



Application reference: 23/2308/DD09
SOUTH RICHMOND WARD

Date application received	Date made valid	Target report date	8 Week date
17.09.2024	17.09.2024	12.11.2024	12.11.2024

Site:

80 George Street And 2 4 6 8 And, 12 Paved Court, Richmond,

Proposal:

Details in pursuant of condition U0178882 condition 31 (External Illumination) of planning permission 23/2308/VRC

APPLICANT NAME

C/O Agent C/O Agent
 C/O Agent
 C/O Agent
 C/O Agent
 C/O Agent
 C/O Agent
 C/O Agent

AGENT NAME

Mr Philip Boyce
 3rd - 4th Floors
 Greyfriars Studios
 25E The Quadrant
 Richmond
 TW9 1DJ

Consultations:

Internal/External:

Consultee

14D Urban D
 LBRuT Ecology

Expiry Date

04.10.2024
 04.10.2024

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

Development Management

Status: GTD

Date:23/12/2022

Application:22/2333/FUL

80 George Street - Erection of additional storey at fourth floor (with associated roof terrace) and plant room above; 2nd floor rear extension; replacement of roof to the adjacent existing single storey extension at rear; terraces to rear; infill of light well adjacent to Golden Court; extension at basement level, including installation of swimming pool; and associated plant. External alteration works to include: removal of canopy to 80 George Street; alterations to shopfronts at ground floor level of Golden Court, King Street, and George Street frontages; alterations to fenestration throughout; together with other works incidental to the development.

Development Management

Status: GTD

Date:23/12/2022

Application:22/2334/LBC

Installation of internal partitions to rear of No. 4, 6-8 Paved Court and extension to basement under No. 12 Paved Court.

Development Management

Status: GTD

Date:01/02/2023

Application:22/2333/DD02

Details pursuant to condition U0146405 CMS / Logistics Plan of planning permission 22/2333/FUL

Development Management

Status: GTD

Date:01/02/2023

Application:22/2333/DD03

Details pursuant to condition U0146406 - Noise and Vibration Construction Method of planning permission 22/2333/FUL

<u>Development Management</u> Status: GTD Date:08/02/2023	Application:22/2333/DD04 Details pursuant to condition U0146407 Dust management plan of planning permission 22/2333/FUL
<u>Development Management</u> Status: GTD Date:15/02/2023	Application:22/2333/DD06 Details pursuant to condition U0146408 - Sustainable Drainage Strategy of planning permission 22/2333/FUL
<u>Development Management</u> Status: GTD Date:02/02/2023	Application:22/2333/DD05 Details pursuant to condition U0146409 - Green Roof of planning permission 22/2333/FUL
<u>Development Management</u> Status: GTD Date:06/02/2023	Application:22/2333/DD07 Details pursuant to condition U0146410 (Part A only) - Noise Protection from internal transmission of planning permission 22/2333/FUL
<u>Development Management</u> Status: GTD Date:01/02/2023	Application:22/2333/DD08 Details pursuant to condition U0146411 (part 1) - Contaminated Land of planning permission 22/2333/FUL
<u>Development Management</u> Status: GTD Date:01/02/2023	Application:22/2333/DD01 Details in pursuant of condition U0146404 (Details of foundations - piling etc) of Planning Permission 22/2333/FUL
<u>Development Management</u> Status: GTD Date:03/04/2023	Application:22/2333/DD09 Details pursuant to condition U0146415 - Specified Details Required (parts A, B and K), of planning permission 22/2333/FUL.
<u>Development Management</u> Status: GTD Date:31/03/2023	Application:22/2333/SDD01 Written notification of commencement of works in accordance with Part 2 (Notifications) of Schedule 1 of Legal Agreement dated 22nd December 2022.
<u>Development Management</u> Status: GTD Date:31/03/2023	Application:22/2333/DD10 Details pursuant to condition U0146415 - Specified Details Required (Parts D, E, F, G & H), of planning permission 22/2333/FUL.
<u>Development Management</u> Status: GTD Date:16/05/2023	Application:22/2333/DD11 Details pursuant to condition U0146423: : Delivery and Service Plan - 80 George Street
<u>Development Management</u> Status: GTD Date:14/07/2023	Application:22/2333/DD12 Details pursuant to condition U0146421 - Ecological Enhancements, and U0146422 - Cycle Parking / Cycle access to basement, of planning permission 22/2333/FUL
<u>Development Management</u> Status: GTD Date:28/09/2023	Application:22/2333/DD13 Details pursuant to condition U0146417 - PV Panels & ASHP, U0146418 - Mechanical Services Noise Control (parts 1 & 2), of planning permission 22/2333/FUL.
<u>Development Management</u> Status: WDN Date:19/07/2023	Application:23/1723/VRC Variation of planning approval 22/2333/FUL - Condition Number(s): to allow for proposed design amendments (relating to Fifth Floor and Elevations)
<u>Development Management</u>	

