

## Application reference: 22/2764/FUL FULWELL AND HAMPTON HILL WARD

Date application received	Date made valid	Target report date	8 Week date
12.09.2022	11.11.2022	06.01.2023	06.01.2023

### Site:

Part B Ground Floor, 94 - 102 High Street, Hampton Hill, Ham

### Proposal:

Reconfiguration of existing parking area to facilitate the erection of a single storey front extension, new side access gate and installation of a Canopy Extraction Flue to the side flank elevation

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

### APPLICANT NAME

Mr Ramazan Cakmak  
94-102 Part B Ground Floor  
High Street  
Richmond Upon Thames  
Hampton Hill  
TW12 1NY

### AGENT NAME

Mr Murat Surucu  
Wellington Way  
Brooklands Business Park  
Weybridge  
Surrey  
KT130TT  
United Kingdom

**DC Site Notice:** printed on 23.11.2022 and posted on 02.12.2022 and due to expire on 23.12.2022

### Consultations:

#### Internal/External:

#### Consultee

LBRUT Transport  
14D Urban D  
LBRUT Environmental Health

#### Expiry Date

07.12.2022  
07.12.2022  
07.12.2022

### Neighbours:

13, Templeton Court, High Street, Hampton Hill, TW12 1NY -  
12, Templeton court, High street, Hampton hill, Tw121ny -  
Garden Flat, 87 Waldegrave Road, Teddington, TW11 8LA -  
48 Taylor Close, Hampton Hill, TW12 1LF, - 23.11.2022  
169A High Street, Hampton Hill, Hampton, TW12 1NL, - 23.11.2022  
171B High Street, Hampton Hill, TW12 1NL, - 23.11.2022  
171A High Street, Hampton Hill, TW12 1NL, - 23.11.2022  
169B High Street, Hampton Hill, TW12 1NL, - 23.11.2022  
54 Taylor Close, Hampton Hill, TW12 1LF, - 23.11.2022  
46 Taylor Close, Hampton Hill, TW12 1LF, - 23.11.2022  
Part Ground Floor Rear, 165A High Street, Hampton Hill, Hampton, TW12 1NL, - 23.11.2022  
Clarence House School, 165 - 167 High Street, Hampton Hill, Hampton, TW12 1NW, - 23.11.2022  
Part Of Ground Floor And First Floor, 165 High Street, Hampton Hill, Hampton, TW12 1NL, - 23.11.2022  
Part First Floor Rear Left, 94 - 102 High Street, Hampton Hill, Hampton, TW12 1NY, - 23.11.2022  
Part First Floor Rear Right, 94 - 102 High Street, Hampton Hill, Hampton, TW12 1NY, - 23.11.2022  
Refectory 92 To 98, High Street, Hampton Hill, Hampton, TW12 1NY, - 23.11.2022  
2 Parkside, Hampton Hill, TW12 1NU, - 23.11.2022  
Flat 6, 92 High Street, Hampton Hill, Hampton, TW12 1NY, - 23.11.2022  
Flat 5, 92 High Street, Hampton Hill, Hampton, TW12 1NY, - 23.11.2022  
Flat 4, 92 High Street, Hampton Hill, Hampton, TW12 1NY, - 23.11.2022  
