



PLANNING REPORT

Application reference: 23/1819/FUL FULWELL AND HAMPTON HILL WARD

Date application received	Date made valid	Target report date	8 Week date
30.06.2023	26.07.2023	20.09.2023	20.09.2023

Site:

3 - 4 New Broadway, Hampton Hill,

Proposal:

Ground floor conversion from commercial to two 1B1P self-contained dwellings. Single storey rear extension to accommodate one new 2B4P self-contained dwelling. First floor extension to allow the sub-division of the existing 3 bedroom first floor flat to form 2No. 1-bedroom flats and the construction of a mansard style roof extension to provide a further 2No. 1 bedroom flats at second floor level. Re-siting of existing front doors at ground floor level of the residential units

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

APPLICANT NAME

NBI (Holdings) London Ltd
3 & 4 New Broadway
Hampton Hill
London
TW12 1JG

AGENT NAME

K Rafferty
183 Seafield Road
Bournemouth
Bournemouth
BH6 5LJ

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

Consultations:

Internal/External:
Consultee

Expiry Date

Neighbours:

- Flat 2,85 Connaught Road,Teddington,London,TW11 0QQ - 27.07.2023
- 17 Church Street,Hampton,TW12 2EB, - 27.07.2023
- 4 Falstaff Mews,Hampton Hill,Hampton,TW12 1LY, - 27.07.2023
- Flat 6,Prince House,116 High Street,Hampton Hill,Hampton,TW12 1NT, - 27.07.2023
- Flat 5,Prince House,116 High Street,Hampton Hill,Hampton,TW12 1NT, - 27.07.2023
- Flat 4,Prince House,116 High Street,Hampton Hill,Hampton,TW12 1NT, - 27.07.2023
- Flat 3,Prince House,116 High Street,Hampton Hill,Hampton,TW12 1NT, - 27.07.2023
- Flat 2,Prince House,116 High Street,Hampton Hill,Hampton,TW12 1NT, - 27.07.2023
- Flat 1,Prince House,116 High Street,Hampton Hill,Hampton,TW12 1NT, - 27.07.2023
- 6A New Broadway,Hampton Hill,Hampton,TW12 1JG, - 27.07.2023
- 6 New Broadway,Hampton Hill,Hampton,TW12 1JG, - 27.07.2023
- 5A New Broadway,Hampton Hill,Hampton,TW12 1JG, - 27.07.2023
- 5 New Broadway,Hampton Hill,Hampton,TW12 1JG, - 27.07.2023
- 4 New Broadway,Hampton Hill,Hampton,TW12 1JG, - 27.07.2023
- 4A New Broadway,Hampton Hill,Hampton,TW12 1JG, - 27.07.2023
- 3 New Broadway,Hampton Hill,Hampton,TW12 1JG, - 27.07.2023

2A New Broadway,Hampton Hill,Hampton,TW12 1JG, - 27.07.2023
2 New Broadway,Hampton Hill,Hampton,TW12 1JG, - 27.07.2023
1A New Broadway,Hampton Hill,Hampton,TW12 1JG, - 27.07.2023
2 Falstaff Mews,Hampton Hill,TW12 1LY, - 27.07.2023
1 Falstaff Mews,Hampton Hill,TW12 1LY, - 27.07.2023
3 Falstaff Mews,Hampton Hill,TW12 1LY, - 27.07.2023
118A - 118B High Street,Hampton Hill,Hampton,TW12 1NT, - 27.07.2023
2 Grove Hill Villas,Hampton Road,Hampton Hill,Hampton,TW12 1JN, - 27.07.2023
4 Grove Hill Villas,Hampton Road,Hampton Hill,Hampton,TW12 1JN, - 27.07.2023
1 Grove Hill Villas,Hampton Road,Hampton Hill,Hampton,TW12 1JN, - 27.07.2023
3 Grove Hill Villas,Hampton Road,Hampton Hill,Hampton,TW12 1JN, - 27.07.2023
85 Connaught Road,London,TW11 0QQ - 27.07.2023
FLAT 51,BUICK HOUSE 144,LONDON ROAD,KINGSTON UPON THAMES,KT2 6QS - 27.07.2023
3A Grove Hill Villas,Hampton Road,Hampton Hill,Hampton,TW12 1JN, - 27.07.2023
1 The Parade,Hampton Hill,Hampton,TW12 1JW, - 27.07.2023
2 The Parade,Hampton Hill,Hampton,TW12 1JW, - 27.07.2023
3 The Parade,Hampton Hill,Hampton,TW12 1JW, - 27.07.2023
1 New Broadway,Hampton Hill,Hampton,TW12 1JG, - 27.07.2023
118A High Street,Hampton Hill,Hampton,TW12 1NT, - 27.07.2023
29 DONNINGTON ROAD,WORCESTER PARK,KT4 8EL - 27.07.2023
FLAT 3,56 HOGARTH ROAD,LONDON,SW5 0PX - 27.07.2023
29 DONNINGTON ROAD,WORCESTER PARK,KT4 8EL - 27.07.2023
FLAT 3,56 HOGARTH ROAD,LONDON,SW5 0PX - 27.07.2023
2 Grove Hill Villas,Hampton Road,Hampton Hill,Hampton,TW12 1JN, - 27.07.2023
3 Grove Hill Villas,Hampton Road,Hampton Hill,Hampton,TW12 1JN, - 27.07.2023
3A Grove Hill Villas,Hampton Road,Hampton Hill,Hampton,TW12 1JN, - 27.07.2023
5A New Broadway,Hampton Hill,Hampton,TW12 1JG, - 27.07.2023
5 New Broadway,Hampton Hill,Hampton,TW12 1JG, - 27.07.2023
4A New Broadway,Hampton Hill,Hampton,TW12 1JG, - 27.07.2023
3 New Broadway,Hampton Hill,Hampton,TW12 1JG, - 27.07.2023
1 Grove Hill Villas,Hampton Road,Hampton Hill,Hampton,TW12 1JN, - 27.07.2023
2A New Broadway,Hampton Hill,Hampton,TW12 1JG, - 27.07.2023
2 New Broadway,Hampton Hill,Hampton,TW12 1JG, - 27.07.2023
4 Falstaff Mews,Hampton Hill,Hampton,TW12 1LY, - 27.07.2023
Flat 6,Prince House,116 High Street,Hampton Hill,Hampton,TW12 1NT, - 27.07.2023
Flat 5,Prince House,116 High Street,Hampton Hill,Hampton,TW12 1NT, - 27.07.2023
Flat 4,Prince House,116 High Street,Hampton Hill,Hampton,TW12 1NT, - 27.07.2023
Flat 3,Prince House,116 High Street,Hampton Hill,Hampton,TW12 1NT, - 27.07.2023
Flat 2,Prince House,116 High Street,Hampton Hill,Hampton,TW12 1NT, - 27.07.2023
Flat 1,Prince House,116 High Street,Hampton Hill,Hampton,TW12 1NT, - 27.07.2023
6A New Broadway,Hampton Hill,Hampton,TW12 1JG, - 27.07.2023
6 New Broadway,Hampton Hill,Hampton,TW12 1JG, - 27.07.2023
5A New Broadway,Hampton Hill,Hampton,TW12 1JG, - 27.07.2023
5 New Broadway,Hampton Hill,Hampton,TW12 1JG, - 27.07.2023
4 New Broadway,Hampton Hill,Hampton,TW12 1JG, - 27.07.2023
4A New Broadway,Hampton Hill,Hampton,TW12 1JG, - 27.07.2023
3 New Broadway,Hampton Hill,Hampton,TW12 1JG, - 27.07.2023
2A New Broadway,Hampton Hill,Hampton,TW12 1JG, - 27.07.2023
2 New Broadway,Hampton Hill,Hampton,TW12 1JG, - 27.07.2023
1A New Broadway,Hampton Hill,Hampton,TW12 1JG, - 27.07.2023
2 Falstaff Mews,Hampton Hill,TW12 1LY, - 27.07.2023
1 Falstaff Mews,Hampton Hill,TW12 1LY, - 27.07.2023
3 Falstaff Mews,Hampton Hill,TW12 1LY, - 27.07.2023
118A - 118B High Street,Hampton Hill,Hampton,TW12 1NT, - 27.07.2023
2 Grove Hill Villas,Hampton Road,Hampton Hill,Hampton,TW12 1JN, - 27.07.2023
4 Grove Hill Villas,Hampton Road,Hampton Hill,Hampton,TW12 1JN, - 27.07.2023
1 Grove Hill Villas,Hampton Road,Hampton Hill,Hampton,TW12 1JN, - 27.07.2023
3 Grove Hill Villas,Hampton Road,Hampton Hill,Hampton,TW12 1JN, - 27.07.2023
3A Grove Hill Villas,Hampton Road,Hampton Hill,Hampton,TW12 1JN, - 27.07.2023
1 The Parade,Hampton Hill,Hampton,TW12 1JW, - 27.07.2023

