



WARNER

Planning Department,
London Borough of Richmond Upon Thames Council,
Civic Centre,
44 York Street,
Twickenham,
TW1 3BZ

10th July 2024

Dear Sir/Madam,

RE: Discharge of Conditions Application Related to Planning Permission ref. 23/2067/FUL at 12 Park Road, Hampton Wick, Kingston Upon Thames, KT1 4AS

On behalf of our Client, Bluecrest Property (Park Road) Limited, Warner Planning are pleased to submit this application which is supported by this covering letter seeking a request to discharge multiple conditions associated with Planning Permission 23/2067/FUL which was approved on 20th June 2024.

The application site has also benefitted from the granting of a prior approval application, referenced 23/1471/GPD26, for the "Change of use and addition of mezzanine floor to create 5 residential units" granted on the 17th July 2023

For ease of reference, we have numbered the conditions of the scheme to match the order presented on the decision notice. The relevant conditions pertinent to this submission are as follows:

- ✿ Condition 2 - U0183704 Details of Windows and Doors
 - Prior to the commencement of relevant works, detailed drawings including sections of the new windows and doors approved shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall be carried out in accordance with the approved works and retained as such.
 - Reason: To ensure that the proposed development does not prejudice the appearance of the building of townscape merit and general locality.
 - ✿ Condition 3 - U0183705 Rooflights - Conservation Style
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- Save for the rooflights which incorporate a vertical window or door, the rooflights hereby approved shall be implemented in conservation-style only (flush with the roof and with a central glazing bar) and maintained in accordance thereafter. Detailed drawings of the rooflights whose design includes a vertical door or window shall be submitted and approved in writing by the Local Planning Authority prior to installation on site and shall be retained as such thereafter.
- Reason: To protect the architectural interest of the Building of Townscape Merit and to ensure that the proposed development does not prejudice the appearance of the locality.
- ✿ Condition 5 - 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.
- ✿ Condition 9 - Uo183706 Implementation of Prior Approval
 - Prior to commencement of the development hereby permitted, details shall be submitted and approved in writing by the Local Planning Authority which demonstrate that decision reference 23/1471/GPD26 (dated 17.07.2023) has been fully implemented in accordance with the approved plans and details.
 - Reason: In order to ensure that correct procedure is followed in implementing the approved development.

Analysis

Condition 2

In order to satisfy condition 2 Uo183704, this application is supported by the submission of an amended Proposed Elevation Drawing (0092_SK_020 Rev 4) which confirms the windows on the courtyard elevation with the specified opaque elements. The windows will be opaque up to a height of 1700mm on both the ground and first floor as required to maintain the current levels of privacy to ground level and provide greater privacy from the first floor.

The submission of this drawing is considered to wholly fulfil the reasoning for the condition and would respectfully seek confirmation that these details are acceptable in order to resolve the requirements of this condition.

Condition 3

To satisfy condition U0183705, a drawing (0092_21_401 Rev 02) detailing the external window and door types has been submitted with this application. This has been supplemented with an additional section drawing (0092_00_301 Rev 04) and a detailing sheet (0092_00_601 Rev 01). Despite the location of the rooflights meaning that they will not be too visible in the wider street scene, the applicant acknowledges the sensitivity of the application site. The submitted design has incorporated all technology available to ensure that it befits the existing building and does not prejudice the appearance of the local area.

The submission of this drawing reflects the reasoning behind the condition being added to the Decision and look forward to receiving confirmation that these details are acceptable.

Condition 5

To satisfy condition BD12, this application submits supporting details regarding the external materials to be used during construction. The applicant is mindful of the importance of matching the current materials to that which are existing on the site. In order to complement the existing characteristics of the application building, it is proposed that, where necessary, Sand Cement Render will be used. To match the existing, the primary render colour is proposed to be Stone I. This is to be supported by Wattle IV for exterior detailing. The specific samples are contained in the links below:

Stone I: [STONE I \(www.paintandpaperlibrary.com/stone-i\)](http://www.paintandpaperlibrary.com/stone-i)

Wattle IV: [Wattle IV \(www.paintandpaperlibrary.com/wattle-iv\)](http://www.paintandpaperlibrary.com/wattle-iv)

The submission of these details is concluded to satisfy the reasoning for the condition and should therefore be discharged.

Condition 9

To satisfy condition U0183706, this application is supported by images showing the internal layout of 12 Park Road.

Application 23/1471/GPD26 secured consent for the 'Change of use and addition of mezzanine floor to create 5 residential units' at the application site.

