

## Application reference: 16/3434/DD05 HAMPTON WARD

Date application received	Date made valid	Target report date	8 Week date
24.06.2024	24.06.2024	19.08.2024	19.08.2024

**Site:**

Hampton Swimming Baths, High Street, Hampton, TW12 2ST

**Proposal:**

Details pursuant to conditions U0120552 - Porous hardstanding

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

**APPLICANT NAME**

Mr Grahame Hadden  
Hampton Swimming Baths High  
Street  
Hampton  
Richmond Upon Thames  
TW12 2ST

**AGENT NAME**

Mr Uli Kraeling  
London  
Putney Common  
London  
Greater London  
SW15 1HL  
United Kingdom

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

**Consultations:**

**Internal/External:**

**Consultee**

LBRuT Trees Preservation Officer (North)  
LBRuT Ecology  
LBRuT Lead Local Flood Authority  
14D Urban D

**Expiry Date**

08.08.2024  
10.07.2024  
10.07.2024  
10.07.2024

**Neighbours:**

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

Development Management

Status: PCO Application:90/0041/FUL  
Date:26/02/1990 Provision Of New Learner Pool.

Development Management

Status: GTD Application:90/0419/FUL  
Date:23/04/1990 Provision Of New Open-air Learner Pool, Relocation Of Existing Open-air Paddling Pool. Erection Of Temporary Plant Building For New Learner Pool & 3m H Wire Mesh Fence.

Development Management

Status: GTD Application:90/1433/FUL  
Date:01/10/1990 Extension Of Existing Community Swimming Pool Site To Include Land Existing As Open Space (bushy Park).

Development Management

Status: GTD Application:90/0419/DD01  
Date:10/05/1991 Details Pursuant To Condition Buo5 (design Details) Of Planning Consent Ref 90/419 21.5.90 Approval For The Construction Of Outdoor Plant Room

Development Management

Status: GTD Application:90/0419/DD02  
Date:11/09/1991 Details Pursuant To Conditions Tr09 (landscaping) And Dt03 (fencing) Of

Planning Consent 90/0419 Dated 21/5/90.

<u>Development Management</u> Status: GTD Date:25/09/1991	Application:90/1433/DD01 Details Pursuant To Condition Dt01 (fencing) & (d) (levelling/landscaping) Of Planning Consent 90/1433 Dated 26/11/90
<u>Development Management</u> Status: GTD Date:05/01/1995	Application:94/2122/FUL Upgrading And Refurbishment Of Existing Swimming Pool And Changing Accomodation; Extended Leisure And Ancillary Facilities; Alterations And Improvements To Existing Car Park, Access And Landscaping
<u>Development Management</u> Status: GTD Date:06/01/1995	Application:94/2191/CAC Demolition Of Existing Plant Room, Store, Garden Walls And Boundary Walls
<u>Development Management</u> Status: GTD Date:16/04/1997	Application:96/4124 Amendment To Planning Permission 94/2122/ful To Allow The Provision Of A New Diving Pit.
<u>Development Management</u> Status: PCO Date:06/06/1999	Application:99/T0532 Sycamore - Fell
<u>Development Management</u> Status: PCO Date:06/06/1999	Application:99/T0533 Sycamore - Fell
<u>Development Management</u> Status: GTD Date:25/09/1991	Application:91/1433/DD1 Details pursuant to condition DT01 (fencing) & (d) (levelling/landscaping) of planning consent 90/1433 dated 26.11.90.
<u>Development Management</u> Status: GTD Date:11/09/1991	Application:90/0419/DD2 Details pursuant to conditions TR09 (Landscaping) and DT03 (Fencing) planning consent 90/0419 dated 21/5/90.
<u>Development Management</u> Status: GTD Date:10/05/1991	Application:90/0419/DD1 Details pursuant to Condition BU05 (design details) of planning consent ref.90/419 dated 21.5.90 approval for the construction of plant room.
<u>Development Management</u> Status: GTD Date:16/12/2005	Application:05/3108/FUL New external doors and windows throughout in connection with minor internal alterations to room layout and floor levels to accommodate disabled access and new mechanical and electrical installation.
<u>Development Management</u> Status: GTD Date:15/02/2006	Application:05/3108/DD01 Details pursuant to condition U07582 (details of window system)
<u>Development Management</u> Status: GTD Date:02/05/2006	Application:05/3108/DD02 Details pursuant to condition U07582 (details of colour window and doors-RAL 7011)
<u>Development Management</u> Status: WNA Date:17/05/2010	Application:10/1575/ADV Banner to promote Hampton Pool fundraising summer picnic concerts located in corner of High Street Hampton and Uxbridge Road. Banner to be 5 meters by 3 meters, white text on green and blue.
<u>Development Management</u> Status: GTD Date:23/09/2010	Application:10/2264/FUL Siting of two temporary portacabins to provide changing facilities for the duration of refurbishment work to female changing rooms.
<u>Development Management</u> Status: WNA Date:16/05/2012	Application:12/0744/ADV Banner to promote Hampton Pool fundraising summer picnic concerts located junction of Church Street/Thames Street, Windmill Road/Uxbridge Road, High Street/Uxbridge Road.
<u>Development Management</u> Status: GTD Date:18/02/2022	Application:16/3434/FUL The refurbishment of the existing facilities and car park along (to include

