

Application reference: 20/2161/VRC HAMPTON WARD

Date application received	Date made valid	Target report date	8 Week date
04.08.2020	04.08.2020	03.11.2020	03.11.2020

Site:

139 - 143 Station Road, Hampton, TW12 2AL,

Proposal:

Variation of Condition Number(s): U0080339 (approved drawing nos) attached to planning permission ref no: 19/3829/VRC dated 16.04.2020 to allow: replace brick to render on western elevation of mews building; realignment of fenestration on eastern elevation of mews building; Addition of rooftop structure to provide improved DDA compliant access for residents to rooftop amenity space.

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

APPLICANT NAME

Jonathan Sunny Day Trading
c/o Agent
c/o Agent
c/o Agent
c/o Agent
c/o Agent
c/o Agent

AGENT NAME

Mr Jonathan Rowlett
30 Stamford Street
London
SE1 9LQ
United Kingdom

DC Site Notice: printed on 11.08.2020 and posted on 21.08.2020 and due to expire on 11.09.2020

Consultations:

Internal/External:

Consultee
14D Urban D

Expiry Date
25.08.2020

Neighbours:

31 Oldfield Road, Hampton, TW12 2AJ -
Flat 3, Albion House, 113 Station Road, Hampton, TW12 2AL, - 11.08.2020
19 Warwick Close, Hampton, TW12 2TZ, - 11.08.2020
14 Oldfield Road, Hampton, TW12 2AE, - 11.08.2020
29 Oldfield Road, Hampton, TW12 2AJ, - 11.08.2020
Flat 4, 137 Station Road, Hampton, TW12 2AL, - 11.08.2020
Flat 2, 137 Station Road, Hampton, TW12 2AL, - 11.08.2020
16 Oldfield Road, Hampton, TW12 2AE, -
24 Oldfield Road, Hampton, TW12 2AE, - 11.08.2020
Ground Floor, 137 Station Road, Hampton, TW12 2AL, - 11.08.2020
35 Oldfield Road, Hampton, Middlesex, TW12 2AJ, - 11.08.2020
39 Oldfield Road, Hampton, Middlesex, TW12 2AJ, -
51 Oldfield Road, Hampton, Middlesex, TW12 2AJ, -
37 Oldfield Road, Hampton, Middlesex, TW12 2AJ, -
43 Oldfield Road, Hampton, Middlesex, TW12 2AJ, -
47 Oldfield Road, Hampton, Middlesex, TW12 2AJ, - 11.08.2020
157 Station Road, Hampton, Middlesex, TW12 2AL, - 11.08.2020
46 Oldfield Road, Hampton, Middlesex, TW12 2AE, - 11.08.2020
15 Oldfield Road, Hampton, TW12 2AD, - 11.08.2020
21 Hospital Bridge Road, Twickenham, TW2 5UL, - 11.08.2020
Flat 3, 137 Station Road, Hampton, TW12 2AL, - 11.08.2020
33 Oldfield Road, Hampton, TW12 2AJ, - 11.08.2020

48 Oldfield Road,Hampton,TW12 2AE, - 11.08.2020
 50 Oldfield Road,Hampton,TW12 2AE, - 11.08.2020
 Ground Floor,137 Station Road,Hampton,TW2 1NJ, - 11.08.2020
 Flat 5,137 Station Road,Hampton,TW12 2AL, - 11.08.2020
 Flat 1,137 Station Road,Hampton,TW12 2AL, - 11.08.2020
 56B Oldfield Road,Hampton,TW12 2AE - 11.08.2020
 56D Oldfield Road,Hampton,TW12 2AE - 11.08.2020
 10 Blenholme Court,Station Road,Hampton,TW12 2BL, - 11.08.2020
 9 Blenholme Court,Station Road,Hampton,TW12 2BL, - 11.08.2020
 8 Blenholme Court,Station Road,Hampton,TW12 2BL, - 11.08.2020
 7 Blenholme Court,Station Road,Hampton,TW12 2BL, - 11.08.2020
 6 Blenholme Court,Station Road,Hampton,TW12 2BL, - 11.08.2020
 5 Blenholme Court,Station Road,Hampton,TW12 2BL, - 11.08.2020
 4 Blenholme Court,Station Road,Hampton,TW12 2BL, - 11.08.2020
 3 Blenholme Court,Station Road,Hampton,TW12 2BL, - 11.08.2020
 2 Blenholme Court,Station Road,Hampton,TW12 2BL, - 11.08.2020
 1 Blenholme Court,Station Road,Hampton,TW12 2BL, - 11.08.2020
 56A Oldfield Road,Hampton,TW12 2AE - 11.08.2020
 145B Station Road,Hampton,TW12 2AL - 11.08.2020
 145A Station Road,Hampton,TW12 2AL - 11.08.2020
 145D Station Road,Hampton,TW12 2AL - 11.08.2020
 145C Station Road,Hampton,TW12 2AL - 11.08.2020
 56C Oldfield Road,Hampton,TW12 2AE - 11.08.2020

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

Development Management

Status: GTD Application:47/4663
 Date:09/04/1954 Use of building for light engineering.