As the images demonstrate, there has been considerable work undertaken to implement the approved scheme, reference 23/1471/GPD26. This application has therefore been implemented, evidenced by the erection of internal walls and the mezzanine floor.

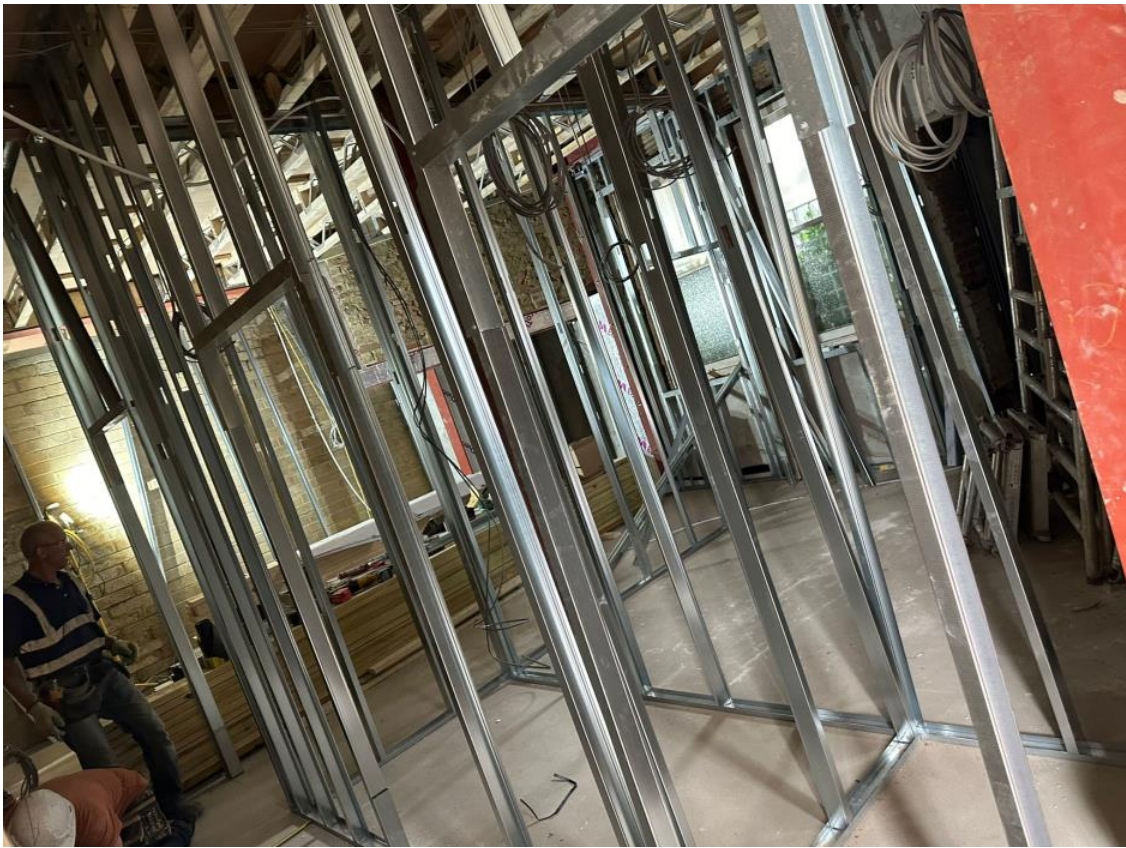


Figure 1: Photo 1, submitted in support of condition U0183706



Figure 2: Photo 2, submitted in support of condition U0183706



Figure 3: Photo 3, submitted in support of condition U0183706



Figure 4: Photo 4, submitted in support of condition U0183706



Figure 5: Photo 4, submitted in support of condition U0183706

The correct procedure has been followed in the implementation of this prior approval permission. The condition should therefore be discharged.

Conclusion

On behalf of our Client, Bluecrest Property (Park Road) Limited, Warner Planning are pleased to submit this application seeking discharge of four conditions attached to Planning Permission ref. 23/2067/FUL. This submission is supported by relevant technical drawings and images as requested. These details provide the necessary information to allow the Local Planning Authority to discharge the conditions accordingly. For completeness the conditions to be discharged are as follows:

- ✿ U0183704 Details of Windows and Doors;
- ✿ U0183705 Rooflights - Conservation Style;
- ✿ BD12 Details - Materials to be approved; and
- ✿ U0183706 Implementation of Prior Approval.

Should Officers have any queries or comments pertaining to this submission we would be happy to engage positively in order to resolve any outstanding matters. By reason of the submitted documents, we kindly invite the Council to discharge the relevant conditions and look forward to receiving the necessary confirmation in due course.

Regards,

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