



Application reference: 23/2308/DD10
SOUTH RICHMOND WARD

Date application received	Date made valid	Target report date	8 Week date
23.09.2024	23.09.2024	18.11.2024	18.11.2024

Site:

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

Proposal:

Details pursuant to condition U0178872 Terrace Screening of permission 23/2308/VRC

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

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

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

Consultations:

Internal/External:

Consultee
 14D Urban D

Expiry Date
 21.10.2024

Neighbours:

-

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.

<u>Development Management</u> Status: GTD Date:01/02/2023	Application:22/2333/DD02 Details pursuant to condition U0146405 CMS / Logistics Plan of planning permission 22/2333/FUL
<u>Development Management</u> 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	Application:22/2333/DD13

Date:28/09/2023	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.
<u>Development Management</u> 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.
<u>Development Management</u> 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.
<u>Development Management</u> 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.
<u>Development Management</u> 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.

<u>Development Management</u> 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.
<u>Development Management</u> 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.
<u>Development Management</u> 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

Development Management

Status: REF

Date:12/11/2024

Application:23/2308/DD09

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

Development Management

Status: PDE

Date:

Application:23/2308/DD10

Details pursuant to condition U0178872 Terrace Screening of permission 23/2308/VRC

Application Number	23/2308/DD10
Address	80 George Street And 2 4 6 8 And 12 Paved Court, Richmond
Proposal	Details pursuant to condition U0178872 Terrace Screening of permission 23/2308/VRC
Contact Officer	Jack Davies
Target Determination Date	29/11/2024

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 **U0178872 Terrace Screening** as shown below.

U0178872 Terrace Screening

Unless otherwise agreed in writing by the Local Planning Authority, prior to the occupation of development, details of screening to the external balconies and terraces at the rear of the building (opposite Paved Court) as well as on the fifth floor shall be submitted to and approved in writing by the Local Planning Authority. The screening shall be implemented as approved prior to the first use of the balconies/terraces and retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To safeguard the amenities of neighbours

2. EXPLANATION OF OFFICER RECOMMENDATION

The parent application is a variation of 22/2333/FUL. The Committee Report to 22/2333/FUL provides background to the consideration of this application:

8.121 Various external terraces are proposed to the rear and surrounding the roof extension. Of most concern is the second floor terrace directly opposite No. 12 Paved Court, the upper floors of which are in residential use and only separated from the terrace by approximately 5.5m. It is considered appropriate to condition details of screening to this terrace to avoid an undue loss of privacy. No concerns are raised with regard to the other terraces given the separation distances to neighbouring premises (which are typically in commercial use and in most cases across public realm)

8.122 Further concerns have been raised in the representations regarding the fourth floor terrace given that a restaurant rather than office user is now proposed. This terrace faces onto the public realm and thus onto front elevation windows of surrounding properties which also front onto the public realm. Given the existing level of overlooking to these front windows within a busy town centre environment, it is not considered that the use of the roof terrace for a Class E use, rather than office specifically, will result in a demonstrably harmful loss of privacy to any surrounding residential occupants.

This application was varied by 23/2308/VRC, which in respect of the variations only commented:

8.107 The proposed terrace is well setback. A 1.5m high acoustic solid screen will enclose the terrace on its north-western extent. The height and location of the screen is such that no additional views will be afforded of nearby residential properties in this direction. There will also be additional glazing to the proposed 5th floor internal restaurant area on the Paved Court elevation, however this will be back painted to avoid light spill and any opportunities for overlooking.

8.108 The rooftop balustrade will be 1.2m in height on the George Street and King Street elevations. The approved scheme has a fourth-floor terrace on these elevations with no concerns raised over this in the parent application given the separation distances to neighbouring premises, many of which are in commercial use and do not benefit from great degrees of privacy given the intervening public realm and existing levels of mutual overlooking in a busy town centre environment. The additional terrace is not considered to result in a demonstrably harmful loss of privacy to surrounding occupants in this context.

The terrace screening was also considered as a factor in noise and lighting mitigation to the additional proposed terrace on the fifth floor given solid acoustic glazing was proposed as a mitigating factor on the north-western elevation.

The application has been submitted with elevations detailing the terrace screening on each floor.

Notably, the screens have been raised by 10cm (as compared with the approved drawings) on the fourth floor and by 60cm on the second and third floors in order to improve privacy mitigation. This change is considered non material in the scheme of the application.

The total height of the screens are now 1.2m and 1.7m. The 1.7m screens are at a height which safeguards privacy. The second floor offers the greatest opportunity to overlook residents located on the upper floors of paved court. This screen is proposed to be obscure glazed. The floors above the second floor have very obscure views towards neighbouring residents and it is not considered necessary for these to be obscure glazed. Notwithstanding such, the applicant has proposed the third floor with this detail and there are no objections to such.

The fifth floor benefits from a back painted acoustic glazing to a height of 1.5m on the north-western elevation in order to reduce light spill. This is to be in a light grey colour which is acceptable. Detail of how this will control light spill are subject to another condition which is understood to be discharged at a later date once lighting plans are known to the 5th floor terrace.

The design of the terrace screening is considered acceptable.

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 **U0178872 Terrace Screening**, of application ref: 23/2308/VRC have been met.

Discharge Condition

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:28.11.2024.....