2 The Parade,Hampton Hill,Hampton,TW12 1JW, - 27.07.2023
 3 The Parade,Hampton Hill,Hampton,TW12 1JW, - 27.07.2023
 1 New Broadway,Hampton Hill,Hampton,TW12 1JG, - 27.07.2023
 118A High Street,Hampton Hill,Hampton,TW12 1NT, - 27.07.2023
 29 DONNINGTON ROAD,WORCESTER PARK,KT4 8EL - 27.07.2023
 77 - 79A High Street,Hampton Hill, - 27.07.2023
 5 Hampton Road,Hampton Hill,Hampton,TW12 1JN, - 27.07.2023
 FLAT 12,16 BINA GARDENS,LONDON,SW5 0LA - 27.07.2023
 Flat 2,85 Connaught Road,Teddington,TW11 0QQ, - 27.07.2023
 5 Howard Close,Hampton,TW12 2UB, - 27.07.2023
 12 BROADMEAD,ASHTEAD,KT21 1RT - 27.07.2023
 5 New Broadway,Hampton,TW121JG - 27.07.2023
 2A,2 New Broadway,Hampton,TW121JG - 27.07.2023
 4 Falstaff Mews,Hampton Hill,Hampton,TW12 1LY, - 27.07.2023
 Flat 6,Prince House,116 High Street,Hampton Hill,Hampton,TW12 1NT, - 27.07.2023
 Flat 5,Prince House,116 High Street,Hampton Hill,Hampton,TW12 1NT, - 27.07.2023
 Flat 4,Prince House,116 High Street,Hampton Hill,Hampton,TW12 1NT, - 27.07.2023
 Flat 3,Prince House,116 High Street,Hampton Hill,Hampton,TW12 1NT, - 27.07.2023
 Flat 2,Prince House,116 High Street,Hampton Hill,Hampton,TW12 1NT, - 27.07.2023
 Flat 1,Prince House,116 High Street,Hampton Hill,Hampton,TW12 1NT, - 27.07.2023
 6A New Broadway,Hampton Hill,Hampton,TW12 1JG, - 27.07.2023
 6 New Broadway,Hampton Hill,Hampton,TW12 1JG, - 27.07.2023
 5A New Broadway,Hampton Hill,Hampton,TW12 1JG, - 27.07.2023
 5 New Broadway,Hampton Hill,Hampton,TW12 1JG, - 27.07.2023
 4 New Broadway,Hampton Hill,Hampton,TW12 1JG, - 27.07.2023
 4A New Broadway,Hampton Hill,Hampton,TW12 1JG, - 27.07.2023
 3 New Broadway,Hampton Hill,Hampton,TW12 1JG, - 27.07.2023
 2A New Broadway,Hampton Hill,Hampton,TW12 1JG, - 27.07.2023
 2 New Broadway,Hampton Hill,Hampton,TW12 1JG, - 27.07.2023
 1A New Broadway,Hampton Hill,Hampton,TW12 1JG, - 27.07.2023
 2 Falstaff Mews,Hampton Hill,TW12 1LY, - 27.07.2023
 1 Falstaff Mews,Hampton Hill,TW12 1LY, - 27.07.2023
 3 Falstaff Mews,Hampton Hill,TW12 1LY, - 27.07.2023
 118A - 118B High Street,Hampton Hill,Hampton,TW12 1NT, - 27.07.2023
 2 Grove Hill Villas,Hampton Road,Hampton Hill,Hampton,TW12 1JN, - 27.07.2023
 4 Grove Hill Villas,Hampton Road,Hampton Hill,Hampton,TW12 1JN, - 27.07.2023
 1 Grove Hill Villas,Hampton Road,Hampton Hill,Hampton,TW12 1JN, - 27.07.2023
 3 Grove Hill Villas,Hampton Road,Hampton Hill,Hampton,TW12 1JN, - 27.07.2023
 3A Grove Hill Villas,Hampton Road,Hampton Hill,Hampton,TW12 1JN, - 27.07.2023
 1 The Parade,Hampton Hill,Hampton,TW12 1JW, - 27.07.2023
 2 The Parade,Hampton Hill,Hampton,TW12 1JW, - 27.07.2023
 3 The Parade,Hampton Hill,Hampton,TW12 1JW, - 27.07.2023
 1 New Broadway,Hampton Hill,Hampton,TW12 1JG, - 27.07.2023
 118A High Street,Hampton Hill,Hampton,TW12 1NT, - 27.07.2023

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

Development Management

Status: GTD

Date:28/09/2018

Application:18/1948/FUL

Single-storey ground floor rear extensions (additional A1 (Retail floorspace)), new patio and boundary fence to rear of existing ground floor retail units.

Development Management

Status: GTD

Date:06/08/2020

Application:19/3704/FUL

Part single, part two-storey rear extension to allow the expansion of both ground floor retail / commercial units and the sub-division of the existing 3 bedroom first floor flat to form 2No. 1-bedroom flats and the construction of a mansard style roof extension to provide a further 2No. 1 bedroom flats at second floor level. Re-siting of existing front doors at ground floor level of the residential units.

