

Application reference: 24/1789/FUL HEATHFIELD WARD

Date application received	Date made valid	Target report date	8 Week date
15.07.2024	24.07.2024	18.09.2024	18.09.2024

Site:

246 Powder Mill Lane, Twickenham, TW2 6EJ,

Proposal:

Re-configuration and subdivision of Units 4 and 5 to create three units (net gain of 1 unit), with associated works.

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

APPLICANT NAME

Mr P Brenton
55 Grosvenor Street
London
W1K 3HY

AGENT NAME

Mr Dan Roycroft
Bodenham House Barn
Bodenham
Salisbury
SP5 4EN

Consultations:

Internal/External:

Consultee

14D POL
LBRUT Transport

Expiry Date

24.09.2024
24.09.2024

Neighbours:

Mr Dan Roycroft, Atlas Planning Group, Bodenham House Barn, BODENHAM, SP5 4EN, - 31.07.2024
1 Ellerman Avenue, Twickenham, TW2 6AA, - 31.07.2024
121 Powder Mill Lane, Twickenham, TW2 6EG, - 31.07.2024
120 WESLEY AVENUE, HOUNSLOW, TW3 4LX - 31.07.2024
120 Ellerman Avenue, Twickenham, TW2 6AF, - 31.07.2024
16 The Green, Richmond, TW9 1PX -
29 Hamble Court, 1 Broom Park, Teddington, TW11 9RW, - 31.07.2024
717 Hanworth Road, Whitton, Hounslow, TW4 5PS, - 31.07.2024
184 Waverley Avenue, Twickenham, TW2 6DL, - 31.07.2024
60 Waverley Avenue, Twickenham, TW2 6DW, -
83 Millfarm Crescent, Whitton Hounslow, TW4 5PJ - 31.07.2024
50 SAXON AVENUE, FELTHAM, TW13 5JN - 31.07.2024
Woodlawn Bodyworks, 644 Hanworth Road, Whitton, Hounslow, TW4 5NP, - 31.07.2024
Woodlawn Car Wash, 644 Hanworth Road, Whitton, Hounslow, TW4 5NP, - 31.07.2024
644 Hanworth Road, Whitton, Hounslow, TW4 5NP, - 31.07.2024
ATM Outside, 646 Hanworth Road, Whitton, Hounslow, TW4 5NP, - 31.07.2024
Ground Rear And First Floor Flat, 648 Hanworth Road, Whitton, TW4 5NP, - 31.07.2024
646A Hanworth Road, Whitton, Hounslow, TW4 5NP, - 31.07.2024
648 Hanworth Road, Whitton, Hounslow, TW4 5NP, - 31.07.2024
646 Hanworth Road, Whitton, Hounslow, TW4 5NR, - 31.07.2024
654A Hanworth Road, Whitton, Hounslow, TW4 5NP, - 31.07.2024
652A Hanworth Road, Whitton, Hounslow, TW4 5NP, - 31.07.2024
Flat Rear Of, 652 Hanworth Road, Whitton, Hounslow, TW4 5NP, - 31.07.2024
Flat, 650 Hanworth Road, Whitton, Hounslow, TW4 5NP, - 31.07.2024
650 Hanworth Road, Whitton, Hounslow, TW4 5NP, - 31.07.2024