Status: GTD
Date:10/08/2023

Application:22/2333/NMA
Non-material amendment to planning permission 22/2333/FUL (80 George Street - Erection of additional storey at fourth floor (with associated roof terrace) and plant room above; 2nd floor rear extension; replacement of roof to the adjacent existing single storey extension at rear; terraces to rear; infill of light well adjacent to Golden Court; extension at basement level, including installation of swimming pool; and associated plant. External alteration works to include: removal of canopy to 80 George Street; alterations to shopfronts at ground floor level of Golden Court, King Street, and George Street frontages; alterations to fenestration throughout; together with other works incidental to the development) to allow for the removal of the word 'plant' and 'rear' from the description of development, revising the description to read: 80 George Street - Erection of additional storey at fourth floor (with associated roof terrace) and room above; 2nd floor rear extension; replacement of roof to the adjacent existing single storey extension at rear; terraces to building; infill of light well adjacent to Golden Court; extension at basement level, including installation of swimming pool; and associated plant. External alteration works to include: removal of canopy to 80 George Street; alterations to shopfronts at ground floor level of Golden Court, King Street, and George Street frontages; alterations to fenestration throughout; together with other works incidental to the development.

Development Management

Status: GTD
Date:17/04/2024

Application:23/2308/VRC
Variation of condition U0146403 (Approved Drawings), U0146424 (Terrace Screening), U0146426 (Roof Terrace Furniture) and U0146421 (Ecology Enhancements) of planning permission ref 22/2333/FUL and removal of condition U0162732 (Plant room) of non-material amendment ref 22/2333/NMA in order to provide Class E floorspace at fifth floor, add an external terrace at fifth floor, make elevational changes and associated amendments including increasing the roof parapet height, alterations to the Lift overrun, PV, cycle spaces and green roof, and amend details of ecological enhancements.

Development Management

Status: GTD
Date:13/12/2023

Application:22/2333/DD14
Details pursuant to conditions U0146412 [Sample Panels of Brickwork], U0146413 [Materials to be approved] of planning permission 22/2333/FUL.

Development Management

Status: GTD
Date:10/01/2024

Application:22/2334/DD01
Details pursuant to condition U0146448 - Matching (parts A and B), of listed building consent 22/2334/LBC.

Development Management

Status: WDN
Date:09/07/2024

Application:22/2333/DD15
Details pursuant to condition U0146414 - Cross-Section Detail New Roof Extension, and U0146433 - External Illumination, of planning permission 22/2333/FUL.

Development Management

Status: GTD
Date:29/01/2024

Application:22/2334/DD02
Details pursuant to condition U0146449 - Specified Details Required, of listed building consent 22/2334/LBC.

Development Management

Status: GTD
Date:04/03/2024

Application:22/2333/DD16
Details pursuant to condition U0146415 - Specified Details Required (Part C Only) of planning permission 22/2333/FUL.

Development Management

Status: GTD Date:01/03/2024	Application:22/2333/DD17 Details pursuant to condition U0146424 - Terrace screening, of planning permission 22/2333/FUL.
<u>Development Management</u> Status: GTD Date:12/03/2024	Application:22/2333/DD18 Details pursuant to condition U0146428 - Refuse Arrangements, of planning permission 22/2333/FUL.
<u>Development Management</u> Status: GTD Date:12/04/2024	Application:22/2333/DD19 Details pursuant to condition U0146419 - Odour control, of planning permission 22/2333/FUL.
<u>Development Management</u> Status: GTD Date:24/06/2024	Application:23/2308/DD01 Details pursuant to conditions (U0178858) Green Roof and (U0178862) Cross Section detail new roof extension from application 23/2308/VRC.
<u>Development Management</u> Status: GTD Date:10/07/2024	Application:23/2308/DD02 (APPROVED) Details pursuant to conditions U0178870 - Cycle Parking / Cycle access to basement and U0178877 - Refuse Arrangements, of planning permission 23/2308/VRC. (REFUSED) Details pursuant to condition U0178872 - Terrace screening of planning permission 23/2308/VRC.
<u>Development Management</u> Status: GTD Date:28/08/2024	Application:23/2308/DD04 Details pursuant to condition U0178863 - Specified Details Required, of planning permission 23/2308/VRC.
<u>Development Management</u> Status: GTD Date:28/08/2024	Application:23/2308/DD03 Details Pursuant to Condition U0178865: PV Panels & ASHP of application 23/2308/VRC.
<u>Development Management</u> Status: GTD Date:11/07/2024	Application:23/2308/DD06 Details in pursuant of condition U0178864 - (part B energy reduction) of planning permission 23/2308/VRC
<u>Development Management</u> Status: GTD Date:01/08/2024	Application:23/2308/DD05 Details in pursuant of Condition U0178869 (Ecological Enhancements) of planning permission 23/2308/VRC
<u>Development Management</u> Status: GTD Date:13/08/2024	Application:24/1595/ADV 2 x non illuminated aluminium wall signs
<u>Development Management</u> Status: GTD Date:18/07/2024	Application:23/2308/DD07 Details pursuant to Condition U0178868 Thames Water Condition of planning permission 23/2308/VRC.
<u>Development Management</u> Status: GTD Date:29/07/2024	Application:23/2308/DD08 Details pursuant to Condition U0178860 - Contaminated Land of application 23/2308/VRC
<u>Development Management</u> Status: PCO Date:	Application:23/2308/DD09 Details in pursuant of condition U0178882 condition 31 (External Illumination) of planning permission 23/2308/VRC
<u>Development Management</u> Status: PCO Date:	Application:23/2308/DD10 Details pursuant to condition U0178872 (condition 21) Terrace Screening of permission 23/2308/VRC