<u>Development Management</u> Status: GTD Date:22/10/2020	Application:20/2395/VRC Removal of condition no. 5 - U0081727 - Parking Permits Restriction - GRAMPIAN - Application Reference Number: 19/3704/FUL
<u>Development Management</u> Status: REF Date:11/02/2021	Application:20/3390/VRC Variation of condition U0085786 (Approved Drawings) pursuant to planning permission 19/3704/FUL to allow inclusion of roof terraces to first and second floor flats and new rooflights to kitchen/living areas of second floor flats.
<u>Development Management</u> Status: REF Date:22/04/2021	Application:21/0724/VRC Variation of condition U0089284 (Approved Drawings) of planning permission 20/2395/VRC to provide roof terraces and roof lights.
<u>Development Management</u> Status: ARPR Date:20/07/2021	Application:21/1726/GPD13 Conversion of A1 units to 2 x 1 bed apartments.
<u>Development Management</u> Status: AAPR Date:16/09/2021	Application:21/2665/GPD13 Proposed change of use from A1 (retail) units to 2No. 1 bed apartments C3 (residential) Use Class
<u>Development Management</u> Status: REF Date:22/03/2022	Application:21/3862/FUL Demolition of existing garage and construction of single storey rear extensions to accommodate two new (1B1P) self-contained dwellings.
<u>Development Management</u> Status: REF Date:18/10/2022	Application:22/1325/FUL Ground floor conversion from commercial to two 1B1P self-contained dwellings. Single storey rear extension to accommodate one new 2B4P self-contained dwelling.
<u>Development Management</u> Status: GTD Date:10/03/2023	Application:20/2395/DD01 Details pursuant to condition U0089291 - Drainage, of planning permission 20/2395/VRC.
<u>Development Management</u> Status: GTD Date:03/02/2023	Application:20/2395/DD02 Details pursuant to condition U0089286 - construction management statement of planning permission 20/2395/VRC.
<u>Development Management</u> Status: GTD Date:07/03/2023	Application:22/3328/FUL Ground floor conversion from commercial to two 1B1P self-contained dwellings. Single storey rear extension to accommodate one new 2B4P self-contained dwelling.
<u>Development Management</u> Status: WDN Date:14/06/2023	Application:23/0697/VRC Variation of condition U0089284 Approved Drawings, of planning permission 20/2395/VRC to allow the following: Alterations to the front elevation (including new entrance and shop front) as well as the rear ground floor elevation to reconcile with approval 22/3328/FUL. A single central staircase to the upper floor dwellings (in lieu of two separate access stairs) to coordinate with approval 22/3328/FUL. Moving the position of the approved bathrooms and cycle stores to suit the above central stair. Note that the mix and dwelling types remain unaltered and each flat has cycle storage as per approval. Adjustment of the rear dormer position to suit the new central stair. Note that the dormer size remains as per the approval.
<u>Development Management</u> Status: GTD	Application:20/2395/DD03

Date:10/08/2023

Details pursuant to condition U0089285 Materials (partial - fenestration only) of planning permission 20/2395/ VRC of original approval Ref. 19/3704/FUL.

Development Management

Status: PCO

Date:

Application:23/1819/FUL

Ground floor conversion from commercial to two 1B1P self-contained dwellings. Single storey rear extension to accommodate one new 2B4P self-contained dwelling. First floor extension to allow the sub-division of the existing 3 bedroom first floor flat to form 2No. 1-bedroom flats and the construction of a mansard style roof extension to provide a further 2No. 1 bedroom flats at second floor level. Re-siting of existing front doors at ground floor level of the residential units

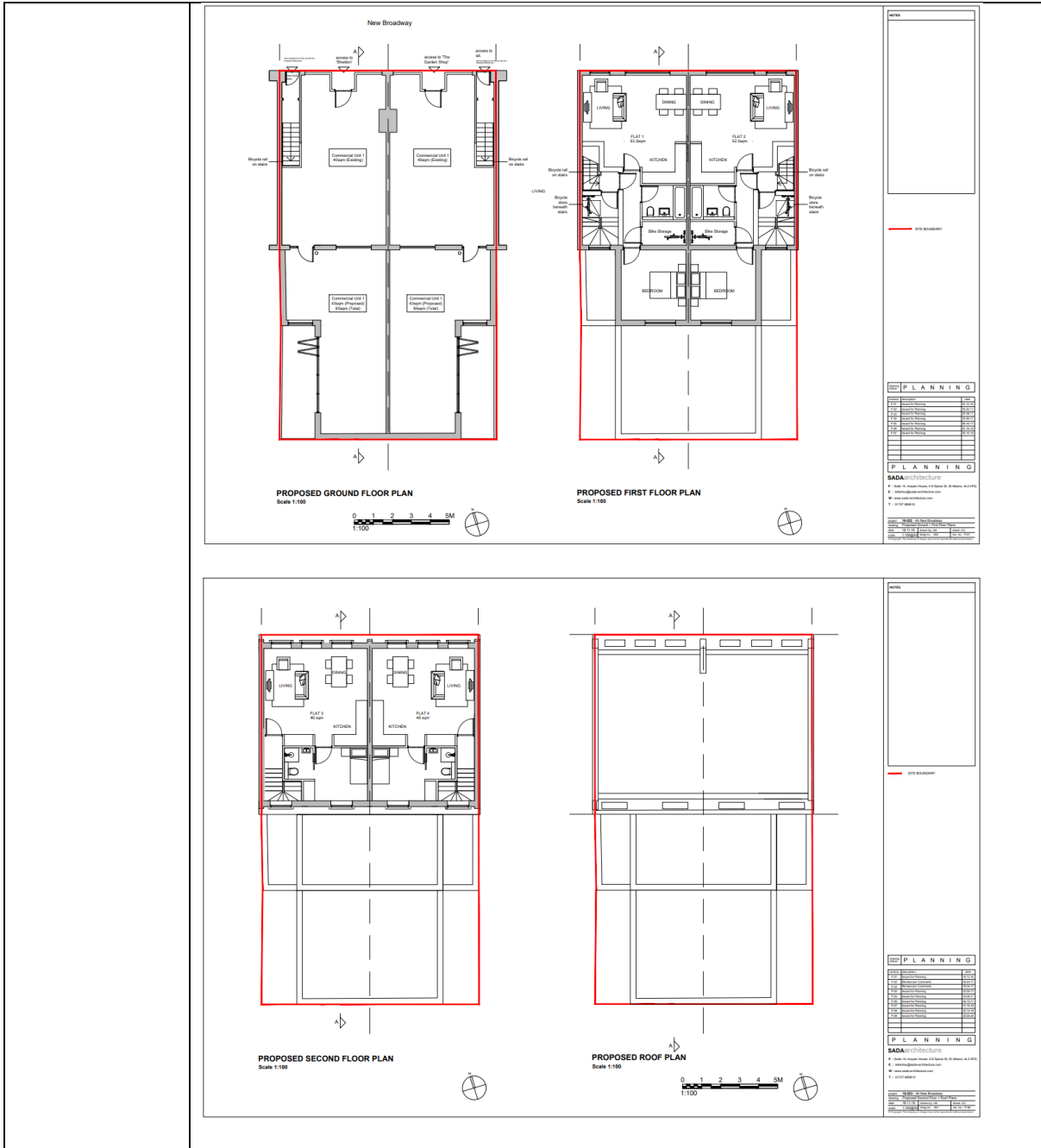
Building Control

Deposit Date: 08.06.2022

Conversion of existing 2 commercial units and ground and first floor rear extension, entire 2nd floor extension to provide 7 flats

Reference: 22/1047/IN

Proposal	This application seeks to merge the approval reference: 19/3704/FUL (varied via the consent reference: 20/2395/VRC) and the approval reference: 22/3328/FUL .
Site description / key designations	The application site is occupied by Nos. 3 – 4 New Broadway in Teddington Village, Fulwell and Hampton Hill Ward, which are located on the southern side of this road. The properties are mid-terraced and two-storey in height. The immediate surrounding area is primarily of a mixed-use nature. The main access to the site is through New Broadway. The site is not within a Conservation Area nor is the property, or surrounding properties listed in anyway. The site is in a Critical Drainage Area and an Area Susceptible to Groundwater Flood.
Relevant Planning History	19/3704/FUL - Part single, part two-storey rear extension to allow the expansion of both ground floor retail / commercial units and the sub-division of the existing 3-bedroom first floor flat to form 2No. 1-bedroom flats and the construction of a mansard style roof extension to provide a further 2No. 1-bedroom flats at second floor level. Re-siting of existing front doors at ground floor level of the residential units - Granted 06/08/2020. <u>Approved Drawings:</u>





Planning permission reference: **19/3704/FUL** has been varied via the approved application reference:

20/2395/VRC - Removal of condition no. 5 - U0081727 - Parking Permits Restriction - GRAMPIAN - Application Reference Number: 19/3704/FUL - Granted 22/10/2020.

