

Application reference: 20/1870/FUL ST MARGARETS, NORTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
07.07.2020	04.09.2020	30.10.2020	30.10.2020

Site:

Unit B, 1 Railshead Road, Twickenham, Isleworth

Proposal:

Conversion to Use Class C3 of part only of B1 commercial space (with direct access at ground floor level) approved under LPA Ref: 13/3388 and providing at first floor level 4 x 2 Bed and 2 x 1 Bed dwellings.

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

APPLICANT NAME

Mr. Barry Tansey
No.1 Railshead Road
St. Margaret's
Old Isleworth
Middlesex
TW7 7EP

AGENT NAME

Mr. Jeremy Lingard
Form Design Architecture
1 Bermondsey Exchange,
179-181 Bermondsey St.
London
SE1 3UW
United Kingdom

DC Site Notice: printed on 08.09.2020 and posted on 18.09.2020 and due to expire on 09.10.2020

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

London Borough Of Hounslow
14D POL
LBRUT Transport
14D Urban D
LBRuT Ecology
Environment Agency

Expiry Date

29.09.2020
22.09.2020
22.09.2020
22.09.2020
22.09.2020
29.09.2020

Neighbours:

421 St Margarets road,Isleworth,TW7 7BZ -
Waterside Apartments,3 Railshead Road,London,TW7 7EP -
419 St Margarets Road,Twickenham,Isleworth,TW7 7BZ, - 08.09.2020
417 St Margarets Road,Twickenham,Isleworth,TW7 7BZ, - 08.09.2020
421 St Margarets Road,Twickenham,Isleworth,TW7 7BZ, - 08.09.2020
41 Bowyers Court,Railshead Road,Twickenham,TW1 1RJ, - 08.09.2020
42 Bowyers Court,Railshead Road,Twickenham,TW1 1RJ, - 08.09.2020
43 Bowyers Court,Railshead Road,Twickenham,TW1 1RJ, - 08.09.2020
44 Bowyers Court,Railshead Road,Twickenham,TW1 1RJ, - 08.09.2020
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40 Bowyers Court,Railshead Road,Twickenham,TW1 1RJ, - 08.09.2020
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31 Bowyers Court,Railshead Road,Twickenham,TW1 1RJ, - 08.09.2020
 30 Bowyers Court,Railshead Road,Twickenham,TW1 1RJ, - 08.09.2020
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 25 Bowyers Court,Railshead Road,Twickenham,TW1 1RJ, - 08.09.2020
 24 Bowyers Court,Railshead Road,Twickenham,TW1 1RJ, - 08.09.2020
 23 Bowyers Court,Railshead Road,Twickenham,TW1 1RJ, - 08.09.2020
 22 Bowyers Court,Railshead Road,Twickenham,TW1 1RJ, - 08.09.2020
 Flat 305,Waterside Apartments,3 Railshead Road,Twickenham,Isleworth,TW7 7EP, - 08.09.2020
 Flat 304,Waterside Apartments,3 Railshead Road,Twickenham,Isleworth,TW7 7EP, - 08.09.2020
 Flat 303,Waterside Apartments,3 Railshead Road,Twickenham,Isleworth,TW7 7EP, - 08.09.2020
 Flat 302,Waterside Apartments,3 Railshead Road,Twickenham,Isleworth,TW7 7EP, - 08.09.2020
 Flat 301,Waterside Apartments,3 Railshead Road,Twickenham,Isleworth,TW7 7EP, - 08.09.2020
 Flat 211,Waterside Apartments,3 Railshead Road,Twickenham,Isleworth,TW7 7EP, - 08.09.2020
 Flat 210,Waterside Apartments,3 Railshead Road,Twickenham,Isleworth,TW7 7EP, - 08.09.2020
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 Flat 201,Waterside Apartments,3 Railshead Road,Twickenham,Isleworth,TW7 7EP, - 08.09.2020
 Flat 105,Waterside Apartments,3 Railshead Road,Twickenham,Isleworth,TW7 7EP, - 08.09.2020
 Flat 104,Waterside Apartments,3 Railshead Road,Twickenham,Isleworth,TW7 7EP, - 08.09.2020
 Flat 103,Waterside Apartments,3 Railshead Road,Twickenham,Isleworth,TW7 7EP, -
 Flat 102,Waterside Apartments,3 Railshead Road,Twickenham,Isleworth,TW7 7EP, - 08.09.2020
 Flat 101,Waterside Apartments,3 Railshead Road,Twickenham,Isleworth,TW7 7EP, - 08.09.2020
 Flat 8,Riverside House,Railshead Road,Twickenham,Isleworth,TW7 7BY, - 08.09.2020
 Flat 7,Riverside House,Railshead Road,Twickenham,Isleworth,TW7 7BY, - 08.09.2020
 Flat 6,Riverside House,Railshead Road,Twickenham,Isleworth,TW7 7BY, - 08.09.2020
 Flat 5,Riverside House,Railshead Road,Twickenham,Isleworth,TW7 7BY, - 08.09.2020
 Flat 4,Riverside House,Railshead Road,Twickenham,Isleworth,TW7 7BY, - 08.09.2020
 Flat 3,Riverside House,Railshead Road,Twickenham,Isleworth,TW7 7BY, -
 Flat 2,Riverside House,Railshead Road,Twickenham,Isleworth,TW7 7BY, - 08.09.2020
 Flat 1,Riverside House,Railshead Road,Twickenham,Isleworth,TW7 7BY, - 08.09.2020
 3 Charleville Mews,Isleworth,TW7 7BW, - 08.09.2020
 5 Charleville Mews,Isleworth,TW7 7BW, - 08.09.2020
 7 Charleville Mews,Isleworth,TW7 7BW, - 08.09.2020
 9 Charleville Mews,Isleworth,TW7 7BW, - 08.09.2020
 11 Charleville Mews,Isleworth,TW7 7BW, - 08.09.2020
 15 Charleville Mews,Isleworth,TW7 7BW, - 08.09.2020
 17 Charleville Mews,Isleworth,TW7 7BW, - 08.09.2020
 19 Charleville Mews,Isleworth,TW7 7BW, - 08.09.2020
 21 Charleville Mews,Isleworth,TW7 7BW, - 08.09.2020
 23 Charleville Mews,Isleworth,TW7 7BW, - 08.09.2020
 16 Charleville Mews,Isleworth,TW7 7BW - 08.09.2020

