



PLANNING REPORT

Printed for officer by
Jack Davies on 11 July 2024

Application reference: 23/2308/DD06
SOUTH RICHMOND WARD

Date application received	Date made valid	Target report date	8 Week date
21.06.2024	21.06.2024	16.08.2024	16.08.2024

Site:

80 George Street And 2 4 6 8 And, 12 Paved Court, Richmond,

Proposal:

Details in pursuant of condition U0178864 - (part B energy reduction) of planning permission 23/2308/VRC

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

APPLICANT NAME

C/O Agent C/O Agent
C/O Agent
C/O Agent
C/O Agent
C/O Agent
C/O Agent
C/O Agent

AGENT NAME

Mr Philip Boyce
3rd - 4th Floors
Greyfriars Studios
25E The Quadrant
Richmond
TW9 1DJ

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

-

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

Development Management

Status: GTD

Date:23/12/2022

Application:22/2333/FUL

80 George Street - Erection of additional storey at fourth floor (with associated roof terrace) and plant room above; 2nd floor rear extension; replacement of roof to the adjacent existing single storey extension at rear; terraces to rear; infill of light well adjacent to Golden Court; extension at basement level, including installation of swimming pool; and associated plant. External alteration works to include: removal of canopy to 80 George Street; alterations to shopfronts at ground floor level of Golden Court, King Street, and George Street frontages; alterations to fenestration throughout; together with other works incidental to the development.

<u>Development Management</u> Status: GTD Date:23/12/2022	Application:22/2334/LBC Installation of internal partitions to rear of No. 4, 6-8 Paved Court and extension to basement under No. 12 Paved Court.
<u>Development Management</u> Status: GTD Date:01/02/2023	Application:22/2333/DD02 Details pursuant to condition U0146405 CMS / Logistics Plan of planning permission 22/2333/FUL
<u>Development Management</u> Status: GTD Date:01/02/2023	Application:22/2333/DD03 Details pursuant to condition U0146406 - Noise and Vibration Construction Method of planning permission 22/2333/FUL
<u>Development Management</u> Status: GTD Date:08/02/2023	Application:22/2333/DD04 Details pursuant to condition U0146407 Dust management plan of planning permission 22/2333/FUL
<u>Development Management</u> Status: GTD Date:15/02/2023	Application:22/2333/DD06 Details pursuant to condition U0146408 - Sustainable Drainage Strategy of planning permission 22/2333/FUL
<u>Development Management</u> Status: GTD Date:02/02/2023	Application:22/2333/DD05 Details pursuant to condition U0146409 - Green Roof of planning permission 22/2333/FUL
<u>Development Management</u> Status: GTD Date:06/02/2023	Application:22/2333/DD07 Details pursuant to condition U0146410 (Part A only) - Noise Protection from internal transmission of planning permission 22/2333/FUL
<u>Development Management</u> Status: GTD Date:01/02/2023	Application:22/2333/DD08 Details pursuant to condition U0146411 (part 1) - Contaminated Land of planning permission 22/2333/FUL
<u>Development Management</u> Status: GTD Date:01/02/2023	Application:22/2333/DD01 Details in pursuant of condition U0146404 (Details of foundations - piling etc) of Planning Permission 22/2333/FUL
<u>Development Management</u> Status: GTD Date:03/04/2023	Application:22/2333/DD09 Details pursuant to condition U0146415 - Specified Details Required (parts A, B and K), of planning permission 22/2333/FUL.
<u>Development Management</u> Status: GTD Date:31/03/2023	Application:22/2333/SDD01 Written notification of commencement of works in accordance with Part 2 (Notifications) of Schedule 1 of Legal Agreement dated 22nd December 2022.
<u>Development Management</u> Status: GTD Date:31/03/2023	Application:22/2333/DD10 Details pursuant to condition U0146415 - Specified Details Required (Parts D, E, F, G & H), of planning permission 22/2333/FUL.
<u>Development Management</u> Status: GTD Date:16/05/2023	Application:22/2333/DD11 Details pursuant to condition U0146423: : Delivery and Service Plan - 80 George Street
<u>Development Management</u> Status: GTD Date:14/07/2023	Application:22/2333/DD12 Details pursuant to condition U0146421 - Ecological Enhancements, and U0146422 - Cycle Parking / Cycle access to basement, of

planning permission 22/2333/FUL

Development Management

Status: GTD
Date:28/09/2023

Application:22/2333/DD13
Details pursuant to condition U0146417 - PV Panels & ASHP, U0146418 - Mechanical Services Noise Control (parts 1 & 2), of planning permission 22/2333/FUL.