Flat 3, 92 High Street, Hampton Hill, Hampton, TW12 1NY, - 23.11.2022  
Flat 2, 92 High Street, Hampton Hill, Hampton, TW12 1NY, - 23.11.2022  
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Flat 1,92 High Street,Hampton Hill,Hampton,TW12 1NY, - 23.11.2022  
92 High Street,Hampton Hill,Hampton,TW12 1NY, - 23.11.2022  
Flat 28,Templeton Court,104 - 108 High Street,Hampton Hill,Hampton,TW12 1NY, - 23.11.2022  
Flat 27,Templeton Court,104 - 108 High Street,Hampton Hill,Hampton,TW12 1NY, - 23.11.2022  
Flat 26,Templeton Court,104 - 108 High Street,Hampton Hill,Hampton,TW12 1NY, - 23.11.2022  
Flat 25,Templeton Court,104 - 108 High Street,Hampton Hill,Hampton,TW12 1NY, - 23.11.2022  
Flat 24,Templeton Court,104 - 108 High Street,Hampton Hill,Hampton,TW12 1NY, - 23.11.2022  
Flat 23,Templeton Court,104 - 108 High Street,Hampton Hill,Hampton,TW12 1NY, - 23.11.2022  
Flat 22,Templeton Court,104 - 108 High Street,Hampton Hill,Hampton,TW12 1NY, - 23.11.2022  
Flat 21,Templeton Court,104 - 108 High Street,Hampton Hill,Hampton,TW12 1NY, - 23.11.2022  
Flat 20,Templeton Court,104 - 108 High Street,Hampton Hill,Hampton,TW12 1NY, - 23.11.2022  
Flat 19,Templeton Court,104 - 108 High Street,Hampton Hill,Hampton,TW12 1NY, - 23.11.2022  
Flat 18,Templeton Court,104 - 108 High Street,Hampton Hill,Hampton,TW12 1NY, -  
Flat 17,Templeton Court,104 - 108 High Street,Hampton Hill,Hampton,TW12 1NY, - 23.11.2022  
Flat 16,Templeton Court,104 - 108 High Street,Hampton Hill,Hampton,TW12 1NY, -  
Flat 15,Templeton Court,104 - 108 High Street,Hampton Hill,Hampton,TW12 1NY, -  
Flat 14,Templeton Court,104 - 108 High Street,Hampton Hill,Hampton,TW12 1NY, -  
Flat 13,Templeton Court,104 - 108 High Street,Hampton Hill,Hampton,TW12 1NY, - 23.11.2022  
Flat 12,Templeton Court,104 - 108 High Street,Hampton Hill,Hampton,TW12 1NY, - 23.11.2022  
Flat 11,Templeton Court,104 - 108 High Street,Hampton Hill,Hampton,TW12 1NY, - 23.11.2022  
Flat 10,Templeton Court,104 - 108 High Street,Hampton Hill,Hampton,TW12 1NY, - 23.11.2022  
Flat 9,Templeton Court,104 - 108 High Street,Hampton Hill,Hampton,TW12 1NY, - 23.11.2022  
Flat 8,Templeton Court,104 - 108 High Street,Hampton Hill,Hampton,TW12 1NY, - 23.11.2022  
Flat 7,Templeton Court,104 - 108 High Street,Hampton Hill,Hampton,TW12 1NY, -  
Flat 6,Templeton Court,104 - 108 High Street,Hampton Hill,Hampton,TW12 1NY, - 23.11.2022  
Flat 5,Templeton Court,104 - 108 High Street,Hampton Hill,Hampton,TW12 1NY, -  