654 Hanworth Road,Whitton,Hounslow,TW4 5NP, - 31.07.2024
652 Hanworth Road,Whitton,Hounslow,TW4 5NP, - 31.07.2024
662 - 664 Hanworth Road,Whitton,Hounslow,TW4 5NP, - 31.07.2024
The Flat Above 664,Hanworth Road,Whitton,Hounslow,TW4 5NP, - 31.07.2024
Flat Above,666 Hanworth Road,Whitton,Hounslow,TW4 5NP, - 31.07.2024
658A Hanworth Road,Whitton,Hounslow,TW4 5NP, - 31.07.2024
656A Hanworth Road,Whitton,Hounslow,TW4 5NP, - 31.07.2024
662A Hanworth Road,Whitton,Hounslow,TW4 5NP, - 31.07.2024
656 Hanworth Road,Whitton,Hounslow,TW4 5NP, - 31.07.2024
660A Hanworth Road,Whitton,Hounslow,TW4 5NP, - 31.07.2024
658 Hanworth Road,Whitton,Hounslow,TW4 5NP, - 31.07.2024
666 Hanworth Road,Whitton,Hounslow,TW4 5NP, - 31.07.2024
660 Hanworth Road,Whitton,Hounslow,TW4 5NP, - 31.07.2024
Rear Of,670 Hanworth Road,Whitton,Hounslow,TW4 5NP, - 31.07.2024
Adjacent To 668,Hanworth Road,Whitton,Hounslow,TW4 5NP, - 31.07.2024
668A Hanworth Road,Whitton,Hounslow,TW4 5NP, - 31.07.2024
First Floor Flat,670 Hanworth Road,Whitton,Hounslow,TW4 5NP, - 31.07.2024
670 Hanworth Road,Whitton,Hounslow,TW4 5NP, - 31.07.2024
668 Hanworth Road,Whitton,Hounslow,TW4 5NP, - 31.07.2024
5 Lea Close,Twickenham,TW2 6EU, - 31.07.2024
4 Lea Close,Twickenham,TW2 6EU, - 31.07.2024
3 Lea Close,Twickenham,TW2 6EU, - 31.07.2024
9 Arden Close,Twickenham,TW2 6AU, - 31.07.2024
8 Arden Close,Twickenham,TW2 6AU, - 31.07.2024
7 Arden Close,Twickenham,TW2 6AU, - 31.07.2024
6 Arden Close,Twickenham,TW2 6AU, - 31.07.2024
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12 Arden Close,Twickenham,TW2 6AU, - 31.07.2024
11 Arden Close,Twickenham,TW2 6AU, - 31.07.2024
5 Arden Close,Twickenham,TW2 6AU, - 31.07.2024
3 Arden Close,Twickenham,TW2 6AU, - 31.07.2024
2 Arden Close,Twickenham,TW2 6AU, - 31.07.2024
1 Arden Close,Twickenham,TW2 6AU, - 31.07.2024
15 Arden Close,Twickenham,TW2 6AU, - 31.07.2024
10 Arden Close,Twickenham,TW2 6AU, - 31.07.2024
2 Lea Close,Twickenham,TW2 6EU, - 31.07.2024
1 Lea Close,Twickenham,TW2 6EU, - 31.07.2024
226B Powder Mill Lane,Twickenham,TW2 6EJ, - 31.07.2024
226A Powder Mill Lane,Twickenham,TW2 6EJ, - 31.07.2024
226 Powder Mill Lane,Twickenham,TW2 6EJ, - 31.07.2024
224 Powder Mill Lane,Twickenham,TW2 6EJ, - 31.07.2024
222 Powder Mill Lane,Twickenham,TW2 6EJ, - 31.07.2024
234 Powder Mill Lane,Twickenham,TW2 6EJ, - 31.07.2024
232 Powder Mill Lane,Twickenham,TW2 6EJ, - 31.07.2024
230 Powder Mill Lane,Twickenham,TW2 6EJ, - 31.07.2024
228 Powder Mill Lane,Twickenham,TW2 6EJ, - 31.07.2024
224A Powder Mill Lane,Twickenham,TW2 6EJ, - 31.07.2024
222A Powder Mill Lane,Twickenham,TW2 6EJ, - 31.07.2024
223B Powder Mill Lane,Twickenham,TW2 6EH, - 31.07.2024
223 Powder Mill Lane,Twickenham,TW2 6EH, - 31.07.2024
225A Powder Mill Lane,Twickenham,TW2 6EH, - 31.07.2024
225 Powder Mill Lane,Twickenham,TW2 6EH, - 31.07.2024
221 Powder Mill Lane,Twickenham,TW2 6EH, - 31.07.2024
223A Powder Mill Lane,Twickenham,TW2 6EH, - 31.07.2024
221A Powder Mill Lane,Twickenham,TW2 6EH, - 31.07.2024
225B Powder Mill Lane,Twickenham,TW2 6EH, - 31.07.2024
237 Powder Mill Lane,Twickenham,TW2 6EH, - 31.07.2024
235 Powder Mill Lane,Twickenham,TW2 6EH, - 31.07.2024
233A Powder Mill Lane,Twickenham,TW2 6EH, - 31.07.2024
237A Powder Mill Lane,Twickenham,TW2 6EH, - 31.07.2024
235A Powder Mill Lane,Twickenham,TW2 6EH, - 31.07.2024
231A Powder Mill Lane,Twickenham,TW2 6EH, - 31.07.2024
First Floor Flat,239 Powder Mill Lane,Twickenham,TW2 6EH, - 31.07.2024
241 Powder Mill Lane,Twickenham,TW2 6EH, - 31.07.2024