Development Management

Status: REF Application:59/0993
 Date:30/11/1959 Use of part of premises for stove enamelling.

Development Management

Status: REF Application:13/0822/OUT
 Date:26/02/2014 Demolition of the existing buildings and the erection of a building comprising retail space on the ground floor and 8 apartments above. Including refuse storage, cycle parking and amenity space (OUTLINE APPLICATION for consideration of Access/Appearance/Layout/Scale).

Development Management

Status: REF Application:15/2316/OUT
 Date:20/07/2015 Demolition of existing garage and workshops and erection of ground floor offices with nine flats over on three floors with associated car parking, cycle, refuse and recycling storage

Development Management

Status: WDN Application:18/2695/FUL
 Date:11/10/2018 Demolition of buildings on site and construction of a 3 storey building fronting Station Road, comprising 254sqm ground floor flexible commercial uses (B1 and/or D1) with 7 apartments above (5 x 2B4P and 2 x 1B2P) and a 2 storey building fronting Oldfield Road, comprising 2 x 2B4P houses with associated roof terraces and cycle/refuse stores, parking and hard and soft landscaping.

Development Management

Status: GTD Application:18/3804/FUL
 Date:14/05/2019 Demolition of buildings on site and construction of a 3 storey building fronting Station Road, comprising 254sqm ground floor light industrial use (B1c Use Class) with 7 apartments above (5No. 2B4P flats and 2No. 1B2P flats) and a 2 storey building fronting Oldfield Road, comprising 2No. 2B4P houses with associated roof terraces and cycle/refuse stores, parking and hard and soft landscaping.

Development Management

Status: GTD Application:18/3804/DD01
 Date:02/09/2019 Details pursuant to conditions U0061589 - Construction Method Statement & U0061600 - Hard and Soft Landscaping of planning permission 18/3804/FUL.

Development Management

Status: GTD

Date:09/08/2019

Application:18/3804/DD02

Details pursuant to condition U0061597 - Sustainable Drainage of planning permission 18/3804/FUL.

Development Management

Status: GTD

Date:28/11/2019

Application:19/2087/VRC

Variation of conditions U0061605 (Approved drawings) of planning permission 18/3804/FUL dated 14.05.2019 to allow for 1) relocated access door to pedestrian passageway, from rear of building, 2) addition of 2 additional access doors at Station Road frontage, 3) internal alterations to layout of 2 x 1 bed flats in Station Road building- switching living rooms and bedrooms around, 4) addition of en-suite bathroom to recessed area at first floor, serving the rear 2-bed mews house, 5) relocation of velux window in rear roof of Station Road building, 6) alteration to fenestration pattern at Station Road frontage to facilitate above internal layout changes, 7) reduction in height of rooftop access structures of Station Road building, 8) increased balustrade height on mews building, 9) removal of rear window at first floor of the mews building and replacement with inset brickwork. Variation of Condition U0061587 (Parking Permits Restriction - GRAMPIAN) of planning permission 18/3804/FUL to allow timing trigger to be changed to pre-occupation.

Development Management

Status: GTD

Date:22/10/2019

Application:18/3804/DD03

Details pursuant to (PART OF) condition U0061585 - Potentially Contaminated Sites of planning permission 18/3804/FUL.

Development Management

Status: WDN

Date:18/11/2019

Application:19/3015/NMA

Variation of conditions U0061605 (Approved drawings) of planning permission 18/3804/FUL to allow for 1) relocated access door to pedestrian passageway, from rear of building, 2) addition of 2 additional access doors at Station Road frontage, 3) internal alterations to layout of 2 x 1 bed flats in Station Road building- switching living rooms and bedrooms around, 4) addition of en-suite bathroom to recessed area at first floor, serving the rear 2-bed mews house, 5) relocation of rooflight in rear roof of Station Road building, 6) alteration to fenestration pattern at Station Road frontage to facilitate above internal layout changes, 7) reduction in height of rooftop access structures of Station Road building, 8) increased balustrade height on mews building, 9) removal of rear window at first floor of the mews building and replacement with inset brickwork. Variation of Condition U0061587 (Parking Permits Restriction - GRAMPIAN) of planning permission 18/3804/FUL to allow timing trigger to be changed to pre-occupation. [Non-Material Amendment to planning permission 19/2087/VRC to increase the employment provision].