Flat 4,Templeton Court,104 - 108 High Street,Hampton Hill,Hampton,TW12 1NY, -  
Flat 3,Templeton Court,104 - 108 High Street,Hampton Hill,Hampton,TW12 1NY, - 23.11.2022  
Flat 2,Templeton Court,104 - 108 High Street,Hampton Hill,Hampton,TW12 1NY, - 23.11.2022  
Flat 1,Templeton Court,104 - 108 High Street,Hampton Hill,Hampton,TW12 1NY, - 23.11.2022  
Gymnasium,94 - 102 High Street,Hampton Hill,Hampton,TW12 1NY, - 23.11.2022  
Ground Floor,94 - 102 High Street,Hampton Hill,Hampton,TW12 1NY, - 23.11.2022  
Second Floor,94 - 102 High Street,Hampton Hill,Hampton,TW12 1NY, - 23.11.2022  
Part First Floor Front,94 - 102 High Street,Hampton Hill,Hampton,TW12 1NY, - 23.11.2022  
90 High Street,Hampton Hill,TW12 1NY, - 23.11.2022  
18 Wellesley Crescent,Twickenham,TW2 5RT, - 23.11.2022  
14 CARRINGTON AVENUE,HOUNSLOW,TW3 2LG - 23.11.2022  
5,Templeton Court,High Street,Hampton Hill,Hampton,TW12 2LY - 23.11.2022  
13 Vincent Row,Hampton Hill,TW12 1RB, - 23.11.2022  
Flat 3,64 Laurel Road,Hampton Hill,Hampton,TW12 1JH, - 23.11.2022  
28 Deerhurst Crescent,Hampton Hill,TW12 1NZ, - 23.11.2022  
26 Deerhurst Crescent,Hampton Hill,TW12 1NZ, - 23.11.2022  
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4 Deerhurst Crescent,Hampton Hill,TW12 1NZ, - 23.11.2022  
2 Deerhurst Crescent,Hampton Hill,TW12 1NZ, - 23.11.2022  
Laurel Dene Care Home,Hampton Road,Hampton Hill,Hampton,TW12 1JQ, - 23.11.2022  
Flat 2,50 Taylor Close,Hampton Hill,TW12 1LF, - 23.11.2022  
Mr Duncan Gibson,Duncan Gibson Consultancy,74 Parsonage Lane,Windsor,SL4 5EN - 23.11.2022  
48 Waverley Avenue,Twickenham,TW2 6DW, - 23.11.2022  
29 Arnold Crescent,Isleworth,TW7 7NS - 23.11.2022  
224 Buckingham Road,Hampton,TW12 3JX, - 23.11.2022  
19 Warwick Close,Hampton,TW12 2TZ, - 23.11.2022  
23 Myrtle Road,Hampton Hill,TW12 1QE, - 23.11.2022  
151 Uxbridge Road,Hampton,TW12 1BQ - 23.11.2022  
3 Cross Street,Hampton Hill,TW12 1RR, - 23.11.2022  
3 Eastbank Road,Hampton Hill,TW12 1RP, - 23.11.2022  
93 Lisbon Avenue,Twickenham,TW2 5HL, - 23.11.2022  
,,,TW12 1NY - 23.11.2022  
29 ARNOLD CRESCENT,ISLEWORTH,TW7 7NS - 23.11.2022  
10 Cleveland Avenue,Hampton,TW12 2RD, - 23.11.2022  
86 High Street,Hampton Hill,TW12 1NY, - 23.11.2022  
Flat 1,50 Taylor Close,Hampton Hill,TW12 1LF, - 23.11.2022  
171 High Street,Hampton,TW12 1NL, - 23.11.2022  
169 High Street,Hampton Hill,TW12 1NL, - 23.11.2022  
56 Taylor Close,Hampton Hill,TW12 1LF, - 23.11.2022  
52 Taylor Close,Hampton Hill,TW12 1LF, - 23.11.2022