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

Development Management

Status: PCO

Application:20/1870/FUL

Date:

Conversion to Use Class C3 of part only of B1 commercial space (with direct access at ground floor level) approved under LPA Ref: 13/3388 and providing at first floor level 4 x 2 Bed and 2 x 1 Bed dwellings.

20/1870/FUL

Unit B, 1 Railshead Road, Twickenham, TW7 7EP

Site & Surroundings

The application site located on the northern side of Railshead Road, and directly to the southwest of the inlet between the River Thames and the River Crane. To the north of the site is the Third Orsterly Sea Scouts, to the east are the apartments at 1 to 23 Riverside House with river-related activities located on the River Thames beyond this, and to the south and west are more apartments and houses. The site is occupied by a 4 storey building, where the 4th storey is setback, and there is a basement level below. The building comprises 21 residential units, 1355sqm of B1 floorspace, and 38 parking spaces at basement level.

The site is not statutorily or locally listed, however it does fall within the St Margarets Estate Conservation Area. The site is subject to land contamination and is located within Flood Zone 3, associated with the tidal River Thames. The River Thames itself is noted to be designated as Metropolitan Open Land (MOL).

Planning History (most recent/relevant)

- 18/1289/VRC – Removal of condition U09619 - (Play Space) of planning permission 16/1302/VRC – Granted 24/07/2019
- 16/1302/VRC – Variation of condition U97983 (Approved drawings - Amended) of planning permission 13/3388/VRC dated 19 January 2016 to allow amendments to the windows on the third floor – Granted 09/08/2016
- 13/3390/FUL – Demolition of existing buildings and erection of part three, part four storey building with basement to provide 27 residential units and 4 live/work units, provision of 36 parking spaces, childrens playspace and riverside walk – Granted 10/07/2014. Not implemented.
- 13/3388/FUL – Demolition of existing buildings and erection of part three, part four storey building with basement to provide 1355m² of B1 space together with 21 residential units, provision of 38 parking spaces, childrens playspace and riverside walk – Granted 10/07/2014.