Development Management

Status: WDN
Date:19/07/2023

Application:23/1723/VRC
Variation of planning approval 22/2333/FUL - Condition Number(s): to allow for proposed design amendments (relating to Fifth Floor and Elevations)

Development Management

Status: GTD
Date:10/08/2023

Application:22/2333/NMA
Non-material amendment to planning permission 22/2333/FUL (80 George Street - Erection of additional storey at fourth floor (with associated roof terrace) and plant room above; 2nd floor rear extension; replacement of roof to the adjacent existing single storey extension at rear; terraces to rear; infill of light well adjacent to Golden Court; extension at basement level, including installation of swimming pool; and associated plant. External alteration works to include: removal of canopy to 80 George Street; alterations to shopfronts at ground floor level of Golden Court, King Street, and George Street frontages; alterations to fenestration throughout; together with other works incidental to the development) to allow for the removal of the word 'plant' and 'rear' from the description of development, revising the description to read: 80 George Street - Erection of additional storey at fourth floor (with associated roof terrace) and room above; 2nd floor rear extension; replacement of roof to the adjacent existing single storey extension at rear; terraces to building; infill of light well adjacent to Golden Court; extension at basement level, including installation of swimming pool; and associated plant. External alteration works to include: removal of canopy to 80 George Street; alterations to shopfronts at ground floor level of Golden Court, King Street, and George Street frontages; alterations to fenestration throughout; together with other works incidental to the development.

Development Management

Status: GTD
Date:17/04/2024

Application:23/2308/VRC
Variation of condition U0146403 (Approved Drawings), U0146424 (Terrace Screening), U0146426 (Roof Terrace Furniture) and U0146421 (Ecology Enhancements) of planning permission ref 22/2333/FUL and removal of condition U0162732 (Plant room) of non-material amendment ref 22/2333/NMA in order to provide Class E floorspace at fifth floor, add an external terrace at fifth floor, make elevational changes and associated amendments including increasing the roof parapet height, alterations to the Lift overrun, PV, cycle spaces and green roof, and amend details of ecological enhancements.

Development Management

Status: GTD
Date:13/12/2023

Application:22/2333/DD14
Details pursuant to conditions U0146412 [Sample Panels of Brickwork], U0146413 [Materials to be approved] of planning permission 22/2333/FUL.

Development Management

Status: GTD
Date:10/01/2024

Application:22/2334/DD01
Details pursuant to condition U0146448 - Matching (parts A and B), of listed building consent 22/2334/LBC.

Development Management

Status: WDN

Application:22/2333/DD15

Date:09/07/2024	Details pursuant to condition U0146414 - Cross-Section Detail New Roof Extension, and U0146433 - External Illumination, of planning permission 22/2333/FUL.
<u>Development Management</u> Status: GTD Date:29/01/2024	Application:22/2334/DD02 Details pursuant to condition U0146449 - Specified Details Required, of listed building consent 22/2334/LBC.
<u>Development Management</u> Status: GTD Date:04/03/2024	Application:22/2333/DD16 Details pursuant to condition U0146415 - Specified Details Required (Part C Only) of planning permission 22/2333/FUL.
<u>Development Management</u> Status: GTD Date:01/03/2024	Application:22/2333/DD17 Details pursuant to condition U0146424 - Terrace screening, of planning permission 22/2333/FUL.
<u>Development Management</u> Status: GTD Date:12/03/2024	Application:22/2333/DD18 Details pursuant to condition U0146428 - Refuse Arrangements, of planning permission 22/2333/FUL.
<u>Development Management</u> Status: GTD Date:12/04/2024	Application:22/2333/DD19 Details pursuant to condition U0146419 - Odour control, of planning permission 22/2333/FUL.
<u>Development Management</u> Status: GTD Date:24/06/2024	Application:23/2308/DD01 Details pursuant to conditions (U0178858) Green Roof and (U0178862) Cross Section detail new roof extension from application 23/2308/VRC.
<u>Development Management</u> Status: GTD Date:10/07/2024	Application:23/2308/DD02 (APPROVED) Details pursuant to conditions U0178870 - Cycle Parking / Cycle access to basement and U0178877 - Refuse Arrangements, of planning permission 23/2308/VRC. (REFUSED) Details pursuant to condition U0178872 - Terrace screening of planning permission 23/2308/VRC.
<u>Development Management</u> Status: PCO Date:	Application:23/2308/DD04 Details pursuant to condition U0178863 - Specified Details Required, of planning permission 23/2308/VRC.
<u>Development Management</u> Status: PDE Date:	Application:23/2308/DD03 Details Pursuant to Condition U0178865: PV Panels & ASHP of application 23/2308/VRC.
<u>Development Management</u> Status: PCO Date:	Application:23/2308/DD06 Details in pursuant of condition U0178864 - (part B energy reduction) of planning permission 23/2308/VRC
<u>Development Management</u> Status: PDE Date:	Application:23/2308/DD05 Details in pursuant of Condition U0178869 (Ecological Enhancements) of planning permission 23/2308/VRC
<u>Development Management</u> Status: PCO Date:	Application:24/1595/ADV 2 x non illuminated aluminium wall signs
<u>Development Management</u> Status: PCO Date:	Application:23/2308/DD07 Details pursuant to Condition 17 (U0178868) Thames Water Condition of planning permission 23/2308/VRC.

