

Application reference: 22/3061/DD01 FULWELL AND HAMPTON HILL WARD

Date application received	Date made valid	Target report date	8 Week date
03.09.2024	03.09.2024	29.10.2024	29.10.2024

Site:

118A - 118B High Street, Hampton Hill, Hampton, TW12 1NT

Proposal:

Details in pursuant of conditions - BD12 (Details - Materials to be approved), DV18A (Refuse Arrangements) DV49A (Construction Management Plan) DV50A (Energy Reduction) DV51B (Water Consumption) PK06A (Cycle parking) of Planning Permission 22/3061/FUL

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

APPLICANT NAME

Prashad and Mitul Jaitley and Popat
118 A High Street
Hampton Hill
Richmond Upon Thames
TW12 1NT

AGENT NAME

Mrs. Annie Khatnani
24 N End Parade
London
W14 0SJ
United Kingdom

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

Consultations:

Internal/External:

Consultee

14D Urban D
LBRuT Waste Services
LBRUT Transport

Expiry Date

23.09.2024
20.09.2024
20.09.2024

Neighbours:

-

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

Development Management

Status: REF Application:20/1301/FUL
Date:19/08/2020 Proposed erection of 2 storey building at rear to provide 2 no. self contained flats

Development Management

Status: GTD Application:20/2841/FUL
Date:12/02/2021 Proposed erection of single storey building at rear to provide 1 no. self contained flat

Development Management

Status: ARPR Application:21/1122/GPD15
Date:01/06/2021 Change of Use from Office to Residential to form Two Flats C3 Use, retaining 50m2 of Office

Development Management

Status: ARPR Application:21/1123/GPD07
Date:01/06/2021 Proposed Change of Use from A2 (Class E) to Residential C3 to form 3 self contained flats

Development Management

Status: WON Application:21/1792/FUL
Date:07/02/2023 Installation of door to front elevation of 118A and subdivision of the shops

Development Management

Status: REF Application:21/3807/PS192
Date:19/01/2022 Change of Use from display or retail sale of goods (E(a)-shop) to sale of food and drink for consumption on the premises (E(b)-restaurant) without any external work. Internal refurbishment.

Development Management

Status: GTD Application:22/3061/FUL
Date:01/03/2024 ADDITIONAL STOREY TO ADD TWO SINGLE BED DWELLINGS

Development Management

Status: GTD Application:20/2841/DD01
Date:31/08/2023 DV49 Construction Method Statement, LT09A Hard and Soft Landscaping Required

Development Management

Status: PCO Application:22/3061/DD01
Date: Details in pursuant of conditions - BD12 (Details - Materials to be approved), DV18A (Refuse Arrangements) DV49A (Construction Management Plan) DV50A (Energy Reduction) DV51B (Water Consumption) PK06A (Cycle parking) of Planning Permission 22/3061/FUL

Building Control

Deposit Date: 21.10.2021 Conversion from shops to restaurant including internal alterations, refurbishment and all associated works

Reference: 21/1766/IN

Building Control

Deposit Date: 15.04.2022 Conversion from shops to restaurant including internal alterations, refurbishment, and all associated works

Reference: 22/0654/IN

Building Control

Deposit Date: 10.11.2022 Proposed erection of single storey building at rear to provide 1 No self contained flat. The work excludes any gas work subject to the Gas Safety (Installation and Use) Regulations 1998 and electrical work notifiable under the Building Regulation 12(6A) (now known as 121 Hampton Road Hampton Hill Hampton TW12 1JQ)

Reference: 22/1917/IN

Proposal:

The application in question relates to the discharge of a condition as detailed below. The application to which this condition relates to is 22/3061/FUL, which was granted by the Council on the 1st of March 2024 for:

ADDITIONAL STOREY TO ADD TWO SINGLE BED DWELLINGS.

Assessment:

The applicant now seeks the discharge of the following condition:

BD12 (Details - Materials to be approved)

No building/dwelling/part of the development shall be occupied until cycle parking facilities have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the position, design, materials and finishes thereof.

REASON: To accord with this Council's policy to discourage the use of the car wherever possible..

The following has been submitted by the applicant to support the discharge of Condition BD12:

- BD12 Material Condition Schedule
- Drawing No. 16 Condition No.03_Materials; received 21 October 2024

The proposed materials were reviewed by the Council's Urban Design Officer who confirmed no objections to the proposal aside from the use of UPVC windows to the front elevation, and requested that these be aluminium/metal. In response, the applicant submitted revised drawings to show aluminium windows to the front elevation.