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

Development Management

Status: PCO

Application:22/2764/FUL

Date:

Reconfiguration of existing parking area to facilitate the erection of a single storey front extension, new side access gate and installation of a Canopy Extraction Flue to the side flank elevation

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## Site and Surroundings

The application site is located on the eastern side of Hampton Hill High Street, within the heart of the Hampton Hill town centre. The area surrounding the site consists of a parade of shops and restaurants which includes a Tesco Express and a Costa. It is located opposite Clarence House which is used by Jack and Jill Preparatory School for children aged 7-11 years of age. According to a government website the total population of the school is 204, however these are spread over different sites. Immediately adjacent to the site is a modern 3-4 storey apartment development to the north and the Beech House restaurant to the south. Immediately to the rear is a private residential car park.

The site is occupied by a 3 storey brick building, with a vehicle and bicycle parking area within a forecourt to the front of the site. The building was part of a redevelopment of the former Currie Motors site completed circa 2005 (Council ref. 02/0177). It consists of a children's gym at the first floor ("The Little Gym"), another gym on the ground floor (Energie Fitness), a Citizens Advice office and a medical centre filling the remainder of the first and second floors. The Little Gym has a restriction on numbers of up to 18 at any one time (30 during school holidays). The application unit on the ground floor appears to comprise of a vacant retail unit.

The application site falls within an area of Mixed Use, forms part of a Key Office Area and has an Article 4 Direction restricting change of use from Class E to C3. It is located within a critical drainage area and is registered as having a 75% or more risk of groundwater flooding according to the Council's Aurora mapping system. The site is also registered as being potentially contaminated and a TPO tree overhangs the north-western corner of the site. The south and rear side of the building constitutes a Building of Townscape Merit and the area to the south-west of the site and on the opposite side of the High Street falls within a Conservation Area. The site is not designated as part of any shopping frontage. There is a Building of Townscape Merit (BTM) located directly to the south of the site at 92 High Street ("The Beech House").



Front of site

## Relevant Planning History

19/2009/FUL – Change of use of part of ground floor of premises and associated parking spaces

from a retail unit (Use Class A1) to a children's day nursery (Use Class D1) for up to 69 children – Granted 18.03.2020.

05/3620/COU – Change of use from B1 (office use) to B1 (office)/D1 (dentist) on first floor – Granted 30.01.2006.

04/2419/COU – Change of use of part first floor from B1 office use to D1 children's club (motor skills development) – Granted 08.10.2004.

03/3120/FUL – Erection of part two, part three storey building comprising ground floor retail, first floor B1 office space, second floor medical centre, revised access and parking for cars and cycles, hard and soft landscaping – Granted 10.12.2003.

02/0177 – Demolition of existing showroom and service areas and erection of a part two, part three storey building comprising ground floor retail with B1 office space over, revised access and parking for cars and cycles, hard and soft landscaping – Granted 28.03.2002.

## **Proposal**

The application seeks planning permission for the reconfiguration of the existing parking area to facilitate the erection of a single storey front extension, new side access gate and the installation of a canopy extraction flue to the side flank elevation. The unit will comprise a restaurant (Class E), although it is noted this does not constitute a change of use in planning terms as the unit is already Class E.

## **Main Development Plan Policies:**

The proposal has been considered having regard to the policies within the National Planning Policy Framework (2021), the London Plan (2021), and the Council's Local Plan, in particular:

Local Plan (2018):

- LP 1 Local character and Design Quality
- LP3 Designated Heritage Assets
- LP4 Non-Designated Heritage Assets
- LP 8 Amenity and Living Conditions
- LP 25 Development in Centres
- LP 26 Retail Frontages
- LP 40 Employment and Local Economy
- LP 44 Sustainable Travel Choices
- LP 45 Parking Standards and Servicing

Supplementary Planning Documents/ Guidance:

- Refuse and Recycling Requirements (2015)
- Hampton Village Planning Guidance (2017)
- Strategic Flood Risk Assessment (2021)
- Transport SPD (2021)

## **Public and Other Representations**

It is noted that Cllr Cardy used his powers to call this application into the Planning Committee in the event of an approval recommendation, due to concerns relating to the neighbour amenity impact of the proposed flue.

The application was also publicised in accordance with the Local Planning Authority's requirements as detailed in the Town and Country Planning (General Management Procedure) (England) Order. A number of third-party representations have been received in relation to the application, including 13 objection comments. A summary of the following concerns raised to the proposed development includes:

- Noise disturbance from the proposed extraction flue.
- Smell and odour impact.
- Amenity impact from restaurant use.
- Extension would overshadow Templeton Court.
- Traffic generation from large delivery vehicles, which would cause further noise disturbance.
- Inadequate parking available for restaurant use.
- Front extension will also remove existing parking from the site.
- Inadequate need for another restaurant in this location.
- Tree to the front of the site will need to be felled to facilitate the proposed extension.
- The previous permission for a gym on the site (19/2009/FUL) came with a number of restrictions on numbers of children and times of use, which the proposed restaurant would exceed.
- No Sustainable Construction Checklist or BREEAM Pre-Assessment submitted despite this being required by Policy LP22.