Address	246 Powder Mill Lane
Proposal	Re-configuration and subdivision of Units 4 and 5 to create three units (net gain of 1 unit), with associated works.
Contact Officer	TWL
Legal Agreement	YES, securing the following: - Affordable housing contribution £54,829
Extension of Time	04.10.2024

1. INTRODUCTION

This application is of a nature where the Council's Constitution delegates the authority to make the decision to Officers rather than it being determined by the Planning Committee.

The Planning Officer has considered any relevant previous planning applications in relation to the development and considered any comments made by those interested in the application such as consultees with specialist knowledge and nearby residents.

By indicating that the development proposal complies with relevant Local Plan Policies, the planning officer is taking into account the information submitted with the application, any previous relevant applications, any comments received in connection with the application and any other case specific considerations which are material to the decision.

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

The site is in a prominent corner position at the junction of Hanworth Road and Powder Mill Lane within the Heathside (Powder Mill Lane/Hanworth road) neighbourhood centre, containing a variety of shops and services.

The wider area is predominantly suburban in character, typified by mainly 2-storey semi-detached residential housing stock, low-level flatted development and interspersed with community uses and mixed-use developments of up to 3-storey in height.

To the north of the site there are 2-storey buildings comprising of typical retail units on the ground floor in Hanworth Road, with residential on the first floor and pitched roofs, which form part of a designated secondary shopping frontage (646-670 Hanworth Road). The site is also within close proximity of a Key frontage at Nos. 221-247 Powder Mill Lane on the opposite side of Powder Mill Lane to the south.

The site has recently been developed to create a mixed-use development consisting of two buildings identified as Building A and Building B. Building A consists of a three-storey flat roofed building fronting Hanworth Road with the top floor set back. It consists of a retail unit (319sqm) (A1 Use) at ground floor level that is accessed on the corner and residential flats on the upper floors. The materials are red brick on lower floors, with grey standing seam cladding on top floor. There are recessed balconies and glazed balustrades along with a sedum roof. The retail unit was first occupied by Tesco in January 2024. None of the residential units are currently occupied.

Building B Two-storey (with accommodation at roof level) pitched roof building fronting Powder Mill Lane. It consists of a community centre (239sqm) (D2 Use) at ground floor level with residential above.

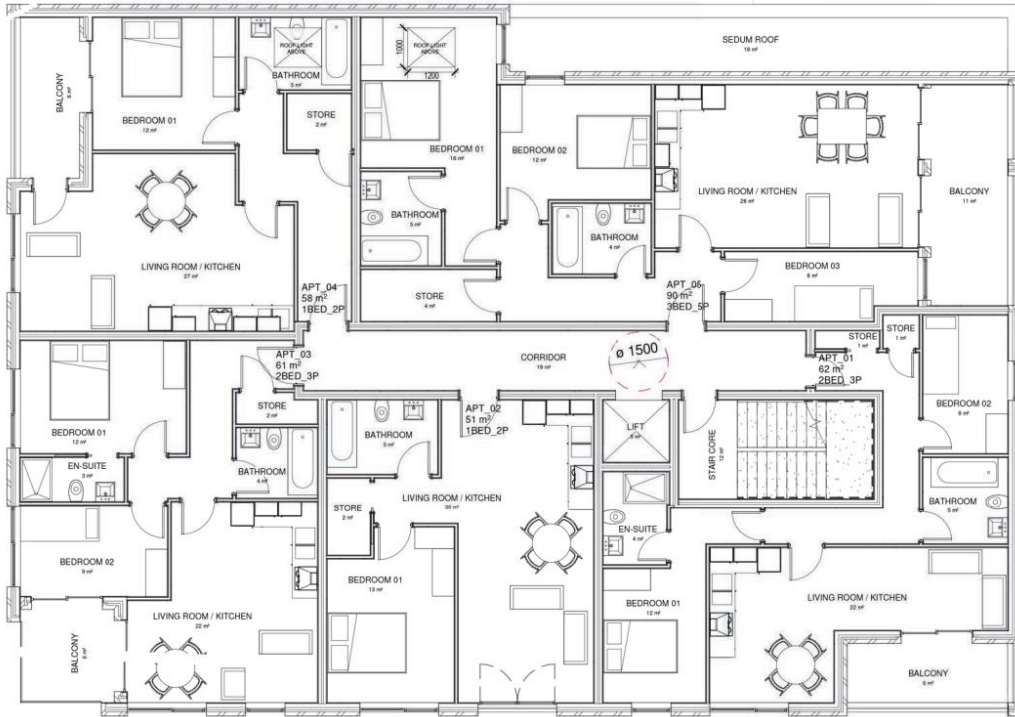
Building A is the subject of this application.