To this permission has been reapplied, among others, the conditions of the approval reference: **19/3704/FUL**, namely:

U0089285 Materials

No development above slab level shall take place until details of the materials to be used in the construction of the external surfaces of the residential development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained as such thereafter.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

U0089286 Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Statement (to include any demolition works) has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period. The Statement shall provide for:

1. *The size, number, routing and manoeuvring tracking of construction vehicles to and from the site, and holding areas for these on/off site;*
2. *Site layout plan showing manoeuvring tracks for vehicles accessing the site to allow these to turn and exit in forward gear;*

3. Details and location of parking for site operatives and visitor vehicles (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
4. Details and location where plant and materials will be loaded and unloaded;
5. Details and location where plant and materials used in constructing the development will be stored, and the location of skips on the highway if required;
6. Details of any necessary suspension of pavement, road space, bus stops and/or parking bays;
7. Details where security hoardings (including decorative displays and facilities for public viewing) will be installed, and the maintenance of such;
8. Details of any wheel washing facilities;
9. Details of a scheme for recycling/disposing of waste resulting from demolition and construction works (including excavation, location and emptying of skips);
10. Details of measures that will be applied to control the emission of noise, vibration and dust including working hours. This should follow Best Practice detailed within BS5288:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites;
11. Details of any highway licenses and traffic orders that may be required (such as for licences for any structures / materials on the highway or pavement; or suspensions to allow the routing of construction vehicles to the site);
12. Details of the phasing programming and timing of works;
13. A construction programme including a 24 hour emergency contact number;
14. See also TfL guidance on Construction Logistics Plans.

REASON: In the interests of highway and pedestrian safety together with the amenity of the area.

U0089287 Watching Brief Condition

If during the development work, areas of contamination are encountered, then the applicant shall immediately notify the Local Planning Authority. The nature and extent of any contamination found shall be fully assessed by way of a site investigation and an adequate site investigation report and remediation strategy shall be submitted to and approved by Local Planning Authority in writing. Any remediation work agreed shall be fully implemented and a remediation verification report submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure contamination is adequately treated

U0089288 Energy

The dwelling(s) hereby approved shall achieve at least a 35% reduction in Carbon dioxide emissions beyond Building Regulations requirements (2013).

REASON: In the interests of energy conservation in accordance with the Councils sustainability policies.

U0089289 Water Consumption

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

REASON: In the interests of water efficiency in accordance with the Councils sustainability policies.

U0089290 Refuse

Prior to any occupation of the development hereby permitted details of the storage and disposal of refuse/waste shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved storage and disposal of refuse/waste details and shall be retained for the lifetime of the development.

REASON: To safeguard the appearance of the property and the amenities of the area.

U0089291 Drainage

No development shall take place until a scheme for surface and foul water drainage has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework.

U0089292 Refuse and servicing management plan

Prior to any occupation of the development hereby permitted a refuse and servicing management plan, including vehicle tracking diagrams shall be submitted to and approved in writing by the local planning authority. Refuse and servicing shall be carried out in accordance with the approved management plan over the lifetime of the development.

REASON: In the interests of highway and pedestrian safety together with the amenity of the area.

U0089293 Refuse storage

No refuse or waste material of any description shall be left or stored anywhere on the site other than within a building or refuse enclosure.

REASON: To safeguard the appearance of the property and the amenities of the area.

Some of the conditions attached to the VRC approval have been fully/partially discharged through the below DDs:

20/2395/DD01 - Details pursuant to condition U0089291 - Drainage, of planning permission 20/2395/VRC - Granted 10/03/2023.

This application fully discharges the condition **U0089291 Drainage** attached to the VRC application.

20/2395/DD02 - Details pursuant to condition U0089286 - construction management statement of planning permission 20/2395/VRC - Granted 03/02/2023.

This application fully discharges the condition **U0089286 Construction Management Plan** attached to the VRC application.

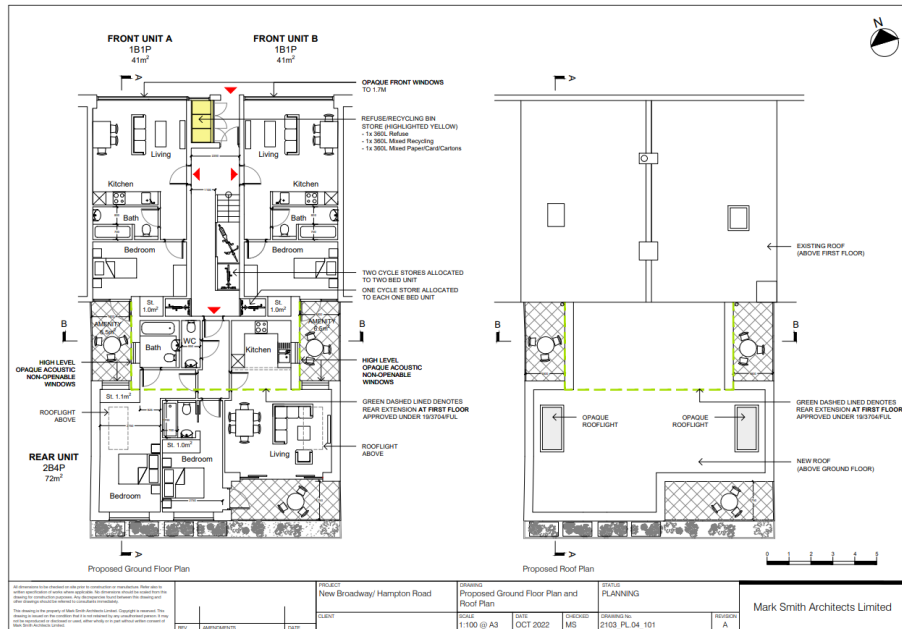
20/2395/DD03 - Details pursuant to condition U0089285 Materials (partial - fenestration only) of planning permission 20/2395/ VRC of original approval Ref. 19/3704/FUL - Granted 10/08/2023.

This application partially discharges the condition **U0089285 Materials** attached to the VRC application, namely:

For the avoidance of doubt this permission relates to materials to be used for fenestration only (Informative: Window Materials Only attached to the decision notice of the application reference: 20/2395/DD03).

22/3328/FUL - Ground floor conversion from commercial to two 1B1P self-contained dwellings. Single storey rear extension to accommodate one new 2B4P self-contained dwelling - Granted 07/03/2023.

Approved Drawings:





To this permission has been applied, among others, the following conditions:

BD12 Details - Materials to be approved

The external surfaces of the building(s) (including fenestration) and, where applicable, all areas of hard surfacing shall not be constructed other than in materials details/samples of which shall be submitted to and approved in writing by the Local Planning Authority.

