



**Application reference: 23/2413/DD01**  
 EAST SHEEN WARD

Date application received	Date made valid	Target report date	8 Week date
11.07.2024	11.07.2024	05.09.2024	05.09.2024

**Site:**

53 Sheen Lane, East Sheen, London, SW14 8AB

**Proposal:**

Details pursuant to condition DV49A (Construction Management Plan) of planning permission 23/2413/FUL.

**APPLICANT NAME**

Mr N Sapkota  
 53 Sheen Lane  
 East Sheen  
 London  
 SW14 8AB

**AGENT NAME**

Mr Tom Tanner  
 18 Bowling Lane  
 Billingshurst  
 BILLINGSHURST  
 RH14 9FT  
 United Kingdom

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

**Consultations:**

**Internal/External:**

**Consultee**

LBRUT Transport  
 LBRUT Transport  
 LBRUT Transport

**Expiry Date**

29.07.2024  
 16.10.2024  
 01.10.2024

**Neighbours:**

-

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

Development Management

Status: GTD Application:82/1093

Date:13/10/1982 Use of ground floor of premises as an Estate Agents.

Development Management

Status: GTD Application:84/0731/ADV

Date:03/08/1984 Installation of an internally illuminated fascia sign.

Development Management

Status: GTD Application:88/1154

Date:15/06/1988 Second floor rear extension.

Development Management

Status: GTD Application:76/0070

Date:17/03/1976 Installation of new shopfront.

Development Management

Status: WDN Application:14/3001/PS192

Date:23/01/2018 There are no records related to the use of the first floor but used as an office for twenty five years. It was used as residence about 25 years ago and the certificate is sought for reverting to residential use.

Development Management

Status: WDN Application:20/2834/FUL

Date:26/01/2021 Replacement outbuilding to create 1 x studio flat together with associated amenity area and cycle and refuse storage facilities.

Development Management

Status: GTD Application:22/0663/FUL

Date:30/11/2022 Demolition of existing outbuilding. Erection of side/rear extension to additional office floorspace and create 1 x 1 bed flat with associated landscaping, cycle and refuse storage facilities.

Development Management

Status: WDN Application:23/0783/FUL

Date:22/05/2023 Demolition of existing outbuilding. Erection of side/rear extension to create office floorspace and 1 x 2 bed flat with associated landscaping, cycle and refuse storage facilities

Development Management

Status: GTD Application:23/2413/FUL

Date:13/03/2024 Demolition of existing outbuilding. Erection of side/rear extension to create office floorspace and 1 x 2 bed flat with associated landscaping, cycle and refuse storage facilities.

Development Management

Status: PDE Application:23/2413/DD01

Date: Details pursuant to condition DV49A (Construction Management Plan) of planning permission 23/2413/FUL.

Building Control

Deposit Date: 29.08.2014 10 Windows

Reference: 14/FEN02368/FENSA

Building Control

Deposit Date: 02.06.2015 Install replacement windows in a dwelling Install replacement door in a dwelling

Reference: 15/FEN01425/FENSA

<b>Application Number</b>	<b>23/2413/DD01</b>
<b>Address</b>	<b>53 Sheen Lane East Sheen London SW14 8AB</b>
<b>Proposal</b>	<b>Details pursuant to condition DV49A (Construction Management Plan)</b>
<b>Contact Officer</b>	<b>Jack Davies</b>
<b>Target Determination Date</b>	<b>16/10/2024</b>

**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.

Before preparing this summary report 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**

The host property is designated as a Building of Townscape Merit and is located within the Sheen Lane, Mortlake Conservation Area. The site is located within Floodzone 2 and is located within a main centre boundary.

**3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY**

Details pursuant to condition DV49A (Construction Management Plan) of planning permission 23/2413/FUL.

The comprehensive list of planning history can be found above.