Development Management

Status: GTD

Date:17/04/2020

Application:19/3829/VRC

Variation of conditions U0073081 (Approved Drawings), U0073067 (BREEAM) & U0073073 (Commercial Unit Use) of Planning Permission 19/2087/VRC. Variation of conditions U0061605 (Approved drawings) of planning permission 18/3804/FUL dated 14.05.2019 to allow for 1) relocated access door to pedestrian passageway, from rear of building, 2) addition of 2 additional access doors at Station Road frontage, 3) internal alterations to layout of 2 x 1 bed flats in Station Road building- switching living rooms and bedrooms around, 4) addition of en-suite bathroom to recessed area at first floor, serving the rear 2-bed mews house, 5) relocation of velux window in rear roof of Station Road building, 6) alteration to fenestration pattern at Station Road frontage to facilitate above internal layout changes, 7) reduction in height of rooftop access structures of Station Road building, 8) increased balustrade height on mews building, 9) removal of rear window at first floor of the mews building and replacement with inset brickwork. Variation of Condition U0061587 (Parking Permits Restriction - GRAMPIAN) of planning permission 18/3804/FUL to allow timing trigger to be changed to pre-occupation.

Development Management

Status: REF

Date:16/07/2020

Application:20/1237/VRC

Application Reference Number: 18/3804/FUL - Condition Number(s):

U0061605 - Further detailed design work has resulted in the need to vary conditions to allow for minor amendments to the Mews building towards the end of the site including replacement of brickwork with render at western elevation, realign fenestration to eastern elevation, amendment at roof level to provide improved access to the roof terraces to 2 properties

<u>Development Management</u> Status: GTD Date:12/02/2021	Application:18/3804/DD04 Details pursuant to condition U0061589 (Construction Method Statement) of planning permission 18/3804/FUL - proposed extension of working hours during development.
<u>Development Management</u> Status: PCO Date:	Application:20/2161/VRC Application Reference Number: 18/3804/FUL - Condition Number(s): U0061598 (approved drawing nos) - Further detailed design work has resulted in the need to vary conditions as follows: replace brick to render on western elevation of mews building; realignment of fenestration on eastern elevation of mews building; Addition of rooftop structure to provide improved DDA compliant access for residents to rooftop amenity space. Removal of condition U0061598 -(privacy screen). please see supporting planning statement
<u>Development Management</u> Status: GTD Date:03/12/2020	Application:19/3829/DD01 Details pursuant to condition U0080412 (Cycle parking), U0080419 (Electric Vehicle Charging Points) and U0080420 (Grampian - Parking/Road Works) of planning permission 19/3829/VRC.
<u>Development Management</u> Status: GTD Date:18/11/2020	Application:19/3829/DD02 Details pursuant to condition U0080405 - contaminated site
<u>Development Management</u> Status: GTD Date:12/02/2021	Application:19/3829/DD03 Details pursuant to condition U0080407 (Parking Permits Restriction - GRAMPIAN) of planning permission ref: 19/3829/VRC dated 16.04.2020.
<u>Development Management</u> Status: GTD Date:27/01/2021	Application:19/3829/DD04 Details pursuant to condition U0080414 (Privacy screening to terrace), U0080421 (Boundary fencing - Dev't commence) and U0080422 (Refuse arrangements) of planning permission 19/3829/VRC.
<u>Development Management</u> Status: GTD Date:08/03/2021	Application:19/3829/DD05 Details pursuant to condition U0080404 (External illumination) of planning permission ref: 19/3829/VRC dated 16.04.2020..

Appeal

Validation Date: 01.12.2015 Demolition of existing garage and workshops and erection of ground floor offices with nine flats over on three floors with associated car parking, cycle, refuse and recycling storage

Reference: 15/0220/AP/REF

Enforcement
Opened Date: 11.01.2019 Enforcement Enquiry
Reference: 19/0023/EN/UBW

Enforcement
Opened Date: 05.07.2019 Enforcement Enquiry
Reference: 19/0318/EN/BCN

Enforcement
Opened Date: 23.01.2020 Enforcement Enquiry
Reference: 20/0021/EN/BCN

Enforcement
Opened Date: 02.12.2020 Enforcement Enquiry
Reference: 20/0500/EN/BCN

Application reference: 20/2161/VRC

Subject Property: 139 - 143 Station Road Hampton TW12 2AL

Proposal	The application is for the variation of condition no: U0080339 (approved drawing nos) attached to planning permission ref no: 19/3829/VRC dated 16.04.2020 to allow for the replacement of brick for render on the western elevation of the mews building; realignment of the fenestration on the eastern elevation of mews building and the addition of a rooftop structure to provide improved DDA compliant access for residents to the rooftop amenity space. The development has been completed.
Site description / key designations	The site is located in the Station Road West Area of Mixed Use. The site is subject to an Article 4 Direction Basements. The site is positioned in a Land Use Past Industrial Petrol Sales. The site is in the Priory Road East and Surroundings Village Character Area in the Hampton Village Planning Guidance. The site borders the Hampton Village Conservation Area to the South East. No 1 – 4 Junction Court is a BTM circa 50m to the east. Station House is a BTM circa 20m to the north.