In view of this, the condition can be recommended for discharge, as the applicant has fulfilled all the requirements set out within the condition.

DV18A - Refuse Storage

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.

REASON: To safeguard the appearance of the property and the amenities of the area.

The following has been submitted by the applicant to support the discharge of Condition DV18A:

- Drawing No. 04 Site Plan; received 13 September 2024
- Drawing No. 1 Cycle & Refuse Storage Facilities; received 13 September 2024

The initial refuse storage plans were reviewed by the Council's Waste Officer who confirmed they would not be sufficient to meet SPD requirements. A query regarding access to the site was also raised, however the applicant confirmed there were no barriers to allowing access to the rear of the site, and this was accepted by the Council's Waste Officer. In response the applicants updated the drawings to comply with the requirements, and on further review no objections were raised by the Council's Waste Officer to the condition being discharged.

In view of this, the condition can be recommended for discharge, as the applicant has fulfilled all the requirements set out within the condition.

DV49A (Construction Management Plan)

Prior to the occupation of the development hereby approved, a delivery and servicing strategy shall be submitted to and agreed in writing by the Local Planning Authority. The scheme approved by the local planning authority shall be implemented at all times in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure a safe and convenient form of development with limited impact on local roads and to safeguard the amenities of nearby occupiers and the area generally.

The following has been submitted by the applicant to support the discharge of Condition DV49A:

- Construction Management Plan; received 17 October 2024
- Drawing No. 14 Site Set Up Plan; received 7 October 2024

The initial Construction Management plan was reviewed by the Council's Transport Officer who raised an objection to this due to lack of detail, and also requested a Site Set Up Plan. The applicant submitted the above information and on further review the Council's Transport Officer confirmed no objections to the condition being discharged.

In view of this, the condition can be recommended for discharge, as the applicant has fulfilled all the requirements set out within the condition.

PK06A - Cycle Storage

No building/dwelling/part of the development shall be occupied until cycle parking facilities have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the position, design, materials and finishes thereof.

REASON: To accord with this Council's policy to discourage the use of the car wherever possible..

The following has been submitted by the applicant to support the discharge of Condition PK06A:

- Drawing No. 04 Site Plan; received 13 September 2024
- Drawing No. 1 Cycle & Refuse Storage Facilities; received 13 September 2024

The cycle storage plan above was reviewed by the Council's Transport Officer who confirmed no objections to the condition being discharged.

In view of this, the condition can be recommended for discharge, as the applicant has fulfilled all the requirements set out within the condition.

DV50A (Energy Reduction)

The dwelling(s) hereby approved shall achieve a 35% reduction in Carbon dioxide emissions beyond Building Regulations requirements (2013).

Reason: In the interests of energy conservation in accordance with the Councils sustainability policies.

The following has been submitted by the applicant to support the discharge of Condition DV50A:

- Energy Statement; received 3 September 2024

This is a compliance only condition and does not require discharge. Notwithstanding this, the above document confirms the development can comply with Council policies, including that the development will achieve a minimum of 35% reduction in CO2 emissions.

DV51B (Water Consumption)

The dwelling(s) hereby approved shall not be occupied other than in accordance with the water consumption targets of 105 litres or less per person per day, and 5 litres or less per head per day for external water use, using the fittings approach.

Reason: In the interests of water efficiency in accordance with Policy LP22 of the Local Plan (2018) and SI5 of the London Plan (2021).

The following has been submitted by the applicant to support the discharge of Condition DV51B:

- Water Efficiency Calculations; received 3 September 2024

This is a compliance only condition and does not require discharge. Notwithstanding this, the above document confirms the development can comply with Council policies, including that the development will ensure water consumption of no more than 105 litres per unit each day.

Conclusion:

Recommend the approval and discharge of conditions BD12 (Details - Materials to be approved), DV18A (Refuse Arrangements) DV49A (Construction Management Plan) DV50A (Energy Reduction) DV51B (Water Officer Planning Report – Application 22/3061/DD01 Page 4 of 6

Consumption) PK06A (Cycle parking) to be approved from the parent application.

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):TFA..... Dated:29/10/2024.....

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner - EL

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

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:

The following table will populate as a quick check by running the template once items have been entered into Uniform

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

INFORMATIVES
