

Application reference: 24/0208/DD01

BARNES WARD

Date application received	Date made valid	Target report date	8 Week date
27.09.2024	27.09.2024	22.11.2024	22.11.2024

Site:
1 Cumberland Road, Barnes, London, SW13 9LY

Proposal:
Details in pursuant of condition (U0188096 Detailed Drainage Design) of planning permission 24/0208/FUL

APPLICANT NAME
c/o +shape
1 Cumberland Road
Barnes
London
Richmond Upon Thames
SW13 9LY

AGENT NAME
Mr Stuart Carruthers
2 Foxton Mews
RICHMOND
TW10 6BS

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

Consultations:
Consultee
LBRuT Lead Local Flood Authority

Expiry Date
17.10.2024

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

<u>Development Management</u> Status: GTD Date:02/09/2024		Application:24/0208/FUL Demolition of existing 2 storey dwelling house and erection of new 2.5 storey dwelling house plus basement, garden building, landscaping works and ASHP.
<u>Development Management</u> Status: PDE Date:		Application:24/0208/DD01 Details in pursuant of condition (U0188096 Detailed Drainage Design) of planning permission 24/0208/FUL
<u>Building Control</u> Deposit Date: 23.04.2012 Reference: 12/FEN01651/FENSA		1 Window
<u>Building Control</u> Deposit Date: 19.12.2016 Reference: 17/FEN00445/FENSA		Install replacement windows in a dwelling
<u>Building Control</u> Deposit Date: 15.08.2024 Reference: 24/0996/IN		Demolition of a semi-detached 2 storey dwelling and construction of a 3 storey dwelling with a basement.
<u>Enforcement</u> Opened Date: 24.07.2024 Reference: 24/0353/EN/UBW		Enforcement Enquiry

Application Number	24/0208/DD01
Address	1 Cumberland Road, Barnes, SW13 9LY
Proposal	Details in pursuant of condition (U0188096 Detailed Drainage Design) of planning permission 24/0208/FUL
Target Determination Date	22.11.2024

1. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Details in pursuant of condition (U0188096 Detailed Drainage Design) of planning permission 24/0208/FUL

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

24/0208/FUL - Demolition of existing 2 storey dwelling house and erection of new 2.5 storey dwelling house plus basement, garden building, landscaping works and ASHP. Granted.

2. EXPLANATION OF OFFICER RECOMMENDATION

The relevant condition states:

Condition U0188096 - Detailed Drainage Design

Prior to commencement of groundworks (excluding site investigations and demolition), the applicant must submit a final detailed drainage design including drawings and supporting calculations to the Local Planning Authority for review and approval, aligned with the Flood Risk Assessment & Drainage/ SUDS Statement by Lyons O'Neill Structural Engineers Ref: 23133-LON-XX-XX-RP-C-0001 Rev P01 dated January 2024. A detailed management plan confirming routine maintenance tasks for all drainage components must also be submitted to demonstrate how the drainage system is to be maintained for the lifetime of the development. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan for all of the proposed drainage components.

Reason: To prevent the risk of flooding to and from the site in accordance with relevant policy requirements including but not limited to London Plan Policy SI 13, the Non-Statutory Technical Standards for Sustainable Drainage Systems and Richmond Council's Local Plan Policy LP 22.

The application proposes a rainwater harvesting tank and soakaway with all rainwater discharge from the site to be directed to the soakaway.

2 drawings have been submitted showing the existing and proposed drainage routes. Soakaway calculations have been provided.

The drainage maintenance plan refers to annual inspection for debris and cleaning and replacement of filters 3 monthly. For the soakaway, maintenance is set out including annual inspection for sediment and gutter cleaning.

The Council's Lead Local Flood Authority consultee has reviewed the information and raised no objection.

Therefore, this condition is recommended for discharge.

3. RECOMMENDATION

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered the requirements of Condition U0188096 - Detailed Drainage Design of application ref: 24/0208/FUL have been met

Discharge condition/s

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

☐ YES

☒ NO

Case Officer (Initials):SG.....

Dated:30/10/2024.....

I agree the recommendation:



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

Dated: ...31/10/2024.....