REASON: *To ensure that the proposed development does not prejudice the appearance of the locality.*

	<p><u>DV50A Energy Reduction</u></p> <p><i>The dwelling(s) hereby approved shall achieve a 35% reduction in Carbon dioxide emissions beyond Building Regulations requirements (2013).</i></p> <p><i>Reason: In the interests of energy conservation in accordance with the Councils sustainability policies</i></p> <p><u>DV51A Water Consumption</u></p> <p><i>The dwelling(s) hereby approved shall not be occupied other than in accordance with the water consumption targets of 105 litres or less per person per day, and 5 litres or less per head per day for external water use.</i></p> <p><i>Reason: In the interests of water efficiency in accordance with the Councils sustainability policies.</i></p> <p><u>PK06A Cycle parking</u></p> <p><i>No building/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><u>DV18A Refuse Arrangements</u></p> <p><i>None of the buildings hereby approved shall be occupied until arrangements for the storage and disposal of refuse/waste have been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority.</i></p> <p><i>REASON: To safeguard the appearance of the property and the amenities of the area.</i></p> <p><u>GD01A Restriction on use of roof</u></p> <p><i>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no part(s) of the roof of the building(s) hereby approved shall be used as a balcony or terrace nor shall any access be formed thereto.</i></p> <p><i>REASON: To safeguard the amenities of the occupiers of adjoining property.</i></p> <p><u>GD02A Restriction-Alterations/extn</u></p> <p><i>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order</i></p>
--	--

revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the building(s) hereby approved.

REASON: To safeguard the amenities of the occupiers of adjoining property and the area generally.

DV49A Construction Management Plan

No development shall take place, including any works of demolition, until a detailed Construction Management Plan (to include any demolition works) using the Council's proforma document (https://www.richmond.gov.uk/media/22165/construction_management_plan_guidance_notes.pdf) has been submitted to and approved in writing by the Local Planning Authority. The development shall not be implemented other than in accordance with the approved plan.

The Statement shall detail:

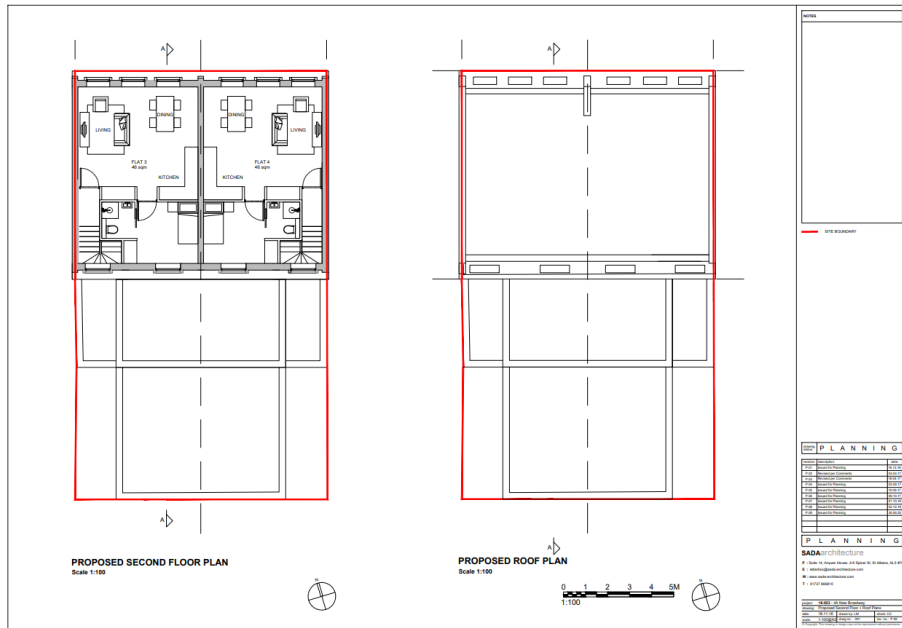
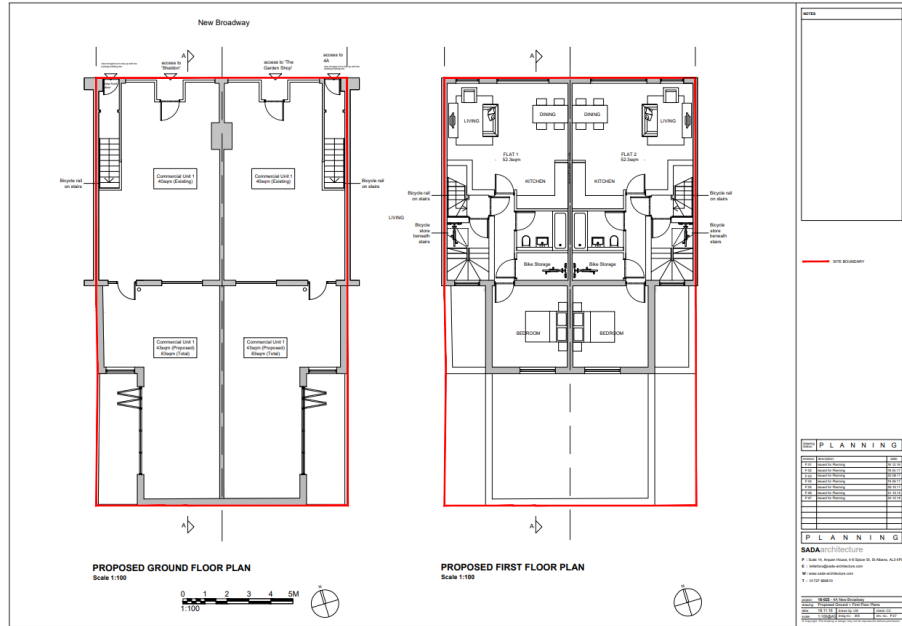
- 1. Contact details, including a 24hr emergency contact (details of which shall be displayed on any hoarding / security fencing)*
- 2. Programme length and phasing*
- 3. The number, type and dimensions of vehicles required*
- 4. Vehicle routing*
- 5. Details of holding areas for construction traffic and communication strategy for their arrival*
- 6. Methods of spoil removal and concrete supply*
- 7. Details and location where plant and materials will be loaded and unloaded*
- 8. Security hoarding and maintenance of such*
- 9. Site setup drawings showing the position of vehicles, skips, concrete supply, etc. at a minimum scale of 1:200, showing the site in context of the surrounding highway and neighbouring properties*
- 10. On classified roads generally, vehicles will be expected to enter and exit the site in forward gear. Swept Path Analysis drawings will be required to demonstrate this*
- 11. Details of how the safety of highway users and vulnerable pedestrians will be managed*
- 12. Details of how access to neighbouring properties will be maintained*
- 13. Details of how any trees and street furniture (i.e. lighting columns, communications cabinets, bollards, etc.) are to be protected during the works*
- 14. Details of any required footway and/or road closures, or highway licences*
- 15. Any necessary parking suspension details*
- 16. Details of any wheel-washing facilities, if required*
- 17. Details of measures that will be applied to control the emission of noise, vibration and dust including working hours. This should follow Best Practice detailed within BS 5228-1:2009+A1:2014, Code of Practice for Noise and Vibration Control on Construction and Open Sites; as well as for dust control: COSHH 2002 (as amended 2020), The London Plan 2021 Policy SI-1-D and HSE Construction Information Sheet CIS36*
- 18. Where applicable, the Construction Management Statement should be written in conjunction with the Arboricultural Method Statement, and in accordance with British Standard BS 5837:2012 'Trees in relation to design, demolition and construction - recommendations', in particular section 5.5, 6.1, 6.2, 6.3 and 7.*