Application Number	23/2308/DD09
Address	80 George Street And 2 4 6 8 And 12 Paved Court, Richmond
Proposal	Details in pursuant of condition U0178882 condition 31 (External Illumination) of planning permission 23/2308/VRC
Contact Officer	Jack Davies
Target Determination Date	12/11/2024

1. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

This application relates to the former House of Fraser building in Richmond and associated units in Paved Court. The site lies within Richmond Town Centre and within an area designated as Key Shop Frontage. Whilst the main building has no heritage designations, units within Paved Court are either Building of Townscape Merit (BTM) or Grade II Listed. The site is also partly within the Richmond Green and Central Richmond Conservation Areas and there are numerous off-site listed buildings and BTMs in the vicinity that are affected by this development (notably the Grade II* Listed Old Palace Terrace and the various Grade II listed buildings which line the south east side of Richmond Green).

The host site at 80 George Street And 2 4 6 8 And 12 Paved Court, Richmond, is subject to recently approved development (Council ref: 22/2333/FUL) for:

- 80 George Street - Erection of additional storey at fourth floor (with associated roof terrace) and plant room above; 2nd floor rear extension; replacement of roof to the adjacent existing single storey extension at rear; terraces to rear; infill of light well adjacent to Golden Court; extension at basement level, including installation of swimming pool; and associated plant. External alteration works to include: removal of canopy to 80 George Street; alterations to shopfronts at ground floor level of Golden Court, King Street, and George Street frontages; alterations to fenestration throughout; together with other works incidental to the development. – Approved 23/12/2022

As well as 23/2308/VRC for:

- Variation of condition U0146403 (Approved Drawings), U0146424 (Terrace Screening), U0146426 (Roof Terrace Furniture) and U0146421 (Ecology Enhancements) of planning permission ref 22/2333/FUL and removal of condition U0162732 (Plant room) of non-material amendment ref 22/2333/NMA in order to provide Class E floorspace at fifth floor, add an external terrace at fifth floor, make elevational changes and associated amendments including increasing the roof parapet height, alterations to the Lift overrun, PV, cycle spaces and green roof, and amend details of ecological enhancements.

This request for compliance with conditions relates to condition **U0178882 (External Illumination)** as shown below.

U0178882 External Illumination

No external illumination shall be installed, other than in accordance with details which shall previously be submitted to and approved in writing by the Local Planning Authority. Such details to include:

- locations of external lighting*
- specifications*
- lux plan (vertical as well as horizontal)*
- spectrum of proposed lighting prior to implementation.*
- Timings*
- Measures to reduce spillage*
- Phasing and implementation programme*

REASON: *To protect/safeguard the amenities of the locality and nature conservation interests*

2. EXPLANATION OF OFFICER RECOMMENDATION

The applicant has submitted elevations showing location of lighting to the main building, specifications of the lighting proposed, a lux diagram, information on lighting timings. However the application does not include a phasing and implementation programme and nor does it include all the proposed lighting, noting that the rooftop has been approved with an outdoor terrace with external lighting.

The lighting proposed also includes upwards facing lights. It is noted that condition included by reason of *nature conservation interests*. The subtext of Local Plan Policy LP15 notes:

5.4.6 The promotion of nature conservation should be treated as integral to any new development scheme, not as an 'add-on'. Layout, design, buildings, external lighting and landscaping schemes should take account of existing biodiversity features and habitats. New development should include new or enhanced features and habitats, design (such as green roofs) and landscaping (including trees) that promote biodiversity, including provision for their management. These features must also be protected during construction works, and this may be subject to a planning condition as will subsequent maintenance and monitoring.

Upwards facing lights have the potential to impact upon natural habitats and species and are not supported.

As such, the proposals do not meet all the requirements of the condition (i.e part g), they do not show all the lighting proposed and also show inappropriate lighting which could impact upon local wildlife. The proposals are contrary to Local Plan Policy LP1, LP3, LP4 and LP15.

3. RECOMMENDATION

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is not considered the requirements of Condition **U0178882 External Illumination**, of application ref: 23/2308/VRC have been met.

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
(*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): DAV Dated: 12/11/2024

I agree the recommendation:

... *K Patel*

Principal Planner

Dated: ...12/11/2024.....