

Application reference: 23/1342/DD03
NORTH RICHMOND 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:

Garages Rear Of, 20 - 34 St Marys Grove, Richmond,

Proposal:

Details pursuant to conditions U0160151 - Refuse Management Plan; U0160158 - External illumination; U0160160 - Ecological Enhancements; U0160161 - Biodiverse green/brown roof; U0160162 - PV panels; U0160164 - Building Regulation M4(3) and U0160166 - Fire Safety Strategy of planning permission 23/1342/VRC

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

APPLICANT NAME

-
95 Sheen Road
Richmond
TW9 1YJ

AGENT NAME

Ms Lucy Arrowsmith
4 Eel Pie Island
Twickenham
TW1 3DY
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 Ecology

Expiry Date

21.10.2024
18.10.2024
18.10.2024

Neighbours:

-

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

Development Management

Status: GTD
Date:19/01/2023

Application:22/2082/FUL
Demolition of 17 existing garages and erection of five one-bed single-storey dwellings (almshouses) for the over 65s.

Development Management

Status: GTD
Date:06/07/2023

Application:23/1342/VRC
Variation of Condition U0147483 Approved drawings from application 22/2082/FUL to allow for the increase in the wall thickness and height of dwellings, demolition and reconstruction of existing rear garage wall, alterations to the roof including additional PV panels, fenestration alterations, internal reconfiguration and foundation alteration. [Revised Description]

Development Management

Status: GTD
Date:28/07/2023

Application:22/2082/DD01
Details pursuant to condition U0147484 - Details - Materials to be approved, U0147485 - NS19 Cycle Parking - Residential, U0147486 - Refuse arrangements - Residential, U0147493 - LT09 Hard and Soft Landscaping Works, U0147496 - Construction Enviro/Ecological Plan, and U0147504 - Detailed Drainage Design, of planning permission 22/2082/FUL.

Development Management

Status: GTD
Date:16/11/2023

Application:23/1342/DD01
Details pursuant to conditions U0160148 (NS19 Cycle Parking - Residential), U0160149 (Refuse Arrangements - Residential) and U0160156 LT09 (Hard and Soft Landscaping Works) of planning permission 23/1342/VRC

Development Management

Status: GTD
Date:18/10/2023

Application:23/1342/SDD01
Notification of Commencement under clause 4.1.1 of the S106 to 22/2082/FUL, as varied through 23/1342/VRC

Development Management

Status: GTD
Date:16/11/2023

Application:23/1342/SDD02
Notification of actual Commencement under clause 4.1.1 of the S106 to 22/2082/FUL, as varied through 23/1342/VRC.

Development Management

Status: INV
Date:

Application:23/T0982/TCA
T1 - Plum - Reduce canopy on the east side by up to 1.5m and lift canopy to 3.5m over construction site; T2 - Corkscrew willow - Reduce canopy on the east aspect by up to 2m to the previous pruning points lift canopy to 2.5m over the construction site; T3 - Flowering cherry - Reduce canopy on the east aspect by up to 2m to the previous pruning points and lift canopy to 2.5m over the construction site; T5 - Cider gum - Reduce canopy on the west aspect by up to 2m to previous pruning points; and lift canopy to 3.5m over the construction site.

Development Management

Status: GTD
Date:08/01/2024

Application:23/1342/DD02
Details pursuant to condition U0160154 - Construction Management Plan, of planning permission 23/1342/VRC.

Development Management

Status: PCO
Date:

Application:23/1342/DD03
Details pursuant to conditions U0160151 - Refuse Management Plan; U0160158 - External illumination; U0160160 - Ecological Enhancements; U0160161 - Biodiverse green/brown roof; U0160162 - PV panels; U0160164 - Building Regulation M4(3) and U0160166 - Fire Safety Strategy of planning permission 23/1342/VRC

Development Management

Status: PCO
Date:

Application:23/1342/DD04
Details pursuant to condition U0160155 - Submitted Arboricultural details, of planning permission 23/1342/VRC.

Development Management

Status: REC
Date:

Application:23/1342/SDD03
Notification of first occupation date, In accordance with item 4.1.2 of the S106 agreement to 22/2082/FUL, as varied through 23/1342/VRC.

Building Control

Deposit Date: 09.06.2023

Demolition of garages and erection of 5 No single storey terraced

dwellings (allocated as 1-5 Mitre Mews Richmond TW9 1BF)

Reference: 23/0926/FP

Application Number	23/1342/DD03
Address	Garages Rear Of 20 - 34 St Marys Grove Richmond
Proposal	Details pursuant to conditions U0160151 - Refuse Management Plan; U0160158 - External illumination; U0160160 - Ecological Enhancements; U0160161 - Biodiverse green/brown roof; U0160162 - PV panels; U0160164 - Building Regulation M4(3) and U0160166 - Fire Safety Strategy of planning permission 23/1342/VRC
Contact Officer	Jack Davies
Target Determination Date	28/11/2024

1. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal site comprises a L-shaped strip of land to the rear of buildings fronting the west side of St Mary's Grove which includes The Mitre Public House and several BTMs. The site features a long row of garages along the eastern boundary with the rest of the site covered by tarmac, with further parking to the south. The site is situated within the Sheen Road Richmond Conservation Area.

