no objections to the proposal.

In view of the above, this condition can be recommended for discharge.

16 (Reduction in Carbon Dioxide emissions)

The buildings hereby permitted shall achieve a 35% reduction in Carbon Dioxide emissions beyond Building Regulations requirements. This reduction is expressed as a percentage improvement over the target emission rate (TER) based on Part L of the 2013 Building Regulations.

This condition is compliance only so no need to discharge.

18 (Water Consumption Targets)

The dwellings shall not be occupied other than in accordance with water consumption targets of 105 litres or less per person per day, and 5 litres or less per head per day for external water use.

This condition is compliance only so no need to discharge.

Condition 19 (PV panels)

The PV Array shown on approved plan 0184-P403 shall be installed prior to the occupation of the buildings, in accordance with details that shall first have been submitted to and approved in writing by the local planning authority.

The following has been submitted:

- Planning Documentation for the bearing system FixGrid18 13° for solar modules – North Block received on 3 March 2021
- Planning Documentation for the bearing system FixGrid18 13° for solar modules – South Block received on 3 March 2021
- Product Brochure for REC Alpha Series Solar Panels received on 3 March 2021

The submitted details indicate the solar panels will be mounted at an angle of 13.61° and the mounts will have height of 0.36m when laid on the roof levels of both the north and south blocks.

It is noted that both the north and south blocks benefit from a parapet around the perimeter of each block. The parapet shown on the approved section have a height of 0.18m on the North block and 0.3m on the south block, as illustrated in the screen shots below:

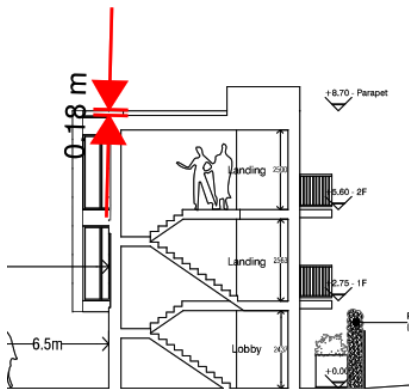


Figure 1: Section through South block

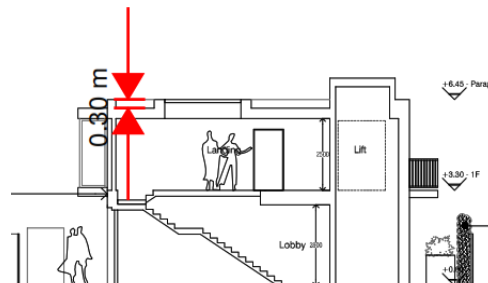


Figure 2: Section through north block

Whilst the north block is of lower height, however, it is considered that the parapet wall at roof level will screen majority of the solar panel so not to adversely impact on the visual amenity of the locality.

Whilst the parapet is of a lower protrusion, given the south block is a taller building which combined with the siting of the solar panels and the line of sight, it is considered that majority of the solar panels will not be visible from public vantage points.

In view of the above, there are no objections to the submitted details and this condition can be recommended for discharge.

Condition 20 (External lighting)

Details of any external lighting shall be submitted to and approved in writing by the local planning authority before the buildings are occupied. Development shall be carried out in accordance with the approved details.

The following have been submitted:

- Product details for ALUCLED/B/MWS/M3/PC received on 3 March 2021
- Drawing E001 Rev T2 – External Electrical Services received on 6 May 2021
- Drawing E202 Rev T1 – North Building – First Floor – Lighting and Fire Alarms received on 7 May 2021
- Drawing E204 Rev T2 South Building – First Floor – Lighting and Fire alarms received on 7 May 2021
- Drawing E205 Rev T2 South Building – Second Floor – Lighting and Fire alarms received on 7 May 2021
- Specification for WALL1L GU10 Wall Mounted Fitting received on 11 May 2021

It has been submitted that wall mounted lights (Product ALUCLED/B/MWS/M3/PC) will be mounted along the boundary wall along the access road and the rear wall to the undercroft parking area. The product details indicate the lighting will be black and the lighting will comprise movement sensors therefore they will not be lit when the areas are not in use.

A similar lighting to the above but without the 'lid' will be soffit mounted with PIR/daylight control therefore they will not be lit when the areas are not in use.

It has also been submitted that on the upper floors, there will be an external light to each balcony (switched from inside the flat), plus each external entrance doorway will have a chrome downlighter adjacent on a PIR. The downlighters will be installed and positioned 1700mm above floor level.

The submitted details are considered acceptable and no objections have been raised by Ecology Officer as such this condition can be recommended for discharge.

Condition 28 (Obscure glazing)

The buildings hereby permitted shall not be occupied until the first and second floor windows on their western elevations (excluding the splayed southerly facing windows) have been fitted with obscured glazing, and no part of those windows that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Details of the type of obscured glazing and the windows which are to be obscurely glazed shall be submitted to and approved in writing by the local planning authority before the windows are installed and once installed the obscured glazing shall be retained thereafter.

The following has been submitted:

- Pilkington Decorative Glass Range Product Brochure received on 3 March 2021
- Supporting letter received on 6 May 2021

It has been submitted the Burdock pattern (Privacy Level 3) obscure glazing will be used for the glazing serving the staircore and those habitable rooms to the West Elevations of both the North and South Blocks will have opaque glazing that achieves Privacy Level 5.

The use of obscure glazing achieving Privacy Level 3 to the stair core in the south block is considered acceptable in this instance given the nature of the use of the stair core negating prolonged view. There are also no objections to the use of Privacy Level 5 obscure glazing to all the windows serving bedrooms as this is considered sufficient to protect the privacy of the nearby occupants and the future occupants of the new flats.

In view of the above, it is considered satisfactory details have been submitted in order for Officers to recommend discharge of this condition.

Discharge condition/s

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES

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):WWC..... Dated:11/5/21.....

I agree the recommendation:

This application has been subject to representations that are contrary to the officer recommendation. The Head of Development Management / South Area Team Manager has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

South Area Team Manager: *WAC*

Dated:12.05.2021.....