The application site is designated as:

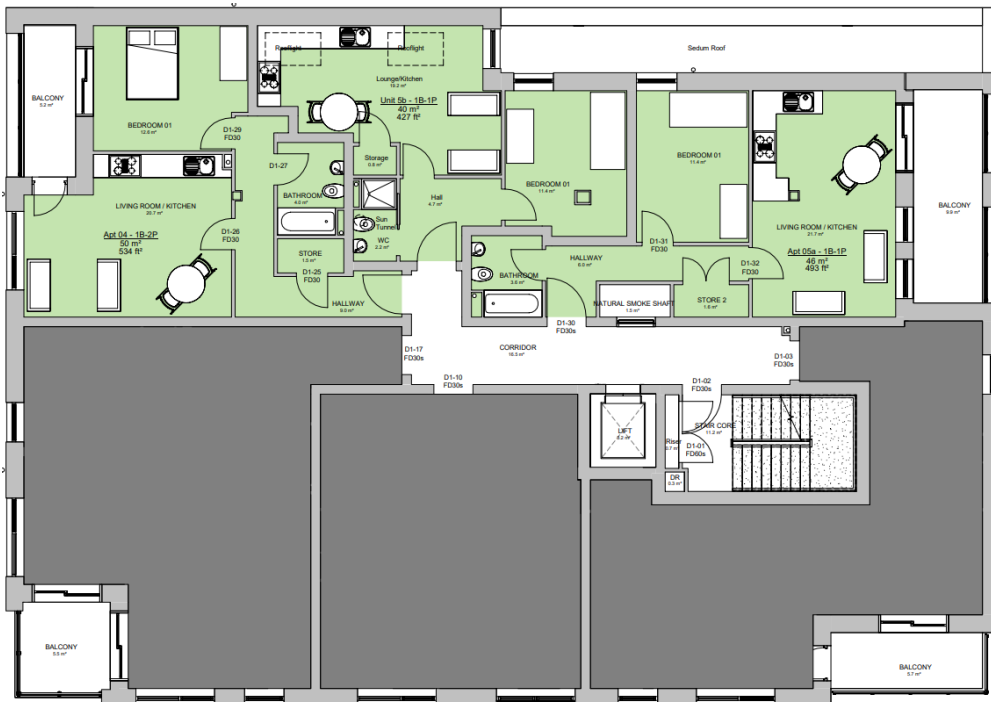
- Area of Mixed Use (Hanworth Road) Area Susceptible To Groundwater Flood - Environment Agency (Superficial Deposits Flooding - >= 75% - SSA Pool ID: 257)
- Article 4 Direction Basements (Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018)
- Community Infrastructure Levy Band (Low)
- Village (Whitton and Heathfield Village)
- Village Character Area (Hanworth Road Retail Parade - Area 11 Whitton & Heathfield Village Planning Guidance Page 45 CHARAREA01/11/03)
- Ward (Heathfield Ward)

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The Applicant is proposing to re-configure the layout of residential units 4 and 5 of Building A, to create an additional unit. The following shows the existing layout, followed by the proposed layout.

