

Application reference: 22/3052/DD04
NORTH RICHMOND WARD

Date application received	Date made valid	Target report date	8 Week date
10.09.2024	10.09.2024	05.11.2024	05.11.2024

Site:

London House, 243 - 253 Lower Mortlake Road, Richmond,

Proposal:

Details in pursuant of condition U0167443 (Construction Ecological Management Plan) of planning permission 22/3052/FUL

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

APPLICANT NAME

Silver Bells Administration
243-253 London House
Lower Mortlake Road
Richmond
TW9 2LL
United Kingdom

AGENT NAME

Mrs Kathryn James
5 Rayleigh Road
Shenfield
Brentwood
CM13 1AB
United Kingdom

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

Consultations:

Internal/External:

Consultee
LBRuT Ecology

Expiry Date
27.09.2024

Neighbours:

-

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

Development Management

Status: REF Application:92/1293/FUL
Date:08/02/1993 Change Of Use Of Office Unit On Ground Floor To Car Hire Office.

Development Management

Status: WNA Application:04/3455/ADV
Date:07/04/2014 Erection of a 1 x 48 sheet free-standing internally illuminated advertisement hoarding.

Development Management

Status: GTD Application:05/3752/FUL
Date:21/04/2006 Create mini cab booking office. No cars calling at the office.

Development Management

Status: GTD Application:15/3294/ADV
Date:10/09/2015 Replacement of existing single sided internally-illuminated backlit 48 sheet advertising unit with single new internally-illuminated digital LED 48 sheet advertising unit.

Development Management

Status: ARPR Application:20/3611/GPH02
Date:22/02/2021 (Application type corrected) - Construction of two storey extension increasing height of the existing building to 13.3m to create 10 residential units with associated cycle and refuse stores.

<u>Development Management</u> Status: GTD Date:24/10/2023	Application:22/3052/FUL Extension, refurbishment and landscaping to existing Class E office building including a single storey rear extension, stair core extensions, and second floor roof extension with second floor rear terrace.
<u>Development Management</u> Status: GTD Date:22/05/2024	Application:22/3052/DD01 Partial discharge of details pursuant to condition DV29F - Potentially Contaminated Sites (Part 1a), of planning permission 22/3052/FUL
<u>Development Management</u> Status: GTD Date:16/09/2024	Application:22/3052/DD02 Details pursuant to condition DV29F - Potentially Contaminated Sites - Phase 2 Environmental Investigation of planning permission 22/3052/FUL. (Partial discharge part 1b)
<u>Development Management</u> Status: GTD Date:16/09/2024	Application:22/3052/DD03 Details pursuant to condition U0167444 Submitted Arboricultural Details, of planning permission 22/3052/FUL.
<u>Development Management</u> Status: PCO Date:	Application:22/3052/DD04 Details in pursuant of condition U0167443 (Construction Ecological Management Plan) of planning permission 22/3052/FUL
<u>Development Management</u> Status: PCO Date:	Application:22/3052/DD05 Details pursuant to Part 1 c of condition DV29F Potentially Contaminated Sites

Appeal

Validation Date: 09.12.2020 Appeal against
Reference: 20/0309/AP/ENF

Building Control

Deposit Date: 28.08.2014 Install replacement window(s) in a dwelling
Reference: 14/FEN02554/FENSA

Enforcement

Opened Date: 21.05.2003 Enforcement Enquiry
Reference: 03/00190/EN

Enforcement

Opened Date: 22.03.2004 Enforcement Enquiry
Reference: 04/00108/EN

Enforcement

Opened Date: 12.02.1996 Enforcement Enquiry
Reference: 96/00079/EN

Enforcement

Opened Date: 27.08.2004 Enforcement Enquiry
Reference: 04/0382/EN/ADV

Enforcement

Opened Date: 05.07.2018 Enforcement Enquiry
Reference: 93/00011/EN

Enforcement

Opened Date: 27.01.2020 Enforcement Enquiry
Reference: 20/0032/EN/EOP

Enforcement

Opened Date: 15.06.2021 Enforcement Enquiry
Reference: 21/0236/EN/EOP

Enforcement

Opened Date: 09.02.2022 Enforcement Enquiry
Reference: 22/0037/EN/USN

Enforcement

Opened Date: 16.11.2022 Enforcement Enquiry

Reference: 22/0546/EN/USN

Enforcement

Opened Date: 07.08.2024 Enforcement Enquiry

Reference: 24/0394/EN/BCN

Application Number	22/3052/DD04
Address	London House 243 - 253 Lower Mortlake Road Richmond
Proposal	Details in pursuant of condition U0167443 (Construction Ecological Management Plan) of planning permission 22/3052/FUL
Contact Officer	Roberta Henriques
Target Determination Date	5 th November 2024

1. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Details pursuant to condition U0167443 (Construction Ecological Management Plan) of planning permission 22/3052/FUL.

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

22/3052/FUL - Extension, refurbishment and landscaping to existing Class E office building including a single storey rear extension, stair core extensions, and second floor roof extension with second floor rear terrace. **(Granted)**

3. EXPLANATION OF OFFICER RECOMMENDATION

The following application was imposed on planning permission 22/3052/FUL and the current application seeks its discharge:

U0167443 (Construction Ecological Management Plan)

*No works shall start until a Construction Ecological Management Plan (or similar) is submitted to and approved in writing by the local planning authority and thereafter constructed in accordance with these details.
Reason: To prevent harm to wildlife and protect existing biodiversity.*

In order to discharge the above condition, the applicant has submitted a construction ecological management plan. The Council's Ecology and Tree Officers have reviewed the Construction Ecological management plan and have confirmed that the document is acceptable.

This condition may therefore be discharged.

4. RECOMMENDATION

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered the requirements of condition U0167443 (Construction Ecological Management Plan) of planning permission 22/3052/FUL have been met.

Approve discharge

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): ...RHE.....

Dated: ...15/10/2024.....

I agree the recommendation:

~~Team Leader/Head of Development Management/Senior Planner~~

Dated:GE.....16/10/2024.....