<p>Planning History 139 - 143</p>	<ul style="list-style-type: none"> • 19/3829/DD01 to 05 approved details of illumination, privacy screening, boundary treatment, refuse arrangements, parking permits, contamination, cycle parking, EVCPs, works to the highway – all granted. • 18/3804/DD04 – Details of CMS – approved 12/02/2021 • 20/1237/VRC Variation of conditions relating to the approved drawings to allow for altered materials, fenestration and height. Refused 16/07/2020 - <i>The stair enclosure by reason of its combined design, siting, height, scale and bulk would result in a visually intrusive, unsympathetic form of development. It would be an incongruous feature when viewed from in particular the rear garden of No. 50 Oldfield Road to the detriment of the visual amenity of its occupants. As such the proposal fails to comply with, with policies LP1 and LP8 and the aims and objectives of the Hampton Village SPD (2017). The proposed stair enclosure in terms of its siting, design, materials, height and bulk would be a dominant and incongruous form of development to the detriment of the host building such to cause less than substantial harm to the setting of the Hampton Village Conservation Area. It is not considered that the applicant has demonstrated that the public benefit of the proposal would outweigh the harm and the scheme is unacceptable. The proposal is therefore contrary to the NPPF paragraphs 193-196, Policies LP1 and LP3 of the Council's Local Plan (2018), and the aims and objectives of the Hampton Village Planning Guidance SPD. Furthermore, it would be out of keeping with the Priory Road East and Surroundings Village Character Area.</i> • • 19/3829/VRC Variation of conditions relating to the approved drawings, BREEAM requirement, parking permits agreement and use of the commercial element to allow altered positioning of access doors, altered internal layout, altered fenestration, changes to the rooftop structures allowing access to the roof, alterations to balustrade, variation of parking permits implementation. Approved 16/04/2020) • 19/3015/NMA Variation of conditions U0061605 (Approved drawings) of planning permission 18/3804/FUL to allow for 1) relocated access door to pedestrian passageway, from rear of building, 2) addition of 2 additional access doors at Station Road frontage, 3) internal alterations to layout of 2 x 1 bed flats in Station Road building- switching living rooms and bedrooms around, 4) addition of en-suite bathroom to recessed area at first floor, serving the rear 2-bed mews house, 5) relocation of rooflight in rear roof of Station Road building, 6) alteration to fenestration pattern at Station Road frontage to facilitate above internal layout changes, 7) reduction in height of rooftop access structures of Station Road building, 8) increased balustrade height on mews building, 9) removal of rear window at first floor of the mews building and replacement with inset brickwork. Variation of Condition U0061587 (Parking Permits Restriction - GRAMPIAN) of planning permission 18/3804/FUL to allow timing trigger to be changed to pre-occupation. [Non-Material Amendment to planning permission 19/2087/VRC to increase the employment provision]. Withdrawn by the applicant 18/11/2019
---	---

- 18/3804/DD03 Details pursuant to (PART OF) condition U0061585 - Potentially Contaminated Sites of planning permission 18/3804/FUL. Granted permission 22/10/2019
- 19/2087/VRC Variation of conditions U0061605 (Approved drawings) of planning permission 18/3804/FUL dated 14.05.2019 to allow for 1) relocated access door to pedestrian passageway, from rear of building, 2) addition of 2 additional access doors at Station Road frontage, 3) internal alterations to layout of 2 x 1 bed flats in Station Road building-switching living rooms and bedrooms around, 4) addition of en-suite bathroom to recessed area at first floor, serving the rear 2-bed mews house, 5) relocation of velux window in rear roof of Station Road building, 6) alteration to fenestration pattern at Station Road frontage to facilitate above internal layout changes, 7) reduction in height of rooftop access structures of Station Road building, 8) increased balustrade height on mews building, 9) removal of rear window at first floor of the mews building and replacement with inset brickwork. Variation of Condition U0061587 (Parking Permits Restriction - GRAMPAN) of planning permission 18/3804/FUL to allow timing trigger to be changed to pre-occupation. Granted permission 28/11/2019
- 18/3804/DD02 Details pursuant to condition U0061597 - Sustainable Drainage of planning permission 18/3804/FUL. Granted permission 09/08/2019
- 18/3804/DD01 Details pursuant to conditions U0061589 - Construction Method Statement & U0061600 - Hard and Soft Landscaping of planning permission 18/3804/FUL. Granted permission 30/08/2019
- 18/3804/FUL Demolition of buildings on site and construction of a 3 storey building fronting Station Road, comprising 254sqm ground floor light industrial use (B1c Use Class) with 7 apartments above (5No. 2B4P flats and 2No. 1B2P flats) and a 2 storey building fronting Oldfield Road, comprising 2No. 2B4P houses with associated roof terraces and cycle/refuse stores, parking and hard and soft landscaping. Granted permission 14/05/2019
- 18/2695/FUL Demolition of buildings on site and construction of a 3 storey building fronting Station Road, comprising 254sqm ground floor flexible commercial uses (B1 and/or D1) with 7 apartments above (5 x 2B4P and 2 x 1B2P) and a 2 storey building fronting Oldfield Road, comprising 2 x 2B4P houses with associated roof terraces and cycle/refuse stores, parking and hard and soft landscaping. Withdrawn by the applicant 11/10/2018
- 16/3097/OUT Demolition of existing garage/workshop and retail show room and construction of ground floor offices, six flats and two cottages with associated parking, cycle, refuse and recycling storage. Appeal. Dismissed 08.03.2017