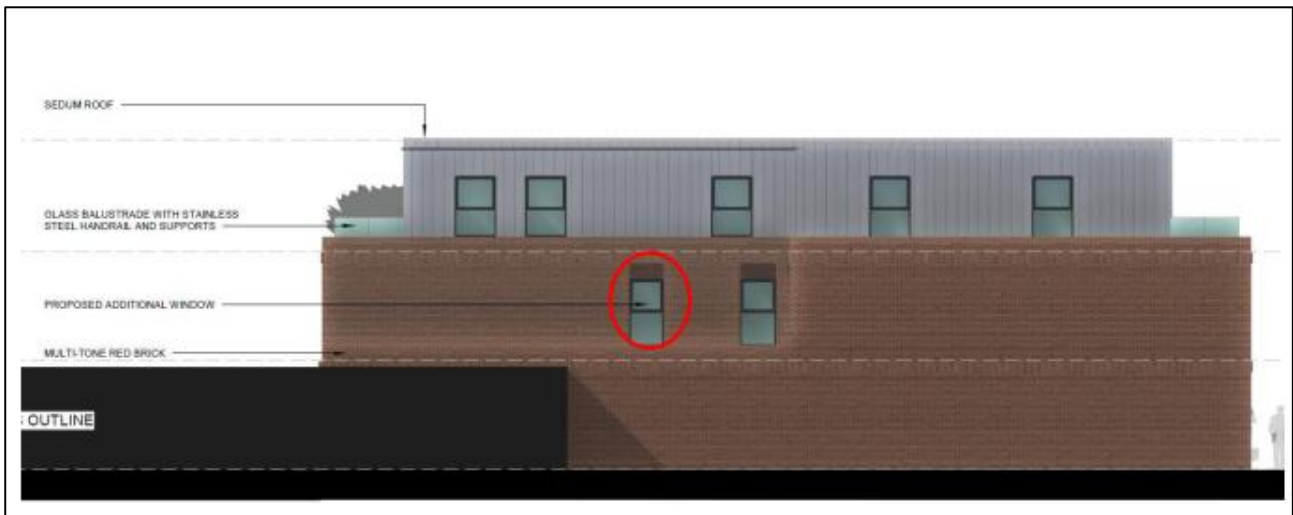


BUILDING A



The result of this will be a change in unit mix from 1 x 1b2p and 1 x 3b5p as existing, to 1 x 1b2p and 2 x 1b1p. The application notes that this change is required as a result in shifting demand in housing type.

In terms of exterior changes to the building, the only change is the introduction of an additional window to be located in the bedroom of unit 5a, which is located on the northern elevation as shown below.



The comprehensive list of planning history can be found above however the most relevant planning history is as follows:

19/2532/FUL (APP/L5810/W/20/3253387) - Demolition of the existing structures and the erection on of two buildings, consisting of a retail unit and community centre at ground floor and 15 residential units above, parking and associated hard and soft landscaping - Dismissed on Appeal after Non-Determination - Refusal Recommended - for the following reasons:

The appeal proposal would not make adequate provision for AH. It would therefore cause significant harm to the provision of AH and would be at odds with the Council's adopted housing and planning strategy in circumstances of a substantial existing and future unmet AH need. It would not accord with LP Policy LP36. It would also conflict with Framework paragraphs 59, 61 and 62 which include that development should address the needs of groups with specific housing requirements, including those who require AH, and expect this to be met on-site.

21/0156/FUL - Demolition of the existing structures and the erection of two buildings, consisting of a retail unit and community centre at ground floor and 15 residential units above, parking and associated hard and soft landscaping.

This application was a re-submission of the above application for an identical scheme. The application overcame the concerns raised by the Inspector in the appeal decision and could therefore comply with Policy LP36 of the Local Plan. The matters raised regarding neighbouring impact, design, marketing and parking were addressed and found to be sound by the Planning Inspectorate and therefore acceptable.

The appeal decision and above granted scheme are material planning considerations.

4. CONSULTATIONS CARRIED OUT

The list of neighbours notified of this application are listed above.

No letters of representation were received.

No letters of objection have been received.