	<p><i>REASON: In the interests of highway and pedestrian safety together with the amenity of the area and in order to demonstrate the development would not have an unacceptable impact on the operation of the public highway and neighbours.</i></p> <p><u>DV52A Building Regulation M4(2)</u></p> <p><i>The development hereby approved shall not be constructed other than in accordance with Building Regulation M4(2).</i></p> <p><i>Reason: In the interest of inclusive access in accordance with Council's policy to ensure homes meet diverse and changing needs.</i></p> <p><u>U0151560 Fire Strategy</u></p> <p><i>The development must be carried out in accordance with the provisions of the Fire Safety Statement prepared by Mark Smith dated November 2022 and retained as such thereafter.</i></p> <p><i>REASON: To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12.</i></p> <p><u>U0151561 Drainage Strategy</u></p> <p><i>The development must be carried out in accordance with the provisions of the Drainage Strategy and Supporting Drainage Information prepared by Mark Smith Architects dated November 2022 and retained as such thereafter.</i></p> <p><i>REASON: To ensure that the development does not result in flood risk in line with Local Plan (2018) LP21.</i></p>
Consultee/s	N/A.
Policies	<p>The proposal has been considered having regard to the policies within the London Plan and the Council's Local Plan, in particular:</p> <p>London Plan (2021):</p> <ul style="list-style-type: none"> • D12 Fire Safety <p>Local Plan (2018):</p> <ul style="list-style-type: none"> • LP 1 Local Character and Design Quality • LP 2 Building Heights • LP 8 Amenity and Living Conditions • LP 10 Local Environmental impact, Pollution and Land Contamination • LP 20 Climate Change Adaptation • LP 21 Flood Risk and Sustainable Drainage • 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 44 Sustainable Travel Choices • LP 45 Parking Standards and Servicing

	<p>Supplementary Planning Documents:</p> <ul style="list-style-type: none"> • Transport (2020) • Hampton Hill Village Planning Guidance (2017) • Design Quality (2006) • House Extensions and External Alterations (2015) • Small and Medium Housing Sites (2006) • Shopfronts (2010) • Residential Development Standards (2010) with Nationally Described Space Standard • Planning Obligation (2020) • Sustainable Construction Checklist (2020) • Refuse And Recycling: Storage and Access Requirements for New Developments (2022) • Affordable Housing (2014)
<p>Local Plan (Regulation 19 version)</p>	<p><i>The Richmond Publication Version Local Plan (Regulation 19 version) and its supporting documents, including all the Regulation 18 representations received, was considered at Full Council on 27 April. Approval was given to consult on the Regulation 19 Plan and, further, to submit the Local Plan to the Secretary of State for Examination in due course. The Publication Version Local Plan, including its accompanying documents, have been published for consultation on 9 June 2023. Together with the evidence, the Plan is a material consideration for the purposes of decision-making on planning applications. The weight to be given to each of the emerging policies and allocations will depend on an assessment against the criteria set out in paragraph 48 of the NPPF. As the Council considers the emerging Local Plan to be sound and legally compliant, officers and Councillors should accord relevant policies and allocations weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Note that it was agreed by Full Council that no weight will be given to Policy 4 in relation to the increased carbon offset rate, and therefore the existing rate of £95/t will continue to be applied; in addition, no weight will be given to Policy 39 in relation to the 20% biodiversity net gain requirement at this stage; all other aspects and requirements of these policies will apply.</i></p> <p><i>In this regard, the following Polices are considered Material Planning Considerations in this instance:</i></p> <ul style="list-style-type: none"> • <i>Policy 28 Local character and design quality</i> • <i>Policy 45 Tall and Mid-Rise Building Zones</i> • <i>Policy 46 Amenity and Living Conditions</i> • <i>Policy 53 Local Environmental Impact</i> • <i>Policy 4 Minimising Greenhouse Gas Emissions and Promoting Energy Efficiency</i> • <i>Policy 8 Flood Risk and Sustainable Drainage</i> • <i>Policy 6 Sustainable Construction Standards</i> • <i>Policy 7 Waste and the Circular Economy</i> • <i>Policy 10 New Housing</i> • <i>Policy 13 Housing Mix and Standards</i> • <i>Policy 11 Affordable Housing</i> • <i>Policy 47 Sustainable Travel Choices</i>

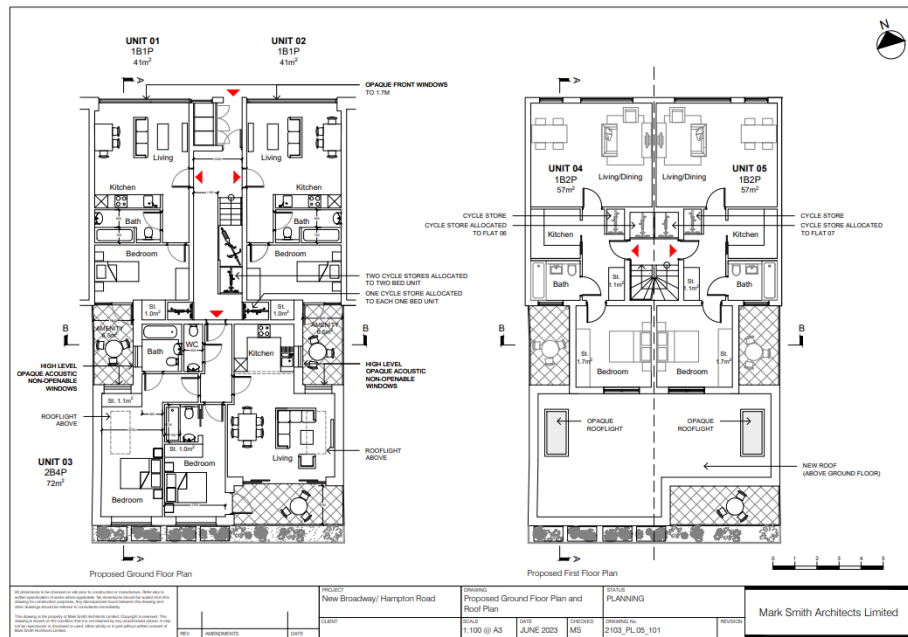
	<ul style="list-style-type: none"> • <i>Policy 48 Vehicular Parking Standards, Cycle Parking, Servicing and Construction Logistics Management</i>
<p>Material representations</p>	<p>12 Broadmead Ashtead KT21 1RT states that:</p> <p><i>“Vehicle Parking states no garage but ref 2103.PL.05_005, and 010, and 000 clearly show the garage to the rear of no. 3. Please note, the rear back boundary wall is not parallel to the building line, it narrows at an angle, therefore nos. 1, 2 and 3 New Broadway need to allow extra turning space for vehicles. You will note that the garage of no. 3 is set back to allow for the turning space. The proposed new building line will restrict the turning space for no. 2. My tenant at no. 2 uses large vans to carry double glazing units and needs to have that few feet extra space to manoeuvre in and out of his property. All plans show pretty flower boxes to the rear that will never exist because they are on the communal drive. The drive is a rough, potholed tarmac with a tall brick boundary wall. Delivery vans drive within inches of the proposed ground floor rear. Therefore, the ground floor extension should be shorter, brought back to the rear of the existing garage. Refs, 2103.PL.05_111 and 105 show contradicting views of the rear of the ground floor rear. Refs, 2103.PL.05_105 and 101 show different views of the front entrance. One shows double doors facing the street and the other doesn't. So, it is hard to comment. Please forward which I should comment on”.</i></p>
<p>Amendments</p>	<p>None requested or received.</p>
<p>Professional comments</p>	<p>The proposal has been assessed in relation to the following issues:</p> <ul style="list-style-type: none"> • Merging the Approvals • Other Matters • Objection to the Proposal <p>Merging the Approvals</p> <p>Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990). Section 17(3) of the 2004 Act states that <i>“the local planning authority's local development documents must (taken as a whole) set out the authority's policies (however expressed) relating to the development and use of land in their area”</i>. This is pursued and achieved by our adopted Local Plan (2018).</p> <p>This application seeks to merge the approval reference: 19/3704/FUL (varied via the consent reference: 20/2395/VRC) with the approval reference: 22/3328/FUL.</p> <p>All the aforementioned consents have been approved under the adopted Local Plan (2018) and therefore no objection is raised in principle to the merging of the approvals reference: 19/3704/FUL and 22/3328/FUL.</p> <p>These consents would remain identical as approved, apart from some minor alterations to the layouts of the host properties at first and second floor levels, as approved under the application reference: 19/3704/FUL.</p>