Reason for dismissal

The Inspector concluded that the proposed development would make adequate arrangements for parking and its failure to provide a mechanism to secure affordable housing contributions would not constitute a reason to dismiss the appeal. However, these aspects of the scheme were considered to be demonstrably outweighed in the overall planning balance by the proposed development's conflict with

the development plan in terms of the reduced amount of employment land it would supply, and its failure to provide adequate.

- 15/2316/OUT Demolition of existing garage and workshops and erection of ground floor offices with nine flats over on three floors with associated car parking, cycle, refuse and recycling storage. Refused permission 17/07/2015 Appeal Dismissed 01/04/2016
amenity space sufficient to meet the day to day needs of its occupants.
- 13/0822/OUT Demolition of the existing buildings and the erection of a building comprising retail space on the ground floor and 8 apartments above. Including refuse storage, cycle parking and amenity space (OUTLINE APPLICATION for consideration Access/Appearance/Layout/Scale). Refused permission 24.02.2014
Reasons for Refusal

1. The proposal would result in the loss of employment floorspace and in the absence of any detailed marketing evidence to justify such loss, this would be contrary to policy CP 19 of the Richmond upon Thames Core Strategy 2009 and policy DM EM 2 of the Richmond upon Thames Development Management Plan 2011.
2. The scheme, by reason of its siting, design, height, scale and relationship with adjoining properties, would represent a visually intrusive form of development that would be damaging to the visual amenity and out of character with the surrounding area. The proposal would therefore be contrary to policy CP 7 of the Richmond upon Thames Core Strategy 2009 and policies DM HO 2 and DM DC 1 of the Richmond upon Thames Development Management Plan 2011; and Supplementary Planning Document 'Design Quality'.
3. The scheme, by reason of its proposed siting, height and scale in relation to houses to the rear the proposal (particularly No. 48 and 50 Oldfield Road) would constitute an unneighbourly and overbearing form of development resulting in undue detriment to the amenities of neighbouring residents, who would also be affected by unreasonable overlooking. The proposal would therefore be contrary to policies DM DC1 and DM DC 5 of the Richmond upon Thames Development Management Plan 2011.
4. In relation to the proposed flats the proposal would exacerbate the existing on-street parking shortage in a heavily parked area to the detriment of local amenity and as a consequence could prejudice conditions of safety on the highway. The proposal would therefore be contrary to policy, in particular, CP 5 of the Richmond upon Thames Core Strategy 2009 and policy DM TP 8 of the Richmond upon Thames Development Management Plan 2011.
5. The development, in the absence of a Transport Statement and agreed Service Management Plan, has not demonstrated that the scheme would not be prejudicial to highway and pedestrian safety and the free flow of traffic. The scheme would thereby be contrary to local, regional and national policies including policies CP5 and CP8 of the Richmond upon Thames Local Development Framework Core Strategy 2009, policies DM TC 2, DM TP 2, DM TP 6 and DM TP 7 of the Richmond upon Thames Development Management Plan 2011, policy 6.3 of the London Plan and National Planning Policy Framework Sustainable Transport policy.