One letter of support and one observation have been received and the comments can be summarised as follows, respectively:

- It does no harm to any neighbour, supports younger workers, utilizes builtup/housing stock resource more efficiently AND most importantly contributes over £50,000 to the local area for Affordable Housing
- In favour of reconfiguring the flats to create flats people want to buy. However, note there appears to have been no research into demand for housing type and the saleability of the new flats.

Internal consultees:

- Policy – affordable housing (comments not received at the time of decision)
- Transpor

5. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2023)

The key chapters applying to the site are:

4. Decision-making
5. Delivering a sufficient supply of homes
6. Building a strong, competitive economy
7. Ensuring the vitality of town centres
9. Promoting sustainable transport
12. Achieving well-designed places

These policies can be found at:

<https://www.gov.uk/guidance/national-planning-policy-framework>

London Plan (2021)

The main policies applying to the site are:

- GG1 Building strong and Inclusive communities
- GG2 Making the best use of land
- GG4 Delivering the homes Londoners need
- SD6 Town Centres and high streets
- SD10 Strategic and local regeneration
- D3 Optimising site capacity through design-led approach
- D4 Delivering good design
- D5 Inclusive Design
- D6 Housing quality and standards
- D7 Accessible Housing
- D11 Safety, security and resilience to emergency
- D12 Fire Safety
- D14 Noise
- H1 Increasing Housing supply
- H4 Delivering Affordable housing
- H6 Affordable Housing tenure

These policies can be found at: <https://www.london.gov.uk/what-we-do/planning/london-plan>

Richmond Local Plan (2018)

The main planning considerations applying to the site and the associated Local Plan policies are:

Issue	Local Plan Policy	Compliance	
Local Character and Design Quality	LP1, LP39	Yes	Ne
Impact on Amenity and Living Conditions	LP8	Yes	Ne
Sustainable Design and Construction	LP20, LP22, LP23	Yes	Ne
Health and Wellbeing, and Public Open Space, Play Space, Sport and Recreation	LP30, LP31	Yes	Ne
New Housing, Mix, Standards and Affordable Housing	LP34, LP35, LP36	Yes	Ne
Sustainable Travel Choices	LP44	Yes	Ne
Parking Standards and Servicing	LP45	Yes	Ne

These policies can be found at

https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf

Richmond Publication Local Plan (Regulation 19 version)

The Richmond Publication Version Local Plan (Regulation 19 version) was published on 9 June 2023 for public consultation which ended on 24 July 2023.

The Publication Version Local Plan, together with all the representations received during the representation period, the plan and its supporting documents were submitted to the Secretary of State for examination on 19 January 2024. The submission documents do not form part of the statutory development plan for the Borough, however, by publishing and submitting the Borough Local Plan for independent examination the Council has formally confirmed its intention to adopt the Publication Plan.

The Publication Version Local Plan, including its evidence base, are material considerations for decision-making. 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 Borough Local Plan to be sound and legally compliant, officers and Councillors should accord relevant policies and allocations significant weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Therefore, the weight afforded to each policy at this stage will differ depending on the level and type of representation to that policy. This is addressed in more detail in the assessment below where it is relevant to the application.

Note that it was agreed by Full Council on 27 April, when the Publication Plan was approved, that no weight will be given to Policy 4 in relation to the increased carbon offset rate, and therefore the existing rate of £95 will continue to be used; in addition, no weight will be given to Policy 39 in relation to the 20% biodiversity net gain requirement; all other aspects and requirements of these policies will apply.

Issue	Publication Local Plan Policy	Compliance	
Sustainable construction standards	6	Yes	No
New Housing, Affordable Housing, Housing Mix and Standards	10, 11, 13	Yes	No
Managing the impacts of development on local surroundings	19	Yes	No
Local character and design quality	28	Yes	No
Views and vistas	31	Yes	No
Amenity and living conditions	46	Yes	No
Sustainable travel choices, Vehicular Parking, Cycle Parking, Servicing and Construction Logistics Management	47, 48	Yes	No

Supplementary Planning Documents

Affordable Housing
 Design Quality
 Transport
 Residential Development Standards
 Village Plan – Whitten & Heathfield

These policies can be found at:

https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance

Other Local Strategies or Publications

Other strategies or publications material to the proposal are:
 Community Infrastructure Levy

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i. Principle of development
- ii. Design and impact on heritage assets
- iii. Impact on neighbour amenity
- iv. Residential standards
- v. Affordable housing
- vi. Sustainability
- vii. Transport

i. Principle of development

In accordance with Policy LP34 as well as the underlying scheme, residential use on the site is considered acceptable. The reconfiguration to create an additional residential unit is therefore acceptable and would lead to increasing the current housing stock, being an important strategic and local objective for Richmond.