**4. MAIN POLICIES RELEVANT TO THE DECISION**

**Richmond Local Plan (2018)**

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

Issue	Local Plan Policy	Compliance
Impact on Highways	LP44, LP45	No

These policies can be found at [https://www.richmond.gov.uk/media/15935/adopted\\_local\\_plan\\_interim.pdf](https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf)

**Supplementary Planning Documents**

Transport

These policies can be found at: [https://www.richmond.gov.uk/services/planning/planning\\_policy/local\\_plan/supplementary\\_planning\\_documents\\_and\\_guidance](https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance)

**5. EXPLANATION OF OFFICER RECOMMENDATION**

This request for compliance with conditions relates to condition DV49A (Construction Management Plan) as shown below.

### **DV49A (Construction Management Plan)**

*No development shall take place, including any works of demolition, until a detailed Construction Management Plan (to include any demolition works) using the Council's proforma document ([https://www.richmond.gov.uk/media/22165/construction\\_management\\_plan\\_guidance\\_notes.pdf](https://www.richmond.gov.uk/media/22165/construction_management_plan_guidance_notes.pdf)) has been submitted to and approved in writing by the Local Planning Authority. The development shall not be implemented other than in accordance with the approved plan.*

*The Statement shall detail :*

- 1. Contact details, including a 24hr emergency contact (details of which shall be displayed on any hoarding / security fencing)*
- 2. Programme length and phasing*
- 3. The number, type and dimensions of vehicles required*
- 4. Vehicle routing*
- 5. Details of holding areas for construction traffic and communication strategy for their arrival*
- 6. Methods of spoil removal and concrete supply*
- 7. Details and location where plant and materials will be loaded and unloaded*
- 8. Security hoarding and maintenance of such*
- 9. Site setup drawings showing the position of vehicles, skips, concrete supply, etc. at a minimum scale of 1:200, showing the site in context of the surrounding highway and neighbouring properties*
- 10. On classified roads generally, vehicles will be expected to enter and exit the site in forward gear. Swept Path Analysis drawings will be required to demonstrate this*
- 11. Details of how the safety of highway users and vulnerable pedestrians will be managed*
- 12. Details of how access to neighbouring properties will be maintained*
- 13. Details of how any trees and street furniture (i.e. lighting columns, communications cabinets, bollards, etc.) are to be protected during the works*
- 14. Details of any required footway and/or road closures, or highway licences*
- 15. Any necessary parking suspension details*
- 16. Details of any wheel-washing facilities, if required*
- 17. Details of measures that will be applied to control the emission of noise, vibration and dust including working hours. This should follow Best Practice detailed within BS 5228-1:2009+A1:2014, Code of Practice for Noise and Vibration Control on Construction and Open Sites; as well as for dust control: COSHH 2002 (as amended 2020), The London Plan 2021 Policy SI-1-D and HSE Construction Information Sheet CIS36*
- 18. Where applicable, the Construction Management Statement should be written in conjunction with the Arboricultural Method Statement, and in accordance with British Statement 5837:2012 'Trees in relation to design, demolition and construction - recommendations', in particular section 5.5, 6.1, 6.2, 6.3 and 7.*

*REASON: In the interests of highway and pedestrian safety together with the amenity of the area and in order to demonstrate the development would not have an unacceptable impact on the operation of the public highway and neighbours.*

The Council's transport officer has reviewed the submitted CMS and notes that this contains insufficient detail. Of specific note, further detail of the phasing is required, there is no detail of how the spoil will reach the skip, insufficient detail of management of pedestrians, there is little information in regards to programme of vehicles.

As such there is an objection, with a recommendation not to discharge the condition.

## **6. 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 application in isolation is not considered liable for the Mayoral or Richmond CIL however this is subject to confirmation by the CIL Administration Team.

**7. 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.

For the reasons set out above, it is considered that the adverse impacts of allowing this planning application would significantly outweigh the benefits, when assessed against the policies in NPPF (2023) and Development Plan, when taken as a whole.

**Refuse**

**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: 14/10/2024

**I agree the recommendation:**

Principal Planner: *K Patel*

Dated: ...14/10/2024.....