widening of existing vehicular exit/entrance) with the extension of the main building to the west and provision of a new roof to extend the existing cafe. The works involve the demolition of a wall, plant room and a single bay and first floor structure.

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Development Management

Status: GTD

Date:09/05/2024

Application:16/3434/DD01

Details pursuant to conditions U012055 - NS 38 Green Roof, BD10 - Sample Panels of Brickwork, U0120560 - NS23 Servicing and Delivery Management Plan, U0120570 - NS35 Waste Management Strategy, and DV18A - Refuse Arrangements, of planning permission 16/3434/FUL.

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Development Management

Status: PCO

Date:

Application:16/3434/DD02

Details pursuant to conditions U0120591 - NS19 Sustainable drainage system, DV29F - Potentially Contaminated Sites, U0120586 - NS14 Archaeological assessment, and U0120578 - NS06 External lighting, of planning permission 16/3434/FUL.

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Development Management

Status: PDE

Date:

Application:16/3434/DD03

Details pursuant to conditions U0120561 - Car park management plan, U0120559 - Travel plan, U0120576 NS04 Cycle Parking, and U0120553 - NS21 Access for Coaches of planning permission 16/3434/FUL.

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Development Management

Status: GTD

Date:06/08/2024

Application:16/3434/DD04

Partial Discharge: Details pursuant to condition U0120572 - DS04 - Disabled access, U0120554 - NS37 EVCPs (all uses), and U0120580 - NS08 Water treatment works, of planning permission 16/3434/FUL. (Conditions U0120566 - NS31 Ecological Enhancements and U0120583 - NS11 Net biodiversity gain, remain undischarged)

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Development Management

Status: PCO

Date:

Application:16/3434/DD05

Details pursuant to conditions U0120552 - Porous hardstanding; U0120582 - NS10 Hard / soft landscaping works; U0120587 - NS15 PV panels

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Appeal

Validation Date: 21.02.2011

Reference: 11/0047/AP/ENF

Appeal against

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Building Control

Deposit Date: 01.02.2006

Reference: 06/0229/IN

Refurbishment of changing room building

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Building Control

Deposit Date: 20.11.2007

Reference: 07/NIC03242/NICEIC

Air conditioning/ ventilation system/ extractor fan Special location (room containing bath or shower swimming pool sauna) Ring/ radial power circuit

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Building Control

Deposit Date: 21.01.2009

Reference: 09/COR00169/CORGI

Installed a Gas Swimming Pool Boiler

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Building Control

Deposit Date: 14.09.2009

Reference: 09/FEN01020/GASAFE

Installed a Gas Swimming Pool Boiler Installed a Gas Swimming Pool Boiler Installed a Gas Swimming Pool Boiler