The site is also located in a throughflow catchment zone, floodzone 1 and a critical drainage area.

The host site at Garages Rear Of 20 - 34 St Marys Grove, is subject to recently approved development (Council ref: 23/1342/VRC) for:

Variation of Condition U0147483 Approved drawings from application 22/2082/FUL to allow for the increase in the wall thickness and height of dwellings, demolition and reconstruction of existing rear garage wall, alterations to the roof including additional PV panels, fenestration alterations, internal reconfiguration and foundation alteration.

This request for compliance with conditions relates to **conditions U0160151 - Refuse Management Plan; U0160158 - External illumination; U0160160 - Ecological Enhancements; U0160161 - Biodiverse green/brown roof; U0160162 - PV panels; U0160164 - Building Regulation M4(3) and U0160166 - Fire Safety Strategy** as shown below.

U0160151 - Refuse Management Plan

None of the buildings hereby approved shall be occupied until arrangements for the storage and disposal of refuse/waste (including a refuse collection and servicing management plan) 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. To ensure safe and suitable access to the development for all road users in accordance with Para. 110(b) of the National Planning Policy Framework

U0160158 - External illumination

Prior to installation, details of all external lighting - including locations, technical specifications, horizontal lux plan shall be submitted to and approved in writing by the Local Planning Authority and thereafter constructed in accordance with these details. The details should accord with CIBSE guide LG6 and ILP/BCT Bat guidance note 8; there should be no upward lighting or lighting onto the open sky, buildings, trees and vegetation, or potential roost features.

Reason: To safeguard the ecology of the site and neighbour amenity

U0160160 - Ecological Enhancements

Full details of all ecological enhancements shall be submitted to and approved in writing by the local planning authority and thereafter implemented in accordance with the approved details prior to the occupation of the development.

Reason: To enhance nature conservation interest.

U0160161 - Biodiverse green/brown roof

Full details of all biodiversity (green with brown features roof/s) shall be submitted to and approved in writing by the local planning authority prior to any superstructure works commencing on site; and thereafter implemented in accordance with these details.

Reason: To enhance nature conservation interest.

U0160162 - PV panels

Notwithstanding the details shown on the approved drawings, prior to the occupation of the development hereby approved, further details of the photovoltaic panels shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- o Siting*
- o Design*
- o Energy savings*

The development shall only be implemented in accordance with the approved details and maintained as such unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of promoting sustainable forms of developments and to meet the terms of the application.

U0160164 - Building Regulation M4(3)

Units 1-4 hereby approved shall not be constructed other than in accordance with Building Regulation M4(3) and in accordance with details to be submitted to and approved in writing by the LPA prior to the occupation of the relevant units.

Reason: In the interest of inclusive access in accordance with Policy 35E to ensure homes to meet diverse and changing needs.

U0160166 - Fire Safety Strategy

The development must be carried out in accordance with the provisions of the Fire Safety Report and Drawing SMGG21-07; recieved 30 June 2022; unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12.

2. EXPLANATION OF OFFICER RECOMMENDATION

The applicant has submitted details regarding the refuse management plan. This entails that a site caretaker will move the refuse from the storage area, to a collection point which is close to the street, on the day of collection. This is considered acceptable.

The applicant has submitted details regarding external lighting and ecological enhancements. The Councils Ecoogy Officer has reviewed this detail and has no objections. Likewise no objection raised from Urban Design Officers.

The details submitted in regards to the biodiverse green roof differ to those in the approved drawings, and less green roof is shown in this application. It has been explained that this is due to fire safety requirements as well as due to the approved PV panels. Officers note that the green roof was considered impermeable in regards to site drainage, and therefore would have no consequence in this regard. Likewise, there will be little consequence visually. Whilst the reduction is unfortunate, it would not amount to a reason for refusal had it been submitted originally. The council's Ecology Officer has reviewed the details and accepts the changes.

In regards to PV panels, the design and siting appear acceptable. The energy savings are greater than that which were approved in the parent application.

The applicant has submitted details of the M4(3) units. The Councils Specialist Housing Occupational Therapist has reviewed the submitted details and considered the submission to be in accordance with M4(3) requirements and the condition has been recommended for discharge.

The applicant has submitted a new fire safety statement, which identifies an alternate location for the dry riser. This is considered appropriate and non-material so may supersede the document approved in the parent application.

As such it is considered that the details meet the requirements of the condition and can be fully discharged.

3. RECOMMENDATION

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered the requirements of **U0160151 - Refuse Management Plan; U0160158 - External illumination; U0160160 - Ecological Enhancements; U0160161 - Biodiverse green/brown roof; U0160162 - PV panels; U0160164 - Building Regulation M4(3) and U0160166 - Fire Safety Strategy of planning permission 23/1342/VRC** have been met.

Discharge conditions

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: 27/11/2024

I agree the recommendation:

South Area Team Manager:ND.....

Dated:27.11.2024.....