

28 November 2024

Submitted via Planning Portal Ref. PP- 13600023

Izabela Moorhouse

Development Management
London Borough of Richmond upon Thames
Civic Centre
York Street
Twickenham
TW1 3BZ

Dear Izabela,

PALM COURT, 4 HERON SQUARE, RICHMOND, TW9 1EW

FULL DISCHARGE OF CONDITION U0148222 (STRUCTURAL DETAILS) AND THE PARTIAL DISCHARGE OF CONDITION U0148221 (DETAILS REQUIRED) IN RELATION TO LISTED BUILDING CONSENT REF. 22/2711/LBC GRANTED 20/01/2023

Please find enclosed an application on behalf of Orchard Street Investment Management, for the full discharge of Condition U0148222 (Structural Details) and for the partial discharge of Condition U0148221 (Details Required), in relation to Listed Building Consent Ref. 22/2711/LBC dated 20 January 2023. Listed Building Consent Ref. 22/2711/LBC (hereafter 'the Consent') consents the following development:

"Refurbishment of Class E floorspace with infill at second floor, internal alterations, replacement of plant, installation of rooftop PV panels, landscaping and alterations to cycle parking."

The relevant condition wording for Conditions U0148228 and U0148221 is set out below:

Condition U0148222 – Structural Details

"Prior to commencement of structural works at 3rd floor level and above, details confirming that the existing structure is able to support the new loads associated with the installation of the masonry vent above roof level must be submitted to and approved in writing by the Council. The development shall not take place other than in accordance with the approved detail"

A Construction Issue has been submitted in support of this application. It should be noted that the previously proposed alterations seeking the removal of some of the existing masonry and replacement with new steelwork has now been discarded.

The Construction Issue details how the existing masonry vent structure will remain in place from the 3rd floor slab upwards, as seen in the 'roof trimmer sketch' drawing.

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Condition U0148221 – Details Required

“Notwithstanding the details shown on the approved drawings, the development shall not be carried out otherwise than in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the relevant works:

- *Details of works to the exterior riverside terrace, including design and materials.*
- *Larger scale design and structural details of the proposed external rooftop works and plant, including leadwork and PVs.*
- *External illumination”*

It should be noted that an application for the partial discharge of Condition U0148221 relating only to *“Details of works to the exterior riverside terrace, including design and materials.”* was previously submitted (ref. 22/2711/DD01) and consequently approved on 08 January 2024.

As such, this application seeks the partial discharge of the remaining *‘Larger scale design and structural details of the proposed external rooftop works and plant, including leadwork and PVs’*; and *‘External illumination’* points for Condition U0148221.

A drawing suite prepared by Elstead Engineering Limited accompanies this application, which features structural details via drawings on steel connections; fixing details to ring beam; sitework detail for new shelf angle; 1st floor layout; 1st floor sections; and roof trimmers.

A Technical Submittal, prepared by Harveys Electrical, has been provided in support of this application. The Submittal offers details on the proposed Photovoltaic Panels to be installed on the roof such as technical data, dimensions and guidance on use.

Further to this, Proposed Elevations prepared by TPM Studio illustrate the proposed external illumination scheme.

Submission

The following document(s) have been submitted to discharge Conditions U0148221 and U0148222:

- Application Form and Covering Letter, prepared by Turley;

U0148222

- Construction Issue, prepared by Elstead Engineering

U0148221:

- Existing North East and South East Elevations, prepared by TPM Studio;
- Technical Submittal, prepared by Harveys Electrical
- Pro Lower Ground Floor Plan, prepared by TPM Studio;
- Finishes Schedule, prepared by TPM Studio;
- Proposed Riverside Terrace Visual, prepared by TPM Studio;
- Third Floor PV Layout - C00237-HAR-XX-03-DR-E-20804

- PV Specification – Eurener
- Proposed roof layout – Awksward
- Liquitop flat roof specification – Bauder
- Roof Plan – TPM Studio
- PV installation specification – Van Der Valk

I trust that the above is in order and look forward to receiving validation of the application. Should you require any further information please contact Rory McManus (Rory.McManus@turley.co.uk) or myself at this office.

Yours sincerely,

Alex Fuller

A handwritten signature in black ink, appearing to read 'Alex Fuller', with a long horizontal stroke extending to the left.

Assistant Planner

Alex.Fuller@turley.co.uk