On this basis, the principle of creating an additional residential unit is consistent with the objectives of Policy LP34 of the Local Plan.

ii. Design and appearance

The proposal involves the internal reconfiguration of two already constructed residential units, to create a third. The only change to the external appearance of the building, is the introduction of an additional window on the northern elevation, as shown above.

The Council raised objections to the initial scheme in relation to the design of the building. However, on appeal, the Inspector concluded that *'the proposed development would be acceptable having regard to its ridge line, bulk, footprint, siting, scale, height and layout, including hard surfaces. It would not therefore have an adverse effect on the character and appearance of the area and would deliver tangible benefits in these regards. It would accord with Policies LP1 and LP39 of the London Borough of Richmond-upon-Thames Local Plan, July 2018 (the LP)'*

The introduction of an additional window as proposed is not considered to alter the decision set out by the Inspector and would not therefore be contrary to policies LP1 and LP39 of the Local Plan.

iii. Impact on Neighbour Amenity

Policy LP8 of the Local Plan (2018) requires that developments do not cause harm to neighbouring amenities in terms of daylight/sunlight, outlook, privacy, noise and disturbance.

As set out above, the only change to that would impact neighbour amenity is the introduction of a new window. It is noted that the window is in the northern elevation, which faces a commercial yard and set back from the building edge therefore limiting views of adjoining neighbours to the north.

On this basis, the proposal is not considered to create any additional impact on neighbour amenity and therefore accords with Policy LP8.

iv. Residential Standards

Policy LP35 (B) requires new housing to comply with the nationally described space standard (NDSS) - which sets a minimum gross internal floor area of 39m² for 1b1p units, and 50m² for 1b2p units. In this case, the proposal will create 2 x 1b1p units sized at 40m² and 46m², and one 1b2p unit sized at 50m². Therefore, the layout complies with the NDSS.

Policy LP8 outlines that developments will be required to protect the amenity and living conditions of the new occupants of the building. In terms of external amenity space, standards are set within the Residential Development Standards SPD. This seeks a minimum of 5m² of private outdoor space for 1-2 person dwellings plus an extra 1 sqm for each additional occupant. Unit 4 as proposed maintains a 5.2m² balcony, and Unit 5a benefits from a balcony of 9.9m² and would therefore comply.

Unit 5b does not have access to any form of private amenity space. However, as recorded in the appeal, the Inspector noted *'there would be a reasonably large communal sedum roof space on the 2nd floor. I also note that the Council agrees that the development would be within walking distance of the Heathfield Recreation Ground, and this would therefore provide convenient access to public open space for all residents'*. There are other units in the building without private external amenity space, and therefore the above findings of the Inspector are also considered relevant to the proposed unit.

It is therefore considered that the standard of accommodation is considered acceptable and in accordance with Policy LP35 and LP8 of the Local Plan.

v. Affordable Housing

Policy LP36 sets out that a contribution towards affordable housing is expected on all housing sites including those for conversions or reversions. As the proposal involves less than 10 units, a financial contribution will be expected instead of on-site provision of affordable housing. The Applicant has offered a financial contribution of £54,829. This contribution is considered acceptable. A s106 Agreement in the form of a Unilateral Undertaking has been agreed by the Applicant.

On this basis, the application complies with Policy LP36 of the Local Plan.

vi. Sustainability

Policy LP 22 of the Local Plan requires major applications (such as the underlying scheme), to achieve zero carbon standards in line with London Plan policy. Additionally, it is also required that new developments conform to the Sustainable Construction checklist, meet the targets for water consumption, i.e. 105 litres / person / day for new homes

The underlying scheme (21/0156/FUL) was granted on the basis of conditions imposed via a s106 Agreement that required a carbon offset payment of £36,195. On this basis, the development was considered consistent with Policy LP22 of the Local Plan.