Proposal:

The applicant seeks planning permission the conversion of part only of B1 commercial space (with direct access at ground floor level) approved under LPA Ref: 13/3388 to Use Class C3 and providing at first floor level 4 x 2 Bed and 2 x 1 Bed dwellings.

Public and other representations:

Public consultation was undertaken to notify surrounding residents about the proposed development, and a site notice was placed outside the property. Subsequently 4 objections were received, and the reasons are outlined below:

- Noise generation and disturbance.
- Loss of privacy.
- Traffic generation.
- Increased parking congestion.
- The proposed first floor development should be kept separate to the existing building structure and have its own ground floor access and lift.

- Attempt to 'game' the planning system by not applying for new residential units when the building was first given planning permission.
- Local residents have suffered since the developer started building this new development.
- None of the promises given to the Council have been honoured e.g. a playground for the local community and refurbishment of the decrepit parking area at the top of Railshead Road.
- Parking issues for current residents should be assessed and this will be made worse if private dwellings are built instead of the original agreed office space.

Internal consultees

Policy (Employment) – No objections, comments summarised below.

Policy (Housing) – No objections subject to legal agreement for an affordable housing contribution.

Transport – No objections, comments summarised below.

Urban Design – No external changes proposed, therefore no objections.

Ecology – No objections subject to conditions.

External consultees

Environment Agency – No objections following submission of a Flood Risk Assessment by the applicants.

London Borough of Hounslow – Advised they did not wish to comment on application.

Amendments

- Following a request by the Council's Transport Officer, a plan was submitted by the applicants to clarify the basement parking.
- Following a request by the Environment Agency, a Flood Risk Assessment was submitted.
- A Fire Safety Report was also submitted in response to new London Plan policies.
- Discussions were held with registered providers in order to address affordable housing matters.

Relevant policies

The following local planning policies and supplementary documents would generally apply when assessing such an application:

National Planning Policy Framework (NPPF) (2021)

London Plan (2021)

D1 – London's form, character and capacity for growth
D3 – Optimising site capacity through design led approach
D4 – Delivering good design
D5 – Inclusive Design
D6 – Housing quality and standards
D12 – Fire Safety
D14 – Noise
H4 – Delivering affordable housing
H10 – Housing size mix

SI2 – Minimising greenhouse gas emissions
SI8 – Waste capacity
T4 – Assessing and Mitigating transport impacts
T5 – Cycling
T6 – Car Parking
T7 – Deliveries, servicing and construction

Local Plan (2018):

LP 1 – Local Character and Design Quality
LP 3 – Designated Heritage Assets
LP 8 – Amenity and Living Conditions
LP 15 – Biodiversity
LP 20 – Climate Change Adaptation
LP 22 – Sustainable Design and Construction
LP 24 – Waste Management
LP 34 – New Housing
LP 35 – Housing Mix and Standards
LP 36 – Affordable Housing
LP 39 – Infill, Backland and Backgarden Development
LP 40 – Employment and Local Economy
LP 44 – Sustainable Travel Choices
LP 45 – Parking Standards and Servicing

Supplementary Planning Guidance:

Design Quality SPD (2006)
Planning Obligation Strategy SPD
Residential Development Standards SPD (Incorporating Nationally Described Space Standards) (2010)
Affordable Housing SPD (2014)
Transport SPD (2020)
St Margarets Village Planning Guidance SPD (2017)

All local policies and documents referred to in this letter are available to view on Council's website (www.richmond.gov.uk).

Planning Assessment

Key planning considerations with any potential application

- Principle of Development;
- Affordable Housing;
- Housing Standards;
- Design and Siting;
- Sustainability;
- Highways, Parking & Refuse;
- Residential Amenity of Neighbouring Properties;
- Flood Risk;
- Ecology;
- Fire Safety.