Approved drawings of this application:

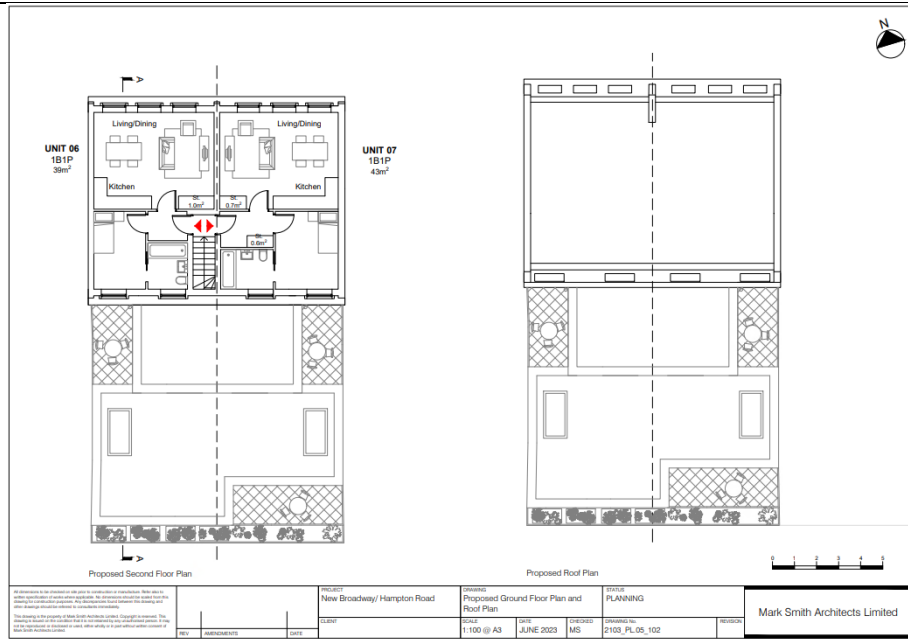




Current Proposal/Merging Application's Drawings:



Mark Smith Architects Limited



In comparing the above approved plans and elevations of the application reference: **19/3704/FUL** with the submitted plans and elevations, it is noted that the current proposal, other than aiming to merging the approval reference: **19/3704/FUL** (varied via the consent reference: **20/2395/VRC**) with the approval reference: **22/3328/FUL**, also aims to relocate the facilities and services at first and second floor levels, as approved under the application reference: **19/3704/FUL**, with no changes to the approved exterior of the host properties and the single bedrooms at second floor level amended in their size but still compliant with the Nationally Described Space Standard (2015).

Furthermore, the most affected properties, namely Nos. 2 and 5 New Broadway, as a result of such margining, should have not been altered, with no recent planning history, meaning that the situation on-site has been unchanged since the oldest approval reference: **19/3704/FUL**, and

consequently there would be no further impact on these neighbours beyond the ones of the permissions reference: **19/3704/FUL** and **22/3328/FUL**.

As such, the impacts of these permissions would be unchanged, and the findings of their Officer Reports reiterated here.

In relation to affordable housing, the proposals reference: **19/3704/FUL** and **22/3328/FUL** have been considered not to be viable and could not provide an affordable housing contribution.

The submitted Viability Note states that “*given the viability issues outlined above coupled with current construction cost inflation, high development finance rates of c. 10% and an ever-deteriorating housing market it is hoped that the Council’s viability assessors agree that the viability of the scheme has worsened since the above two applications were approved, and consequently they agree that the proposed scheme cannot sustain any affordable housing contributions*”. This is considered a reasonable statement and as such its findings are accepted.

In light of the above, the merging proposed by the current application is therefore acceptable.

Other Matters

In order to achieve the 35% reduction in carbon dioxide emissions, as per Policy LP 22 Part B, the application proposes the deployment of Photovoltaic Panels. However, no details have been provided in this regard and consequently these details will be requested via a reasonable and necessary planning condition.

The applicant submitted a Refuse/Recycling Strategy that is not considered suitable to address the requirements of:

U0089290 Refuse (Approval Reference: **19/3704/FUL**)

Prior to any occupation of the development hereby permitted details of the storage and disposal of refuse/waste shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved storage and disposal of refuse/waste details and shall be retained for the lifetime of the development.

REASON: To safeguard the appearance of the property and the amenities of the area.

U0089292 Refuse and servicing management plan (Approval Reference: **19/3704/FUL**)

Prior to any occupation of the development hereby permitted a refuse and servicing management plan, including vehicle tracking diagrams shall be submitted to and approved in writing by the local planning authority. Refuse and servicing shall be carried out in accordance with the approved management plan over the lifetime of the development.

<p><i>REASON: In the interests of highway and pedestrian safety together with the amenity of the area.</i></p> <p><u>DV18A Refuse Arrangements</u> (Approval Reference: 22/3328/FUL)</p> <p><i>None of the buildings hereby approved shall be occupied until arrangements for the storage and disposal of refuse/waste have been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority.</i></p> <p><i>REASON: To safeguard the appearance of the property and the amenities of the area.</i></p> <p>As such, these conditions will be reapplied, and the approved details will need to be implemented prior the occupation of the development.</p> <p>The submitted Planning Fire Safety Strategy by Mark Smith Architects Ltd is considered sufficient to satisfy Policy D12(A) of the London Plan (2021).</p> <p>The applicant is advised that 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.</p> <p>It is noted that some of the conditions attached to the VRC approval, that varied the consent reference: 19/3704/FUL, have been fully/partially discharged through the below DDs:</p> <p><u>20/2395/DD01</u> - Details pursuant to condition U0089291 - Drainage, of planning permission 20/2395/VRC - Granted 10/03/2023.</p> <p>This application fully discharges the condition <u>U0089291 Drainage</u> attached to the VRC application.</p> <p><u>20/2395/DD02</u> - Details pursuant to condition U0089286 - construction management statement of planning permission 20/2395/VRC - Granted 03/02/2023.</p> <p>This application fully discharges the condition <u>U0089286 Construction Management Plan</u> attached to the VRC application.</p> <p><u>20/2395/DD03</u> - Details pursuant to condition U0089285 Materials (partial - fenestration only) of planning permission 20/2395/ VRC of original approval Ref. 19/3704/FUL - Granted 10/08/2023.</p> <p>This application partially discharges the condition <u>U0089285 Materials</u> attached to the VRC application, namely:</p> <p><i>For the avoidance of doubt this permission relates to materials to be used for fenestration only (Informative: Window Materials Only attached to the decision notice of application reference: 20/2395/DD03).</i></p> <p>Notwithstanding the above, it is observed that a Construction Management Plan (DV49A Construction Management Plan) and</p>
--

materials to be approved (**BD12 Details - Materials to be approved**) have been requested via planning permission reference: **22/3328/FUL**. Details have not been provided as part of this application to discharge these conditions and therefore such conditions will be reapplied in agreement with the applicant where pre-commencement condition type.