### Internal consultees

Urban Design – Objection raised to proposed front extension, comments summarised below.

Highways – Objection raised due to loss of car and cycle parking to front of site; comments summarised below.

Environmental Health – No objections raised subject to conditions regarding noise and odour.

The representations received have been taken into account in the assessment of the application. It is worth noting that where relevant, many of the concerns raised are addressed within the 'Professional Comments' section of this report.

### **Amendments**

No amendments requested or received.

### **Professional Comments**

The main issues for consideration in the assessment of the development proposals are as follows:

- Principle of Development
- Character and Design
- Neighbouring Amenity
- Parking and Transport
- Trees
- Flooding
- Sustainability
- Fire Safety

### Principle of Development

The application site has received recent planning permissions for a change of use from retail to gym as per 19/2009/FUL and 20/0451/FUL, however it appears neither of these permissions have been implemented. Given the existing commercial space relates to retail (Class E) and the proposed use of the building is shown as a restaurant which also falls under Class E, there is no need to assess any change of use in planning terms. As such no objections are raised to the proposal in principle given that an extension to the existing commercial is supported by Council policies, and the following sections of the report will assess matters including character/design, neighbour amenity and parking/transport.

### Character and Design

Section 66 of The Planning (Listed Buildings and Conservation Areas) Act 1990,- In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features. Section 72 of The Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. There is a statutory presumption and a strong one, against granting planning permission for any development which would fail to preserve the character and appearance of a conservation area.

Paragraph 199 of the National Planning Policy Framework (NPPF) states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 202 of the NPPF outlines that "where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use".

Policy LP 1 of the Local Plan states that 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.

Policy LP 3 outlines that the Council will require development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough. Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal. The significance (including the settings) of the borough's designated heritage assets, encompassing Conservation Areas.

Policy LP4 states 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, memorials, particularly war memorials, and other local historic feature.

The proposal is for a deep (9.5 metre) single storey extension to the front of the existing building which is of modern construction. It is proposed to replace the parking area and forecourt to the front of the building.

This modern block is presently set back from the frontages to the south along the High Street, but slightly forward of the housing block to the north, providing an appropriate relationship to neighbouring properties.

The Council's Urban Design Officer reviewed the application and raised an objection on the basis that the proposed large single storey addition to the front of the building would detract from the character and appearance of the area, including the Conservation Area, and would not relate well to the existing gradual changes in the existing building line. It was also noted that there is a TPO tree to the north-west of the site which could be negatively affected by the proposal, causing further negative impact to the street scene.

In terms of paragraph 202 of the NPPF, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. It is concluded that in this instance the public benefits of the proposal would not overcome the impact on the adjacent Conservation Area.

In light of the above, the proposal will fail to comply with relevant national and local planning policies with regard to heritage, design and siting, including the NPPF and Local Plan policies LP1 and LP3.

## Highways, Parking and Refuse

In accordance with Policy LP45 the Council will require new development to make provision for the accommodation of vehicles in order to provide for the needs of the development while minimising the impact of car-based travel.

The existing site contains a vehicular crossover access with a raised table from the eastern side of Hampton Hill High Street. This leads into a car park with 3 vehicle parking spaces, and there are further cycle parking spaces within the forecourt to the front of the building. The site is within an area with a PTAL score of 2, which indicates a moderate to low level of public transport accessibility. However, the site is located in the Hampton Hill centre and within 80m of the closest bus stops and approximately 800m from Fulwell Station.

The applicant intends to remove the 3 off-street parking spaces to the front of the site along with the cycle parking spaces, and intend to rely on existing on-street parking available in the area.