Principle of Development

Loss of office/employment space

The emphasis of both the New London Plan and the Council's Local Plan is on retaining and supporting the employment uses on existing employment land.

Local plan policy LP40 seeks to retain land in employment use in order to support a diverse and strong local economy in Richmond. There is a presumption against the release of any employment land or stock in the borough to other uses.

Policy LP41 includes a presumption against the loss of office floorspace in all parts of the borough. Outside the Key Office Areas, any loss of office floorspace will only be permitted where evidence is provided that demonstrates that there is no longer demand for an office-based use in this location and that there is not likely to be in the foreseeable future. This must include evidence of completion of a full and proper marketing exercise of the site at realistic prices both for the existing office use or an alternative office-based use completed over a minimum period of two continuous years in accordance with the approach set out in Appendix 5 of the Local Plan. Following this, a sequential approach to the redevelopment or change of use is applied that prioritises alternative employment uses including social or community infrastructure uses, followed by affordable housing.

The applicant is seeking approval for the conversion of 6 B1 units at first floor level to residential (492sqm GIA). Two applications for the development of the site were submitted and granted planning permission at the same time, and 13/3388/FUL was the application that was implemented. Although the site was previously in employment use, the unimplemented permission 13/3390/FUL did not include any dedicated B1 floorspace, although it would have provided some live/work and affordable housing units (which the implemented application did not).

The site is not located in a Key Office Area. The application was submitted prior to the changes to the Use Classes Order effective from 1st September 2020. Under the new Use Classes Order B1(a) would fall under class E(g)(i). As such, there is generally scope to change the use of offices (if previously occupied) to other uses within class E without requiring planning permission.

The applicant has submitted a Marketing Report with this application which gives details of the marketing activities that have been undertaken by Houston Lawrence to market the first floor commercial space since March 2018. Marketing activities prior to this were undertaken before the completion of the building in mid-2017 but details have not been provided. It is noted in the report that the offices of the developer are located on the ground floor of the building (and this use is not affected by this application, so the site will remain in a mix of uses).

The Marketing Report states that the available office floorspace on the first floor is broken down into 6 separate units, although it can be offered for letting on a combined basis to create larger open plan space. The market rent of £25.00 per sq.ft. is stated to be commensurate with prevailing local rents, and significantly less than in Twickenham and Richmond centres. It is reported that potential tenants were offered flexible or longer lease terms. Marketing efforts included listings on property websites, direct marketing to active applicants, advertising banners, promotion in Estate Gazette, E-marketing and social media marketing. It is reported that the marketing for the two years since March 2018 resulted in approximately 39 enquiries, but this translated into just two viewings.

Regarding the sequential test outlined in the policy, where alternative employment-generating uses are expected to be pursued if marketing for offices is not successful, it is stated in the marketing report that no enquiries were received from alternative commercial users, with the reasons given including a lack of parking, distance from public transport and potential for noise and disturbance to neighbouring occupiers. Location and lack of transport area also given as the main reasons for a lack of interest from potential co-working/serviced office occupiers.

The Council's Policy Officer reviewed the marketing evidence and confirmed it is accepted that the marketing campaign was comprehensive and fulfilled the criteria in LP41 and Appendix 5.

The applicant has sought to address the requirements of the sequential test within the Design and Access statement (pages 11-12). The following comments are made in the Statement regarding the potential alternative employment-generating uses:

- Co-working/serviced offices - limited scope due to lack of transport, character of the area and restricted size of available space. No enquiries were made during marketing period.
- Town centre uses (bars/restaurants/cafes) - inappropriate in primarily residential location.
- Uses formerly within D1/D2 use classes (health clinics/nurseries/creches/leisure facilities) - location unsuitable due to noise, parking and activity levels. No enquiries for these uses were made during marketing period.