	<p>6. In the absence of a binding obligation to secure an appropriate financial contribution towards the provision of affordable housing and improvements towards transport, health, the public realm and education infrastructure and services in the locality, the scheme would be prejudicial to meeting the Council's affordable housing objectives and place unreasonable demand on infrastructure and services within the Borough contrary to the principles of sustainable development. The development would thereby be contrary to policy, in particularly CP15, CP16, CP 17 and CP 18 of the Local Development Framework Core Strategy 2009; policies DM TP 2 and DM HO 6 of the Richmond upon Thames Development Management Plan 2011; and the Council's adopted Planning Obligations Strategy Supplementary Planning Document, and the draft Supplementary Planning Document 'Affordable Housing'.</p> <p>7. The proposal, by reason of its failure to meet 40% improvement in the reduction in CO2 emissions over the current Building Regulations, Code Level 3 of the Code for Sustainable Home (for the flats) or 'excellent' BREEAM standard for the shop, would therefore be contrary to policy CP 1 of the Richmond upon Thames Core Strategy 2009 and policy DM SD 1 of the Richmond upon Thames Development Management Plan 2011.</p> <ul style="list-style-type: none"> • 59/0993 Use of part of premises for stove enamelling. Refused permission 30/11/1959 • 47/4663 Use of building for light engineering. Granted permission 09/04/1954
	<ul style="list-style-type: none"> •
Enforcement History	19/0317/EN/NAP Non compliance with traffic routing - Case Closed 01/11/2019
Policies	<p>The proposal has been considered having regard to the policies in particular:</p> <p>National Planning Policy Framework (2021) London Plan (2021)</p> <p>Local Plan (2018)</p> <ul style="list-style-type: none"> • LP 1 Local Character and Design Quality • LP 2 Building Heights • LP 3 Designated Heritage Assets • LP 4 Non-Designated Heritage Assets • LP 8 Amenity and Living Conditions • LP 20 Climate Change Adaptation • LP 22 Sustainable Design and Construction • LP 25 Development in Centres • LP 36 Affordable Housing • LP 40 Employment and Local Economy • LP 41 Offices • LP 42 Industrial Land and Business Parks • LP 44 Sustainable Travel Choices • LP 45 Parking Standards and Servicing <p>Supplementary Planning Documents / Guidance</p> <ul style="list-style-type: none"> • Hampton Village Conservation Area Statement (1991)

	<ul style="list-style-type: none"> Hampton Village SPD (2017)
Material representations	<p>Consultation has been carried out upon the neighbouring properties. Objections were received from nine neighbours. All objected to the removal of the screening. Two considered the rooftop staircase to be obtrusive. One objected to the proposed rendering.</p> <p>Urban Design: Concern at the visual impact of the roof access, but acknowledges this may be a borderline issue. Retention of brick finish preferable to rendering.</p>
Amendments	An intention to remove the screening has been removed. A fire safety statement has been provided.
Professional comments	<p>The proposal has been assessed in relation to the following issues:</p> <ul style="list-style-type: none"> Heritage, Character and Design Neighbour Amenity Fire safety <p>Background</p> <p>18/3804/FUL for the demolition of buildings on site and construction of a 3 storey building fronting Station Road, comprising 254sqm ground floor light industrial use (B1c Use Class) with 7 apartments above (5No. 2B4P flats and 2No. 1B2P flats) and a 2 storey building fronting Oldfield Road, comprising 2No. 2B4P houses with associated roof terraces and cycle/refuse stores, parking and hard and soft landscaping which was granted on 14.05.2019.</p> <p>Subsequent to this, planning permission was obtained via 19/2087/VRC for the variation of conditions U0061605 (Approved drawings) of planning permission 18/3804/FUL dated 14.05.2019 to allow for 1) relocated access door to pedestrian passageway, from rear of building, 2) addition of 2 additional access doors at Station Road frontage, 3) internal alterations to layout of 2 x 1 bed flats in Station Road building- switching living rooms and bedrooms around, 4) addition of en-suite bathroom to recessed area at first floor, serving the rear 2-bed mews house, 5) relocation of velux window in rear roof of Station Road building, 6) alteration to fenestration pattern at Station Road frontage to facilitate above internal layout changes, 7) reduction in height of rooftop access structures of Station Road building, 8) increased balustrade height on mews building, 9) removal of rear window at first floor of the mews building and replacement with inset brickwork. Variation of Condition U0061587 (Parking Permits Restriction - GRAMPIAN) of planning permission 18/3804/FUL to allow timing trigger to be changed to pre-occupation. This application was granted on 28.11.2019.</p> <p>A further variation approval (19/3829/VRC) was given for the following:</p> <ul style="list-style-type: none"> Opening up the pedestrian passageway which runs from the north eastern elevation at ground floor level to the internal south facade of the replacing the solid wall, with a series of pillars and altering fencing. Widening of the entrances of the front facade of the 2 x mews buildings to ensure compliance with Part M4(2). Minor increase in height of balustrading to mews building. Minor increase in the balustrading serving the front balconies of the employment building. Reduction in height of roof access structures of the employment building.

- Relocation of a rooflight to rear elevation.
- Amendment to wording of condition U0073067 (BREEAM) to amend requirement to 'Very Good'
- This application seeks an amendment to wording of condition U0073073 (Light Industrial Use Only) to add B1a to the permitted uses of the ground floor commercial unit.

This application was approved.

Current Proposal

Character and Design

The NPPF Para 189 outlines that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. Additionally, under Paragraph 194 "any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of a) Grade II Listed Buildings."

