

Application reference: 19/3490/DD01
HAMPTON WICK AND SOUTH TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
01.07.2024	04.07.2024	29.08.2024	29.08.2024

Site:

81 High Street, Hampton Wick, Kingston Upon Thames, KT1 4DG

Proposal:

Details pursuant to conditions BD12 Details - Materials to be approved and DV18A Refuse arrangements of planning permission 19/3490/FUL.

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

APPLICANT NAME

Mr Alex Day
Riverside House
Feltham Avenue
East Molesey
Surrey
KT8 9BJ

AGENT NAME

Mr George Papageorgiou
Unit 536
Linen Hall
162-168 Regent Street
LONDON
W1B 5TB
United Kingdom

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

Consultations:

Internal/External:

Consultee
LBRUT Transport
14D Urban D

Expiry Date

20.07.2024
20.07.2024

Neighbours:

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

Development Management

Status: PDE

Date:

Application:19/3490/DD01

Details pursuant to conditions BD12 Details - Materials to be approved and DV18A Refuse arrangements of planning permission 19/3490/FUL.

Development Management

Status: WDN

Date:07/08/2024

Application:19/3490/DD02

Details pursuant to conditions DV51A Water Consumption, DV50A Energy Reduction

Development Management

Status: GTD

Application:86/1366

Date:11/11/1986 Erection of new shopfront to Ladies hairdressing shop. (Amended plan: 879/1A received on 20.10.86).

Development Management

Status: GTD Application:63/1095
Date:19/11/1963 New shopfront and minor alterations.

Development Management

Status: REF Application:19/1220/FUL
Date:16/08/2019 Part single, part double storey rear extension to provide 1No. additional residential unit, including associated alterations to fenestration and demolition of existing single storey rear extension.

Development Management

Status: GTD Application:19/3490/FUL
Date:18/09/2020 Part two-storey/part single-storey rear extension to provide 1no. additional dwelling, including associated alterations to fenestration, following demolition of existing single-storey rear extension.

Development Management

Status: PDE Application:19/3490/DD01
Date: Details pursuant to conditions BD12 Details - Materials to be approved and DV18A Refuse arrangements of planning permission 19/3490/FUL.

Building Control

Deposit Date: 17.10.2017 Install replacement windows in a dwelling
Reference: 17/FEN01979/FENSA

Building Control

Deposit Date: 15.10.2018 Install a gas-fired boiler
Reference: 18/FEN03263/GASAFE

Building Control

Deposit Date: 24.04.2023 Part two storey/part single storey rear extension to provide 1 No additional dwelling, including associated alterations to fenestration following demolition of existing single storey rear extension

Reference: 23/0699/FP

Enforcement

Opened Date: 09.02.2024 Enforcement Enquiry
Reference: 24/0070/EN/UBW

19/3490/DD01
81 High Street Hampton Wick

Site, history and proposal

19/3490/FUL granted planning permission for a 'Part two-storey/part single-storey rear extension to provide 1no. additional dwelling, including associated alterations to fenestration, following demolition of existing single-storey rear extension,' subject to various conditions and informatives. This permission expired on 16 March 2023.

This submission, as originally submitted, sought to discharge conditions:-

- BD12 Details - Materials to be approved-Proposed Walls are to be Weathered Original London Stock Facing Brickwork by Imperial Bricks reference Fogged Handmade to reflect existing building, roof material to be a black single ply membrane, Proposed Guttering and Downpipes Are to be black UPVC half round guttering and standard downpipes, Proposed Windows are to be wood effect UPVC sash windows, Proposed Bifold Doors are to be White Powder-coated aluminium by BI-FOLD doors UK or similar.

- DV49 Construction Method Statement- a CMS dated July 2024 has been submitted.

- DV52A Building Regulation M4(2)-this condition doesn't need to be discharged

- U0078756 Cycle Parking- requires 1 cycle stand be provided in the rear garden and retained in situ thereafter. The submitted dwg shows a secure cycle store is shown in the rear garden. This condition doesn't need to be discharged.

- DV18A Refuse arrangements- stated that 'None of the buildings hereby approved shall be occupied until arrangements for the storage and disposal of refuse/waste have been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority.'

- DV30 Refuse storage- required that 'No refuse or waste material of any description shall be left or stored anywhere on the site other than within a building or refuse enclosure. refuse store for the commercial unit is shown and adjoining is refuse storage for the residential. This condition doesn't need to be discharged.

Public and other representations

Transport-recommend that conditions can be discharged (U0078756 Cycle Parking, DV18A Refuse arrangements, DV30 Refuse storage), as the applicant has provided evidence that met the requirements. The DV49 Construction Method Statement condition, the applicant needs to provide a detailed Construction Management to discharge this planning condition. Please see the link below for advice on what information we need:

https://www.richmond.gov.uk/media/22165/construction_management_plan_guidance_notes.pdf

Urban Design-Materials acceptable, except that windows would normally be expected to be timber for a BTM in a CA. Appreciate that the proposed new windows are not on the frontage, and I see that the frontage window frames appear to be UPVC, so although timber would be preferable, the proposed may be acceptable in this instance. Aluminium bifold doors acceptable.

From the main application there appears to be 2 new doors proposed for the south elevation- these are sited towards the frontage and will I assume to be visible from the public footway, and in the setting of the group of Article 4(2) houses in good order at 75- 79 High Street (timber windows and doors etc). Because of their quite prominent position it would be preferable for them to be timber. They do not appear to be referred to under Materials.

Amendments

The agent has written advising that the Construction Management plan element of the discharge of conditions can be omitted given that the works are at such an advanced stage and the submission of a CMS would be academic only.

It also transpires that conditions DV52A-Building Regulation M4(2), U0078756 Cycle Parking and DV30 Refuse storage do not need to be discharged. Agent has agreed.

Hence this submission relates to conditions BD12 Details - Materials to be approved and DV18A Refuse arrangements of planning permission 19/3490/FUL.

The agent submitted an additional drawing showing timber doors on the side elevation.

Re-consultation

Urban Design-raise no objection to the amended plan showing timber doors on the side elevation.

Transport- consider (U0078756 Cycle Parking, DV18A Refuse arrangements, DV30 Refuse storage), can be discharged as the applicant has provided evidence that met the requirements. The DV49 Construction Method Statement condition, the applicant needs to provide a detailed Construction Management to discharge this planning condition.

Professional Comments

The decision under planning permission 19/3490/FUL was issued on 18 September 2020.

The agent has written advising that construction actually commenced in the summer of 2023 (in advance of the application lapsing) however it has only recently come to light that none of the planning conditions had been dealt with. A series of images which were taken back between May - July 2023 showing the foundations being installed and below ground drainage which have been submitted under this application.

The Council's Building Inspector advises that their records indicate a commencement date of 22/06/2023, when a building Inspector inspected reinforcement to the basement structure. This correlates with the agents comments and photos.

Hence it is appropriate to issue a decision with this application.

The submitted details of materials and refuse arrangements are considered acceptable. The Council's Urban Design and Transport officers agree with this.

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 YES NO

(which are not on the file)

This application has representations on file YES NO

Case Officer (Initials): ...A Vedi..... Dated:02/10/2024.....

I agree the recommendation:- SGS

Senior Planner

Dated:3/10/2024.....

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:

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:

OTHER POLICIES:

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