The Council's Policy Officer noted the Marketing Report provides full details of enquiries received from potential occupiers, as well as the reasons given for discounting the units. As the applicant states that no enquiries were received from alternative employment uses, it is not possible to assess further the reasons why it was not deemed suitable by this type of occupier.

Parts (b) and (c) of the sequential test seeks maximum provision of affordable housing provision and this will be discussed later in the report. In relation to the consideration of other employment uses, the application is considered to have addressed the sequential test in LP 41.

In view of the above, the proposal is considered to comply with Local Plan Policies LP40 and LP41, and the principle of development is accepted.

New housing

Chapter 5 of the revised National Planning Policy Framework (NPPF) encourages local planning authorities to 'boost significantly the supply of housing' to 'deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities'. Encouragement for the delivery of new housing is also expressed within Policy 3.3 of the London Plan (2016) and Policy LP 34 of the Council's adopted Local Plan (2018). As emphasised under Policy LP 34 of the Local plan, the borough have set a target of creating 3,150 new houses between 2015-2025. The Council's most recent affordable housing needs assessment indicates that there is a need for 964 affordable dwellings per annum, a total of 18,300 over a 19 year period (2014-2033).

The proposed development would result in a net increase of 6 new units on the site, meaning that it would positively contribute to the borough's housing stock in line with Policy LP34 of the Local Plan.

Affordable Housing

Local Plan Policy LP36 states some form of affordable housing contribution will be expected on all new housing sites. The Council will seek the maximum reasonable amount of affordable housing when negotiating on private residential schemes, further details are set out in the Affordable Housing SPD.

Policy LP36 expects at least 50% on-site affordable housing provision on all former employment sites. Given the proposed change of use, in accordance with employment policies, any residential use replacing employment floorspace should be in the form of affordable housing and comply with the tenure split required by Policy LP36 and relevant housing strategies.

In response to this, the applicant first held discussions with the Council's Housing Development Manager, and later submitted correspondence from Richmond Housing Partnership and PA Housing which confirmed that both registered providers had no interest in affordable housing on this site. As such, this part of the policy has been adequately addressed.

Viability evidence (by James Brown) was submitted which concludes that the maximum reasonable financial contribution towards affordable housing it can viably sustain is £131,000. A review of the viability evidence submitted has been undertaken by the Council's assessors (Bespoke) and following correspondence with James Brown it found the proposed scheme is viable and could provide an affordable housing contribution of £362,000.

This amount has been secured by a S106 legal agreement of the agreed contribution. As such the proposed scheme now complies with the outcomes sought by Policy LP36 of the Local Plan and the Affordable Housing Supplementary Planning Documents.

Housing standards

Housing mix

Policy LP35 (A) states that the unit mix should be appropriate to the location, however it seeks a higher proportion of small units (studios and 1 beds) in sustainable main centre locations. The proposal is for 2 x 1 bed and 4 x 2 bed. 13/3388/FUL included a mix of 1, 2 and 3 beds, and therefore the Council raises no objections given this application also includes a mix, and the 2 bed units could be occupied by small families.

Internal space standards

Policy LP35 requires that all new housing complies with the Nationally Described Space Standards (NDSS). The minimum standards are outlined below:

- A double bedroom 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 (GIA) area (However please note the London Plan suggests a minimum head height of 2.5m for new dwellings within London to mitigate the 'heat island' effect)
- Suitable storage space to be incorporated into units
- Communal gardens to be sheltered from roads and not overlooked from habitable rooms.

Table 1 - Minimum gross internal floor areas and storage (m²)

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	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	

As per above, the table sets a minimum gross internal floor area of 50sqm for a 1 bed 2 person one storey dwelling and 70sqm for a 2 bed 4 person one storey dwelling. The proposed flats all exceed the relevant minimum standard and as such no objections are raised.

External amenity space

The requirements of Policy LP35 and the Residential Development Standards SPD continue to apply to external amenity space. For flats a minimum of 5sqm of private outdoor space for 1-2 person dwellings should be provided and an extra 1sqm should be provided for each additional occupant.