It is acknowledged that the applicant could create a restaurant under permitted development rights without the need for planning permission, however the proposal involves an extension to the existing premises potentially leading to further demand for parking, and also involves the removal of the existing vehicle and cycle parking spaces. There is no parking survey or proper transport assessment to demonstrate that there is sufficient on-street parking available in the area to facilitate the proposed development without leading to excessive parking stress.

The Council's Transport Officer reviewed the application and raised an objection on the basis proposal will result in the loss of 8 short stay cycle parking spaces for use by all units within the building, along with existing vehicle parking. The applicant would need to provide 4 long stay cycle parking spaces and 14 short stay cycle parking spaces for the restaurant and needs to re-provide the 8 spaces that will be lost if this proposal is to comply with policy requirements.

Given no cycle or vehicle spaces are proposed as part of the development, this would potentially lead to undue parking stress in the area, and fail to provide an adequate means of sustainable transport in the form of cycling.

In light of the above, the proposal is contrary to the London Plan and Local Plan policies LP44 and LP45.

## 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.

- ensure the design and layout of buildings enables good standards of daylight and sunlight to be achieved in new development and in existing properties affected by new development; where existing daylight and sunlight conditions are already substandard, they should be improved where possible;
- 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;
- 5. 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.

The applicant has submitted a Noise Impact Assessment Report with the application regarding the kitchen extraction system, prepared by Sound Licensing Ltd. This concludes that the operation of the kitchen extraction system, in accordance with BS 4142:2014+A1:2019 guidance, indicates a low level of impact on surrounding receptors which complies with relevant Council policies. In addition, an Odour Impact Assessment has been submitted, also prepared by Sound Licensing Ltd. This concludes that the proposed extraction system would meet the requirements in the Officer Planning Report – Application 22/2764/FUL Page 8 of 13



EMAQ+ guidance provided that the fan is set at a level so that it produces a face velocity at the canopy of 0.5 m/s and a discharge velocity at the duct terminus of 12m/s, which would provide a high level of odour control and ensure that odour nuisance or loss of amenity to local residents would not occur.

The Council's Environmental Health officer reviewed the application and advised that no objections were raised in relation to noise and odour issues. This advice was subject to conditions to ensure the plant is installed in accordance with the acoustic and odour reports, and commissioning acoustic test report to be undertaken within two weeks of the mechanical services installation in order to demonstrate the limiting noise levels detailed in the above report have been achieved.

In light of the above the proposal is considered to accord with Policy LP8 of the Local Plan.

### Trees

Policy LP8 of the Local Plan states the Council will resist development which results in the damage or loss of trees that are considered to be of townscape or amenity value.

A protected tree overhangs the north-western corner of the site, which would have roots extending into the site. The proposed front extension is separated by approximately 2.93 metres from the northern boundary including the tree. Given the proximity of the development to this tree it has the potential to impact on its health should the development come in contact with its roots or branches during construction. In the absence of an arboricultural assessment it is unclear what the impact will be and whether any mitigations are proposed.

In the absence of this information, the proposal fails to comply with Policy LP16 of the Local Plan.

### Flooding

Policy LP21 of the Local Plan states 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.

Policy LP21 goes on to state that the Council will require the use of Sustainable Drainage Systems (SuDS) in all development proposals. The Council's Strategic Flood Risk Assessment (SFRA) also states that minor developments and change of use developments that have a bearing on a site's existing drainage regime need to provide a statement on SuDS as part of the development proposal. The application site is located in Floodzone 1, however it is also located within a critical drainage area and is registered as having a 75% or more risk of groundwater flooding according to the Council's Aurora mapping system.

In the absence of information to demonstrate that the proposal will not have an impact on existing drainage systems, the proposal has the potential to adversely impact these systems and cause wider flooding issues. As such, the application fails to comply with Policy LP21 and the Council's SFRA.