Turning to drainage, details have been satisfactorily provided under the applications reference: **20/2395/DD01** and **22/3328/FUL** and resubmitted as part of this merging application and therefore no objection is raised in this regard.

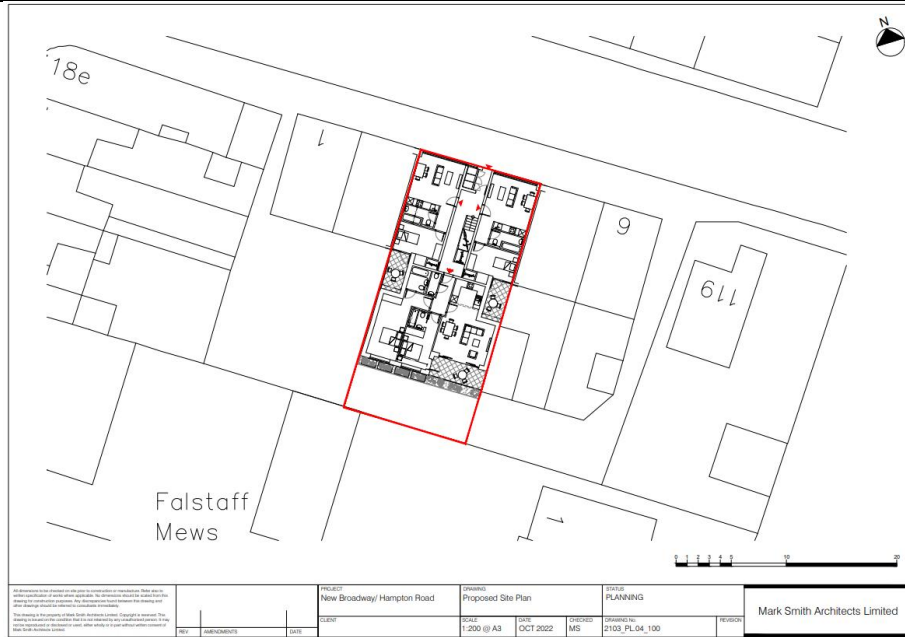
Turning to the remaining conditions of the VRC application, that varied the approval reference: **19/3704/FUL**, and the planning permission reference: **22/3328/FUL**, namely the ones that have not been discharged and/or details provided as part of the merging application that is the subject of this assessment, these will be reapplied.

Objection to the Proposal

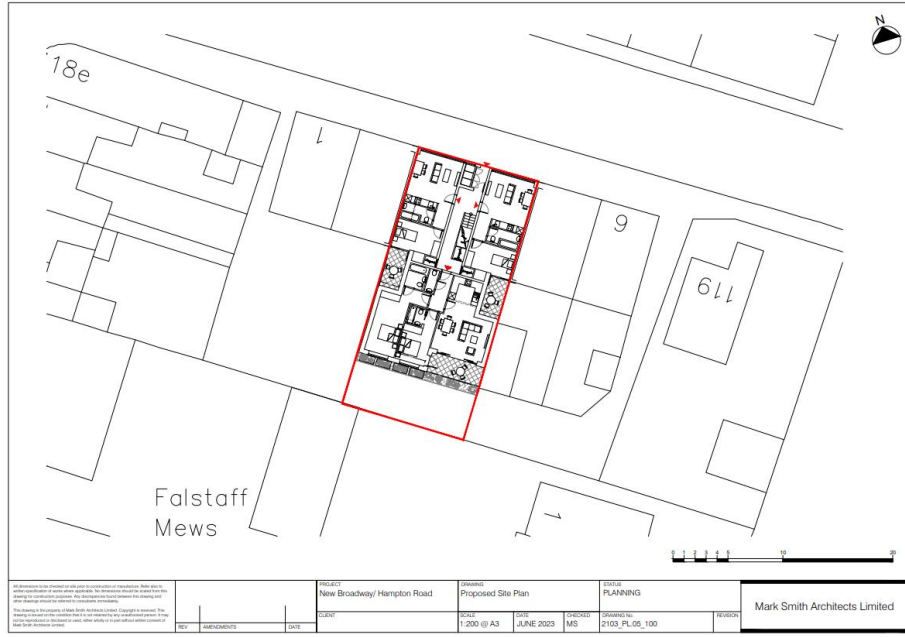
12 Broadmead Ashtead KT21 1RT states that:

“Vehicle Parking states no garage but ref 2103.PL.05_005, and 010, and 000 clearly show the garage to the rear of no. 3. Please note, the rear back boundary wall is not parallel to the building line, it narrows at an angle, therefore nos. 1, 2 and 3 New Broadway need to allow extra turning space for vehicles. You will note that the garage of no. 3 is set back to allow for the turning space. The proposed new building line will restrict the turning space for no. 2. My tenant at no. 2 uses large vans to carry double glazing units and needs to have that few feet extra space to manoeuvre in and out of his property. All plans show pretty flower boxes to the rear that will never exist because they are on the communal drive. The drive is a rough, potholed tarmac with a tall brick boundary wall. Delivery vans drive within inches of the proposed ground floor rear. Therefore, the ground floor extension should be shorter, brought back to the rear of the existing garage. Refs, 2103.PL.05_111 and 105 show contradicting views of the rear of the ground floor rear. Refs, 2103.PL.05_105 and 101 show different views of the front entrance. One shows double doors facing the street and the other doesn't. So, it is hard to comment. Please forward which I should comment on”.

The applicant is the sole owner of the strip of land which is the subject of landscaping and therefore the objection is not substantiated. This is also confirmed by the Officer Report of the approved application reference: **22/3328/FUL** that states *“the applicant has supplied land registry information to show that they are the sole owner of the strip of land which is the subject of landscaping. There is no objection to this”.*



Proposed Site Plan of the Approved Application Reference: **22/3328/FUL**



Proposed Site Plan of the Current Application

The ground floor alterations have already been approved under the application reference: **22/3328/FUL** and are re-proposed with no changes as part of the current application, which include the landscaping arrangement carried out on land belonging to the applicant.

Recommendation

It is recommended that the application reference 23/1819/FUL be granted approval subject to conditions and informatives.

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): GAP

Dated: 18/09/2023

I agree the recommendation: CTA

Team Leader/Head of Development Management/Principal Planner

Dated:18/09/2023.....

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:

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