Application Number	23/2308/DD06
Address	80 George Street And 2 4 6 8 And 12 Paved Court, Richmond
Proposal	Details in pursuant of condition U0178864 - (part B energy reduction) of planning permission 23/2308/VRC
Contact Officer	Jack Davies
Target Determination Date	16/08/2024

1. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

This application relates to the former House of Fraser building in Richmond and associated units in Paved Court. The site lies within Richmond Town Centre and within an area designated as Key Shop Frontage. Whilst the main building has no heritage designations, units within Paved Court are either Building of Townscape Merit (BTM) or Grade II Listed. The site is also partly within the Richmond Green and Central Richmond Conservation Areas and there are numerous off-site listed buildings and BTMs in the vicinity that are affected by this development (notably the Grade II* Listed Old Palace Terrace and the various Grade II listed buildings which line the south east side of Richmond Green).

The host site at 80 George Street And 2 4 6 8 And 12 Paved Court, Richmond, is subject to recently approved development (Council ref: 22/2333/FUL) for:

- 80 George Street - Erection of additional storey at fourth floor (with associated roof terrace) and plant room above; 2nd floor rear extension; replacement of roof to the adjacent existing single storey extension at rear; terraces to rear; infill of light well adjacent to Golden Court; extension at basement level, including installation of swimming pool; and associated plant. External alteration works to include: removal of canopy to 80 George Street; alterations to shopfronts at ground floor level of Golden Court, King Street, and George Street frontages; alterations to fenestration throughout; together with other works incidental to the development. – Approved 23/12/2022

As well as 23/2308/VRC for:

- Variation of condition U0146403 (Approved Drawings), U0146424 (Terrace Screening), U0146426 (Roof Terrace Furniture) and U0146421 (Ecology Enhancements) of planning permission ref 22/2333/FUL and removal of condition U0162732 (Plant room) of non-material amendment ref 22/2333/NMA in order to provide Class E floorspace at fifth floor, add an external terrace at fifth floor, make elevational changes and associated amendments including increasing the roof parapet height, alterations to the Lift overrun, PV, cycle spaces and green roof, and amend details of ecological enhancements.

This request for compliance with conditions relates to conditions **condition U0178864 - (part B energy reduction)** as shown below.

U0178864 - (part B energy reduction)

a) *The scheme hereby approved shall achieve a site wide 47% reduction in Carbon dioxide emissions beyond Building Regulations requirements (2021).*

b) *In accordance with paragraph 7.6 of the Energy Statement Rev E received on 10 January 2024, a TM54 based modelling shall be carried out once the design progresses past RIBA Stage 3/4 to confirm the anticipated energy consumption for the building. The TM54 modelling report shall be submitted to and be approved in writing with the local planning authority.*

c) *Prior to first occupation of the building a copy of the 'Be Seen' spreadsheet along with the predicted operation energy use, carbon emissions and target dates for reporting this information at subsequent stages (as-built and in-use) shall be submitted to GLA webform.*

REASON: In the interests of energy conservation in accordance with the Councils sustainability policies and to comply with the London Plan.

2. EXPLANATION OF OFFICER RECOMMENDATION

The Council note the submitted Prediction of Operational Energy report.

The Council have requested the report be reviewed by independent energy consultants. The review concluded that the appropriate methodology has been used modelling the energy consumption under various occupancy and weather scenarios. The assumptions used in each are reasonable.

It is noted that the worst of these scenarios still achieves better than the Good Practice benchmarks. It also appears that the modelling has and is being used to further inform design decisions.

It is considered that the submitted information meets the criteria of Part B of the condition

3. RECOMMENDATION

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered the requirements of Condition **U0178864 - (part B energy reduction)**, of application ref: 23/2308/VRC have been met.

Discharge condition

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: 11/07/2024

I agree the recommendation:



Principal Planner
Dated: 11/07/2024