

Application reference: 20/0256/DD01 EAST SHEEN WARD

Date application received	Date made valid	Target report date	8 Week date
10.12.2021	10.12.2021	04.02.2022	04.02.2022

Site:

195 Upper Richmond Road West, East Sheen, London, SW14 8QT

Proposal:

Details pursuant to conditions U0089953 - NS19 Cycle Parking - Residential, and U0089954 - Refuse arrangements - Residential, of planning permission 20/0256/FUL.

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

APPLICANT NAME

Mr Dimitris Anbatzis
195, Upper Richmond Road West
East Sheen
London
SW14 8QT

AGENT NAME

Mr Emmanuel Andreopoulos
130
Warden Avenue
Rayners Lane
Harrow
HA2 9LN

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

Consultations:

Internal/External:

Consultee
LBRUT Transport

Expiry Date
26.12.2021

Neighbours:

-

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

Development Management

Status: GTD
Date: 09/11/2020

Application: 20/0256/FUL
Alterations to existing shopfront to create new entrance door, part change of use of ground floor, 2 rooflights on front roof slope, rear dormer roof extension to rear roof slope and roof to outrigger to facilitate the conversion of upper floors into C3 (Residential) use (to create 1 x 2 bed flat and 1 x studio). New balustrade to rear to allow use of roof of ground floor extension as roof terrace.

Development Management

Status: PCO
Date:

Application: 20/0256/DD01
Details pursuant to conditions U0089953 - NS19 Cycle Parking - Residential, and U0089954 - Refuse arrangements - Residential, of planning permission 20/0256/FUL.

Building Control

Deposit Date: 28.09.2021

Rear dormer extension and conversion of the upper floors into a 1-2 bedroom flat and 1-Studio together with alterations to the ground floor shop to provide access to the flats The work excludes any gas work subject to the Gas Safety (Installation and Use) Regulations 1998 and electrical work notifiable under the Building Regulation 12(6A)

Reference: 21/1614/IN

Application reference: 20/0256/DD01

Site Address: 195 Upper Richmond Road West ,East Sheen SW14 8QT

Proposal	<p>The application seeks to discharge conditions NS19 - Cycle parking – Residential and U0089954 - Refuse arrangements - Residential</p> <p>Consent was granted (ref: 20/0256/FUL) for the following development:</p> <p>‘Alterations to existing shopfront to create new entrance door, part change of use of ground floor, first floor side/rear extension, 2 rooflights on front roof slope, rear dormer roof extension to rear roof slope and roof to outrigger to facilitate the conversion of upper floors into C3 (Residential) use (to create 1 x 2 bed flat and 1 x studio). New balustrade to rear to allow use of roof of ground floor extension as roof terrace.’</p>
Site description / key designations	<p>The property is a two-storey mid terrace building located on the southern side of Upper Richmond Road West. The property is located within the East Sheen Main Centre Boundary. The site is no subject to any heritage designations. The ground floor is currently occupied by a retail premises, however there are no designations protecting this space.</p>
Planning history	<p>71/1006/ADV - For Advertisements. Granted</p> <p>88/1556 - Erection of staircase at rear. Granted</p>
Policies	<p>The proposal has been considered having regard to the policies within the Council’s Local Plan, in particular:</p> <p>Local Plan:</p> <ul style="list-style-type: none"> • LP 1 (Local Character and Design Quality); • LP 4 (Non-Designated Heritage Assets); • LP 8 (Amenity and Living Conditions); • LP 45 (Parking Standards and servicing); <p>Supplementary Planning Documents / Guidance:</p> <ul style="list-style-type: none"> • Transport • Design Quality
Material representations	<p>The application has not been subject of planning objections from third parties.</p>
Amendments	<p>None.</p>
Professional comments	<p>The following conditions were imposed on planning permission 20/0256/FUL and the current application seeks their discharge:</p> <p>NS19 - Cycle parking</p> <p><i>No residential dwelling/part of the development shall be occupied until cycle parking facilities have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the position, design, materials and finishes thereof.</i></p> <p><i>REASON: To accord with this Council's policy to discourage the use of the car wherever possible.</i></p> <p>U0089954 - Refuse arrangements</p> <p><i>No residential dwelling/part of the residential development shall be occupied until refuse facilities have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the position, design, materials and finishes thereof.</i></p> <p><i>REASON: To safeguard the appearance of the property and the amenities of the area.</i></p> <p>The submitted drawing titled ‘Provision of Cycle and Refuse Storage’ illustrates the location of cycle parking and refuse storage areas for the</p>

	approved development. Councils transport officer has reviewed this detail and has no objection. There is plenty of space in the allocated storage space for both bins and cycle parking.
Recommendation	APPROVAL

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):DAV..... Dated:19/01/2022.....

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner

Dated: VAA 19.01.21