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Building Control

Deposit Date: 13.11.2009

Reference: 09/FEN01498/GASAFE

Installed a Gas Swimming Pool Boiler Installed a Gas Swimming Pool Boiler

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Building Control

Deposit Date: 13.03.2015

Reference: 15/FEN01292/GASAFE

Install a gas-fired water heater

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Building Control

Deposit Date: 05.05.2016

Reference: 16/FEN01473/GASAFE

Install a gas-fired water heater

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Building Control

Deposit Date: 19.06.2024

Reference: 24/NIC01788/NICEIC

Install a photovoltaic system

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Enforcement

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Enforcement

## 1. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The application ref. 16/3434/FUL granted permission for the renovation and extension of the Hampton Swimming Baths subject to condition. The applicant wishes to discharge the following conditions:

- U0120552 - Porous hardstanding
- U0120587 - NS15 PV panels
- U0120582 - NS10 Hard / soft landscaping works

Each of these conditions is considered below.

## 2. EXPLANATION OF OFFICER RECOMMENDATION

It is proposed to consider each condition separately.

### U0120552 - Porous hardstanding

The condition is worded as follows:

*That all new hard surfacing shall be of a porous or permeable material and be constructed and laid out in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.*

*Reason: In the interest of sustainable construction and to avoid excessive surface water run-off.*

It is proposed to resurface the access road, car park, pavements and other areas of hardstanding on the site. All areas of hardstanding except the access road are to be pervious as shown on the plan submitted. A drainage plan has also been submitted.

The access road to the site would be impervious tarmac as existing. The reason for this is that permeable tarmac is not suitable on a service road that provides access for heavy service vehicles. It is thought that this is a reasonable justification for retaining the existing impervious tarmac in this location. The Lead Local Flood Authority have not raised any objections to the proposals in terms of drainage. Similarly, it is not thought the proposals in themselves would impact the trees, subject to suitable protection measures to be submitted separately. No objections have been raised from the Tree Officer consulted.

Consequently, it is thought that the condition can be discharged.

### U0120587 - NS15 PV panels

The condition is worded as follows:

*Prior to construction works commencing, plans, elevations and sections of the roof(s) showing the location of the proposed photovoltaic array(s) should be submitted for approval to the Local Planning Authority. The photovoltaic array(s) shall be implemented in accordance with the approved details and retained and properly maintained permanently thereafter.*

*REASON: To safeguard the appearance of the completed development and to ensure that the development has an acceptable level of sustainability.*

The applicant has provided a statement on PV panels and specifications of the proposed panels.

The panels would be located on the south facing roof slopes of the new wing and on the roof of the main building as shown in the plan submitted. This was agreed as part of the design of the original application.

The proposed panels would be of standard size and appearance, approximately 1.7mx 1.1m and black in finish.

However, no elevations or detailed sections have been provided to indicate how the panels would be installed. It is thought that this is essential to the appearance of the development. Without such elevations and details, it is not thought that the condition can be discharged.

U0120582 - NS10 Hard / soft landscaping works

The condition is worded as follows:

(A) *No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the local planning authority. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; hard surfacing materials.*

(B) *Soft landscape works shall include planting plans; written specifications (including cultivation and establishment); details of the quantity, density, size, species, position and proposed planting programme together with an indication of how they integrate with the proposal and surrounding streetscape in the long term with regard to their mature size and maintenance. All species should be of native or non-native plants of known value for wildlife and include examples of seed/fruit bearing species, pollinator plants and those which attract night flying insects.*

*REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests.*

The applicant has submitted a landscaping plan and planting schedule as part of the application.

The proposed species and location of soft landscaping is thought to be acceptable. However, the information submitted does not give information on the planting methodology and post planting maintenance to ensure the trees become established.

Specifications of the proposed paving materials have been included in the Statement on Porous Hardstanding. However, the plans do not give details of the changes in levels proposed or show contours on them. The applicant has stated that the proposed fencing would remain as existing for the most part, except for near the entrance gate. However, no details of the proposed new fencing have been included.

Consequently, it is not thought that this condition can be discharged on the basis of the information submitted.

**3. RECOMMENDATION**

**Partially discharge conditions**

**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): JPH

Dated: 13/08/2024

**I agree the recommendation:**

Team Leader/Head of Development Management/Principal Planner - EL

Dated: 19/08/2024.....

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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