Policy LP35 states that amenity spaces should be:

- a. private, usable, functional and safe;
- b. easily accessible from living areas;
- c. orientated to take account of need for sunlight and shading;
- d. of a sufficient size to meet the needs of the likely number of occupiers; and
- e. accommodation likely to be occupied by families with young children should have direct and easy access to adequate private amenity space.

The design already includes balconies that are proposed for each unit. It is noted the play space was agreed under 18/1289/VRC to be in the form of a financial contribution towards provision at Grimwood Road Recreation Ground within fairly close proximity. Although the proposal includes some 2 bed units that may be occupied by small families, given there are balconies and some communal space, the Council does not object to the proposal..

Inclusive Access

Policy LP35 (E) requires all new build housing is required to meet Building Regulation Requirement M4 (2) 'accessible and adaptable dwellings'. Regulation M4(2) cannot be applied to conversions and change of use proposals and requires step-free access, therefore it would not be applicable. The mandatory M4(1) would be applicable, however as that is the default it does not need to be secured by condition.

Amenity of future occupants

The proposed units are expected to provide an adequate amount of outlook, daylight and ventilation.

Design and Siting

Local Plan 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. I

There are no external changes to the existing building, and therefore no objections are raised to the proposal on character/design grounds. This was also confirmed by the Council's Urban Design Officer.

Sustainability

Policy LP22 states that development will be required to conform to the Sustainable Construction Checklist. The London Plan (5.7) requires that all new development should achieve a reduction in carbon dioxide emission of 35% from on-site renewable energy generation. Development Officer Planning Report – Application 20/1870/FUL Page 10 of 15

proposals of 1 dwelling unit or more will be required to reduce their total carbon dioxide emissions. Part C of Policy LP22 indicates that the target should be achieved following the Energy Hierarchy:

1. Be lean: use less energy
2. Be clean: supply energy efficiently
3. Be green: use renewable energy

A completed Sustainable Construction Checklist has been submitted which indicates a total of 59.5 (B rating for a domestic refurb); suggesting that the scheme would help to significantly increase the Borough's stock of sustainable developments.

Policy LP22 also states proposals for change of use to residential will be required to meet BREEAM Domestic Refurbishment 'Excellent' standard. The application includes a BREEAM assessment which concludes the proposal will achieve a score of 70.58% which represents an 'Excellent' score, and therefore complies with the policy requirements.

In terms of water efficiency the proposal confirms the application will achieve a water efficiency of 104.9 litres/per/day, which is below the Council's maximum allowance of 110 litres per person per day.

In light of the above, the scheme is considered to comply with the requirements of the relevant sustainability policies, in particularly Policies LP20 and LP22.

Highway, Parking and Refuse

As per Policy LP 44 of the Local Plan, the Council will seek to promote safe, sustainable and accessible transport solutions. There is a strong emphasis on ensuring that development proposals do not have a severe impact on the operation, safety and accessibility to the local or strategic highway networks. Any adverse impact on the highway should be mitigated through the provision of, or improvements towards necessary and relevant transport improvements.

Local Plan Policy LP45 states that new development should provide appropriate cycle access and sufficient, secure cycle parking facilities. In accordance with the London Plan, the minimum cycle parking requirement for 1-bed units is one space, with two spaces required for all other dwellings.

In accordance with policy LP45 developments and redevelopments have to demonstrate that the new scheme provides an appropriate level of off street parking to avoid an unacceptable impact on on-street parking conditions and local traffic conditions. For developments in areas with a PTAL of 0-3; 1-2 bedroom dwellings are required to provide 1 no. off-street parking space, and 3 bedroom dwellings are required to provide 2 no. off-street parking spaces as set out within appendix 3 of the Local Plan. Whilst the Council's parking standards are set to a maximum, these standards are expected to be met unless it can be shown there would be no adverse impact on the area in terms of street-scene or on-street parking. This is reiterated in the parking standards set out in the London Plan which specifies that in outer London areas with low PTAL, borough should consider higher levels of provisions, especially to address overspill parking pressures.