Design is a critical aspect of new development. Policy LP1 Local Character and Design Quality outlines that developments should illustrate: "*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.*"

Additional consideration must be given to the design of developments in or on the border of designated heritage assets such as conservation areas. Applications should only be granted where they conserve, and where appropriate, enhance the significance, appearance, character and setting of the heritage asset and the surrounding historic environment.

LP 3 on designated heritage assets specifies "*Give great weight to the Conservation of the heritage asset when considering the impact of a proposed development on the significance of the asset; resist the change of use of Listed Buildings where their significance would be harmed, particularly where the current use contributes to the character of the surrounding area and to its sense of place; require the retention and preservation of the original structure, layout, architectural features, materials as well as later features of interest within Listed Buildings, and resist the removal or modification of features that are both internally and externally of architectural importance or that contribute to the significance of the asset.*"

Policy LP 4 on non-designated heritage assets outlines that "*the Council will seek to preserve, and where possible enhance, the significance, character and setting of non-designated heritage assets, including Buildings of Townscape Merit.*"

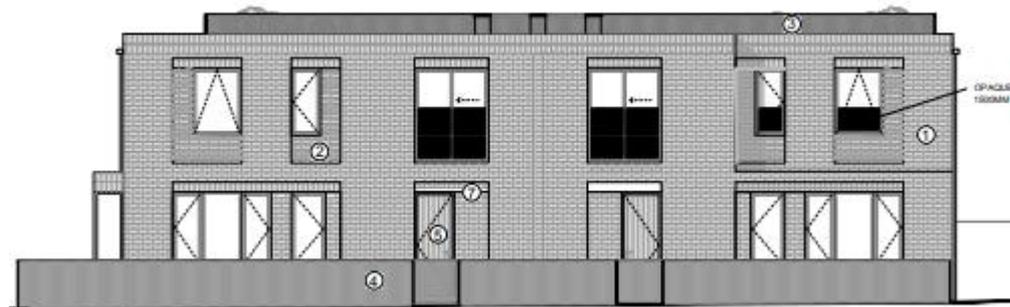
As noted above, the site borders the Hampton Village Conservation Area. It No 1 – 4 Junction Court is circa 50m to the east and Station House is circa 20m to the north, which are BTMs. Hampton Village Planning Guidance (2017) describes the Conservation Area. "Station Road is composed of eighteenth and nineteenth century mixed residential and commercial properties and lies adjacent to the railway station". It also states that "Victorian architecture is evident, retaining original features such as London stock brickwork, slate roofs and original wooden sash windows."

The Priory Road East and Surroundings Village Character Area is described in the in the Hampton Village Planning Guidance (2017) It states that “around the railway station is a small commercial hub (including a couple of interwar shopping parades). Pedestrian and vehicular traffic is concentrated in this area. Some of the properties in the area around Station Approach are not well maintained and distract from the welcoming, residential character and appearance of the rest of this area.” “Characteristic materials and features include: red brick walls, self-coloured render, clay roof tiles, stock brick garden walls, concrete paving stones, tarmac paving, plane trees, mature deciduous trees and hedges.”

The original approval under application 18/3804/FUL followed a withdrawn application, 18/2695/FUL. The drawings on the first application showed a covered staircase on top of the two storey building:



In the revised new application this was removed as one of the changes required in order that approval could be recommended for approval:

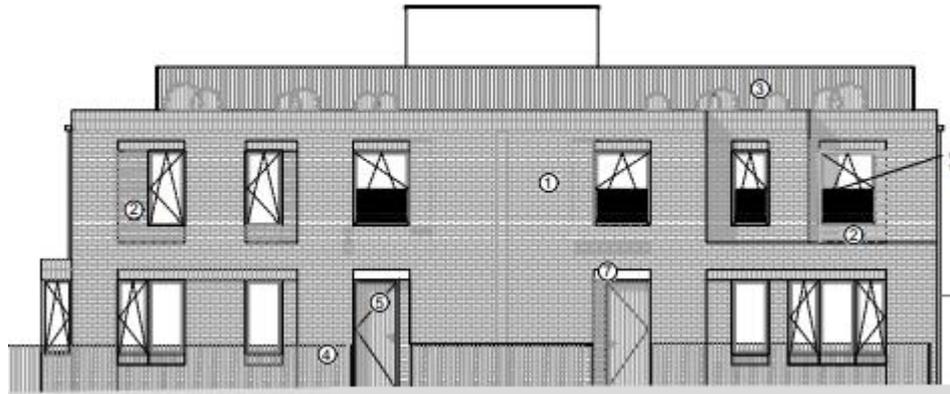


The officer report to the Planning Committee noted that ‘The rooftop access has also been amended to eliminate previous concerns about this additional development bulk and thus impact on the character of the area and neighbouring properties.’