### Sustainability

Part A of Policy LP22 of the Local Plan states Developments will be required to achieve the highest standards of sustainable design and construction to mitigate the likely effects of climate change. Applicants will be required to complete the following:

1. Development of 1 dwelling unit or more, or 100sqm or more of non-residential floor space (including extensions) will be required to complete the Sustainable Construction Checklist SPD. A completed Checklist has to be submitted as part of the planning application.
2. Development that results in a new residential dwelling, including conversions, change of use, and extensions that result in a new dwelling unit, will be required to incorporate water conservation measures to achieve maximum water consumption of 110 litres per person per day for homes (including an allowance of 5 litres or less per person per day for external water consumption).

3. New non-residential buildings over 100sqm will be required to meet BREEAM 'Excellent' standard.
4. Proposals for change of use to residential will be required to meet BREEAM Domestic Refurbishment 'Excellent' standard (where feasible).

Part B of this policy goes onto state Developers are required to incorporate measures to improve energy conservation and efficiency as well as contributions to renewable and low carbon energy generation. Proposed developments are required to meet the following minimum reductions in carbon dioxide emissions:

1. All new major residential developments (10 units or more) should achieve zero carbon standards in line with London Plan policy.
  2. All other new residential buildings should achieve a 35% reduction.
  3. All non-residential buildings over 100sqm should achieve a 35% reduction. From 2019 all major nonresidential buildings should achieve zero carbon standards in line with London Plan policy.
- Targets are expressed as a percentage improvement over the target emission rate (TER) based on Part L of the 2013 Building Regulations.

The proposal involves an extension of approximately 114sqm in new non-residential floorspace. In light of the requirements of Policy LP22, the application should include a Sustainable Construction Checklist, a water consumption statement, a BREEAM Pre-Assessment, and an energy assessment to confirm the proposal can achieve a 35% reduction in CO2. The application fails to provide any of these documents, and therefore it fails to demonstrate the proposed development can achieve the required levels of sustainability as set out in Policy LP22.

### Fire Safety

Policy D12 of the London Plan (2021) requires all developments to 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 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 single storey front extension, by reason of its prominent siting, excessive size and scale, its projection forward of the established building line, and potential impact on an adjacent TPO tree, would adversely harm the character and appearance of the area, along with the adjacent Conservation Area. The proposal would cause less than substantial harm to the character and appearance of the Conservation Area, and the benefits would fail to outweigh this harm. The proposal therefore fails to meet the statutory duty of the Planning (Listed Buildings and Conservation Areas) Act 1990, paragraphs 199-203 of the NPPF and Local Plan policies LP1, LP3 and LP16.

In the absence of adequate re-provision of lost cycle and vehicle parking spaces, or provision new cycle and vehicle spaces for the proposed development, the application fails to deliver a sustainable form of development, would impede the free flow of traffic to the detriment of highways safety, other road users and pedestrians, and would not align with the Council's policies promoting the use of active and sustainable travel. As such, the application fails to comply with Policies LP44 and LP45 of the Local Plan (2018) and the Council's Transport SPD (June 2020).

In the absence of a sufficient Energy Statement demonstrating that the scheme will achieve a reduction in carbon dioxide emissions of 35% from on-site renewable energy generation beyond building regulations standards, or a BREEAM Pre-Assessment or water usage statement, the scheme fails to demonstrate it can provide a sustainable form of development and therefore fails to comply with the aims and objectives of Policy LP22 of the Local Plan (2018).

**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: .....29/12/2022.....

**I agree the recommendation: CTA**

Team Leader/Head of Development Management/Principal Planner

Dated: .....04/01/2023.....

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

Head of Development Management: .....

Dated: .....

<b>REASONS:</b>
<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>
<b>UDP POLICIES:</b>
<b>OTHER POLICIES:</b>



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

**SUMMARY OF CONDITIONS AND INFORMATIVES**

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**CONDITIONS**

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**INFORMATIVES**

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