



PLANNING REPORT

Printed for officer by
Jack Davies on 29 July 2024

Application reference: 22/3298/DD06
SOUTH RICHMOND WARD

Date application received	Date made valid	Target report date	8 Week date
09.07.2024	09.07.2024	03.09.2024	03.09.2024

Site:

80 George Street And, 2 - 10 Paved Court, Richmond,

Proposal:

Details pursuant to condition U0147519: External illumination of planning permission 22/3298/FUL

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

LBRuT Ecology
14D Urban D
LBRUT Highways Lighting Engineer

Expiry Date

25.07.2024
25.07.2024
01.08.2024

Neighbours:

-

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

Development Management

Status: GTD
Date:12/01/2023

Application:22/3298/FUL
Demolition of existing one-storey extension to the rear of 80 George Street, and provision of replacement two-storey extension in use class E. Infilling of first floor rear windows to No. 4 Paved Court. Infilling of ground floor openings to Nos. 6-8 Paved Court and fixing of ground floor roof into rear elevations of Nos. 2, 6, 8 and 10 Paved Court.

Development Management

Status: GTD
Date:12/01/2023

Application:22/3299/LBC
Demolition of existing one-storey extension to the rear of 80 George Street, and provision of replacement two-storey extension. Infilling of first floor rear windows to No. 4 Paved Court. Infilling of ground floor openings to Nos. 6-8 Paved Court and fixing of ground floor roof into rear elevations of Nos. 2, 6, 8 and 10 Paved Court.

Development Management

Status: GTD
Date:20/04/2023
Application:22/3298/DD01
Details pursuant to condition U0147522 - Construction Management Plan, of planning permission 22/3298/FUL.

Development Management

Status: GTD
Date:16/06/2023
Application:22/3298/DD02
Details pursuant to conditions U0147517 (ASHP) and parts a-c of U0147518 (Mechanical Services Noise Control) of planning permission 22/3298/FUL.

Development Management

Status: GTD
Date:07/02/2024
Application:22/3298/DD03
Details pursuant to condition U0147514 - NS19 Cycle Parking, of planning permission 22/3298/FUL.

Development Management

Status: GTD
Date:28/03/2024
Application:22/3298/DD04
Details pursuant to condition U0147513 - Details - Materials to be approved, of planning permission 22/3298/FUL.

Development Management

Status: GTD
Date:28/03/2024
Application:22/3299/DD01
Details pursuant to condition U0147527 - Materials to be Approved, of listed building consent 22/3299/LBC.

Development Management

Status: GTD
Date:06/03/2024
Application:22/3298/DD05
Details pursuant to condition U0147524 - Parking Permits Restriction - GRAMPIAN, of planning permission 22/3298/FUL.

Development Management

Status: PCO
Date:
Application:22/3298/DD06
Details pursuant to condition U0147519: External illumination of planning permission 22/3298/FUL

Application Number	22/3298/DD06
Address	80 George Street And 2 - 10 Paved Court Richmond
Proposal	Details pursuant to condition U0147519: External illumination of planning permission 22/3298/FUL
Contact Officer	Jack Davies
Target Determination Date	03/09/2024

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 – 10 Paved Court, Richmond, is subject to recently approved development (Council ref: 22/3298/FUL) for:

Demolition of existing one-storey extension to the rear of 80 George Street, and provision of replacement two-storey extension in use class E. Infilling of first floor rear windows to No. 4 Paved Court. Infilling of ground floor openings to Nos. 6-8 Paved Court and fixing of ground floor roof into rear elevations of Nos. 2, 6, 8 and 10 Paved Court.

This request for compliance with conditions relates to **Condition U0147519: External illumination** as shown below.

U0147519: External illumination

No external illumination shall be installed, other than in accordance with details which shall previously be submitted to and approved in writing by the Local Planning Authority. Such details to include:

- a. *locations of external lighting*
- b. *specifications*
- c. *lux plan (vertical as well as horizontal)*
- d. *spectrum of proposed lighting prior to implementation.*
- e. *Timings*
- f. *Measures to reduce spillage*
- g. *Phasing and implementation programme*

REASON: To protect/safeguard the amenities of the locality and nature conservation interests

2. EXPLANATION OF OFFICER RECOMMENDATION

The scheme proposed 1 x external light. The light is shown to be a downward facing LED light with a low watt level of 11.6. It is noted this scheme does not provide details of lux plan, timings, measures to reduce spillage or the implementation program. Notwithstanding such, it is appreciated the scheme is minor and for 1 x light only at ground floor level. Both the Councils Conservation officer and Ecology Officer have reviewed the scheme and have no objections. As such, no objection is raised.

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 **U0147519: External illumination** of application ref: 22/3298/FUL has been met in full.

Discharge condition/s

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

This application requires a Legal Agreement YES* NO

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: 29/07/2024

I agree the recommendation:



Principal Planner

Dated: ...29/07/2024.....