A subsequent application (20/1237/VRC) to reintroduce the covered access was refused permission on the following grounds: *The stair enclosure by reason of its combined design, siting, height, scale and bulk would result in a visually intrusive, unsympathetic form of development. It would be an incongruous feature when viewed from in particular the rear garden of No. 50 Oldfield Road to the detriment of the visual amenity of its occupants. As such the proposal fails to comply with, with policies LP1 and LP8 and the aims and objectives of the Hampton Village SPD (2017).*

The proposed stair enclosure in terms of its siting, design, materials, height

and bulk would be a dominant and incongruous form of development to the detriment of the host building such to cause less than substantial harm to the setting of the Hampton Village Conservation Area. It is not considered that the applicant has demonstrated that the public benefit of the proposal would outweigh the harm and the scheme is unacceptable. The proposal is therefore contrary to the NPPF paragraphs 193-196, Policies LP1 and LP3 of the Council's Local Plan (2018), and the aims and objectives of the Hampton Village Planning Guidance SPD. Furthermore, it would be out of keeping with the Priory Road East and Surroundings Village Character Area.



The current application also proposes the covered stairs and although represented as being almost invisible on the submitted plans there was initially a concern that this would stand out in an intrusive manner as suggested by the photo below:



However, there have been several changes in circumstances since the application was submitted, the most important being the approval of the 1.7m high privacy screening. It is now considered that this will mostly hide the stair cover thus rendering it not as intrusive. Part of this proposal originally proposed removal of the requirement for screening. This element of the proposal has been withdrawn. The staircase structure is only 0.5m taller than the screening and is set away from it on the north, south and east sides. It is now mainly visible from the west, which is the non Conservation Area side and

does not affect the setting of nearby Buildings of Townscape Merit. On balance it is not considered that the impact on the appearance of the building, taking into account the presence of the screening, warrants refusal.



The side of the building facing away from the Conservation Area has been finished in white render. Whilst perhaps not ideal, it is not considered that this has altered the situation to any great extent from the previous situation whereby the entire building was white rendered and in those circumstances it is not seen as a reason for refusal and was also not cited as one in the case of application 20/1237/VRC.

New building



Previous building



Neighbour Amenity

	<p>Policy LP8 requires all development to protect the amenity and living conditions for the occupants of new, existing, adjoining and neighbouring properties. The policy seeks to: “Ensure that proposals are not visually intrusive or have an overbearing impact as a result of their; height, massing or siting, including through creating a sense of enclosure; ensure there is no harm to the reasonable enjoyment of the use of buildings, gardens and other spaces due to increases in traffic, servicing, parking, noise, light, disturbance, air pollution, odours or vibration or local micro-climatic effects”.</p> <p>The privacy screens were approved by a previous application. It is not considered that the staircase structure or the rendered wall would have any effect in terms of privacy or overlooking.</p> <p>No 50 Oldfield road is sited adjacent to the East. Whilst it does not contain flank windows that would overlook the site, it’s rear garden borders the site. Bearing in mind the presence of the privacy screen, it is not considered that it would be unreasonably affected by the staircase structure. This is also the case for No 56 to the west.</p> <p>Nos 45 & No. 47 Oldfield are sited directly opposite the site. Given the degree of separation it is not considered that it would directly impinge of the visual amenity of these occupants.</p> <p>Given the nature and scale of what is being proposed, it is not considered that the proposed that the alterations would give rise to amenity impacts in line with LP8.</p> <p>Affordable Housing The original approval was not subject to a S106 requiring an affordable housing contribution as the difference between the residual land value and the existing use value was significant (almost £0.5m). It is not considered that the proposed change would alter this and the value will not have increased significantly during the intervening two years.</p> <p>Fire Safety Policy D12 Fire Safety of the recently adopted London Plan requires all development to demonstrate the highest standards of fire safety. Part A relates to minor applications and further guidance is provided in the GLA’s Draft Fire Safety SPG.</p> <p>An acceptable Fire Safety Strategy has been provided. A condition will be included to ensure this is adhered to on an ongoing basis. The applicant is advised materials and arrangement would need to be Building Regulations compliant, and all alterations 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. Overall, the scheme can therefore be considered consistent with this Policy D12 of the London Plan.</p> <p>Community Infrastructure Levy The application 18/3804/FUL was liable for CIL.</p> <p>Conclusion The proposal is acceptable in relation to the objectives of the above policies and guidance, in particular LP1, LP3, LP8, LP20, LP22, LP40, LP41, LP42, LP44 and LP45 of the Local Plan (2018).</p>
<p>Recommendation</p>	<p>Approve subject to conditions and informatives.</p>

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): SGS.....

Dated:20/9/2021.....

I agree the recommendation: CTA

Team Leader/Head of Development Management/Principal Planner

Dated:21/09/2021.....

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:

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