The site has a low PTAL score of just 1b which represents a high level of public transport accessibility. As such parking is required in accordance with policy LP45 and Appendix 3 at a level of 1 space per dwelling, thus 6 additional parking spaces are required to support the application. The Council's Transport Officer reviewed the application and noted it is proposed to achieve this by reallocation of 6 spaces from the commercial parking. The applicant submitted a plan of the basement car park detailing the existing and new parking arrangement.

The site is not located in a CPZ and it is not considered necessary to restricts residents' access to permits if one were to be installed in the future.

Cycle parking

Space for cycle parking is indicated in the basement of the building. Further details regarding specific arrangements for cycle storage will be required by conditioned as part of any approval.

Refuse

Refuse bins serving the new residential units are proposed to be sited on the ground floor of the building. Should this application be approved, specific details will be conditioned in order to safeguard the appearance of the surrounding locality and residential amenity of neighbouring occupiers and to ensure compliance with Policy LP24 and the Refuse and Recycling Storage Requirements SPD.

Construction traffic

Should the application be considered acceptable overall, a condition requiring the submission of a detailed Construction Management Plan will be imposed.

Residential Amenity of Neighbouring Properties

Policy LP8 state in considering proposals for development, the Council will seek to protect adjoining properties from unreasonable loss of privacy, pollution, visual intrusion, noise and disturbance. The Council will generally seek to ensure that the design and layout of buildings enables sufficient sunlight and daylight to penetrate into and between buildings and that adjoining land or properties are protected from overshadowing in accordance with established standards.

There are no external changes proposed to the existing building. Internally, there are already residential units in the building and therefore it is not expected there will be any impact to the residential amenity of neighbouring properties from the proposed change of use.

Ecology

Policy LP15 of the Local Plan (Biodiversity) states that the Council will protect and enhance the Borough's biodiversity, and in particular the sites designated for their biodiversity and nature conservation value, including the connectivity between habitats. Council will resist the loss of trees which are of value and encourage new high-quality landscaping and planting which reflects the surrounding environment.

The Council's Ecology officer reviewed the application and raised no objections to this scheme, but recommended 3 conditions consisting of hard and soft landscaping works, external lighting, and ecological enhancements. However, there are no external changes proposed under this application and therefore these conditions are not considered necessary in this case.

In light of the above, the proposal is considered to comply with Policy LP15 of the Local Plan.

Flood Risk

Policy LP21 of the Local Plan states that all developments should avoid, or minimise, contributing to all sources of flooding, including fluvial, tidal, surface water, groundwater and flooding from sewers, taking account of climate change and without increasing flood risk elsewhere.

The application site is located within Flood Zone 3, associated with the tidal River Thames. A Flood Risk Assessment (FRA) was submitted by the applicants which concluded that no significant risks have been identified with other sources of flooding.

The Environment Agency reviewed the application and FRA, and concluded that they have no objections to the application on flood grounds.

Noting that the proposal relates to an existing building and the change of use would occur on the first floor of the building, the proposal is considered to comply with Policy LP21.

Fire Safety

Under Policy D12 of the new London Plan (2021), there is requirement that all developments must be designed to achieve the highest standards of fire safety to reduce the risk to life or serious injury in the event of a fire. This includes providing appropriate alarm systems, a suitable means of escape for all building users, and access to equipment for firefighting which is appropriate to the size and use of the development.

The applicant has submitted a Fire Safety Statement in response to the requirements of Policy D12 (A). This discusses:

- Means of escape
- Facilities for firefighting
- Ventilation systems for smoke control
- Smoke alarms

This level of information is considered appropriate for the scale of development proposed.

The applicant is advised that alterations and extensions to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made.

In light of the above, the proposed fire safety measures are considered to comply with Policy D12 of the London Plan.

Conclusion:

The proposed development is considered to be compliant with the relevant policies as set out within the report, and as such the proposal is considered to be acceptable.

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):TF.....

Dated:18/08/2021.....

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner

Dated:

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

Head of Development Management:RDA.....

Dated:19/08/21.....

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

The following table will populate as a quick check by running the template once items have been entered into Uniform

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

INFORMATIVES