A Sustainability and Energy Report prepared by Ensphere Group Ltd dated July 2024 was submitted in support of the current application, which found that overall, the proposed scheme is in line with the overarching principles of sustainable development as well as the policy requirements of the planning authority. Specifically, the report noted that a range of sustainable design and construction features are proposed, including:

- Highly thermally efficient building fabric.
- Highly efficient lighting.
- Water saving sanitary fittings and appliances to deliver a water efficient development (<105litre / person / day).
- The use of materials with a low lifecycle environmental impact and embodied carbon.
- Consideration of the principles of Secured by Design.
- Efficient construction and operational waste management.

It is noted that the report found that due to the nature of the proposal to be a reconfiguration of two residential units into three, and that the units are already built, it is not technically feasible to undertake a BREEAM Domestic Refurbishment assessment. However, I note the BREEAM assessment completed for the underlying scheme found the development could achieve an excellent rating with a score of 71.22%. In this case, given the scale of the proposal, I agree and adopt the above conclusions. On this basis, the scheme would comply with Policy LP22 of the Local Plan.

vii. Transport

The application has been referred to Council's Transport team who raised no objections. The following summarises the pertinent points raised.

The existing development has 5 residential parking spaces, 2 of which are disabled accessible; however, no parking will be allocated to the new units within the proposal as both units are 1b1p units. This is in line with New London Plan policy. No additional parking is to be provided or allocated to the new unit.

The applicant would need for each one-bedroom dwelling to provide one off-street parking bay to meet the maximum off-street vehicular parking standards set out in Appendix 3 of the Local Plan and up to 1.5 spaces to meet the maximum off-street vehicular parking standards set out in chapter 10 of the London Plan (2021).

The applicant is expected to enter the new units into a legal agreement with the council under S106 of the Town and Country Planning Act 1990 which will preclude occupants of the site from buying permits to park in any CPZ. This is to mitigate the potential impact of overspill parking from the development in accordance with Para. 110d of the NPPF and Local Plan Policy LP45, Para. There is a clause in the S106 agreement that accompanies planning permission 21/0156/FUL which excludes all occupants of this site from any CPZ the Council may implement in the future.

Cycle Parking

The applicant's proposal does not affect the existing cycle parking requirements of 27.5 spaces in accordance with the London Plan (2021) Table 10.2 - Minimum cycle parking standards.

Servicing and Refuse Collection

For the modification of the dwellings, the applicant needs to increase the food waste refusal to 368 litres in waste in accordance with the London Borough of Richmond's supplementary planning guidance, and these bins can be serviced by large vehicles and refuse collection would take place in-line with existing arrangements for adjacent properties.

The proposed reconfiguration is therefore not anticipated to create any transport, cycling or refuse collection concerns. The proposal is therefore consistent with Policies LP 44 and LP45 of the Local Plan, and 47 and 47 of the Publication Local Plan.

7. LOCAL FINANCE CONSIDERATIONS AND OTHER MATTERS

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. The weight to be attached to a local finance consideration remains a matter for the decision maker. The Mayor of London's CIL and Richmond CIL

are therefore material considerations.

On initial assessment this development is not considered liable for the Mayoral or Richmond CIL however this is subject to confirmation by the CIL Administration Team.

8. RECOMMENDATION

This recommendation is made following careful consideration of all the issues raised through the application process. In making this recommendation consideration has been had to the statutory duties imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the requirements set out in Chapter 16 of the NPPF.

Grant planning permission with conditions

Paragraph 11 of the Framework explains how the presumption in favour of sustainable development applies. For the reasons set out above, this application falls to be determined in accordance with the test under section 38(6) of the 2004 Act, the proposal is in general conformity with the Development Plan overall and there are no material considerations of sufficient weight to justify refusal.

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): TWL Dated: 27/09/2024

I agree the recommendation: CTA

Team Leader/Head of Development Management/Principal Planner -

Dated:01/10/2024.....

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: