

# DEVELOPMENT CONTROL COMMITTEE

15 OCTOBER 2020

## LATE MATERIAL

The following material has been received since the publication of the agenda for this meeting:

- **Minutes**

The minutes of the meeting held on 2 September 2020 can be found [here](#).

- **Late Material in relation to both planning applications is set out below**

## Late Material

### Development Control Committee

15/10/2020

### Item A1

#### 20/00945/FUL15 - 23 Fife Road, Kingston Upon Thames, KT1 1SB

- The dashboard and executive summary states that 206 cycle spaces are proposed, however, the correct number is 210. This is, however, stated at paragraph 22.6.
- Comments from Greater London Archaeological Advisory Service (GLAAS): No objections subject to condition (as set out below)
- Drawing on page A31 is replaced with the following updated drawing, however, this updated drawing proposes no changes to the public realm.



#### Revised and additional conditions:

- Condition 12 (sustainability) updated as follows: The development hereby approved shall not be occupied until a copy of a letter from a person that is licensed with the Building Research Establishment (BRE) confirming that the

development is registered with the Building Research Establishment (BRE) and a Design Stage Assessment Report demonstrating that the development will achieve not less than the standards equivalent to BREEAM Excellent has been submitted to and approved in writing by the Local Planning Authority.

- Condition 13 (Sustainability) updated as follows: Unless otherwise agreed in writing by the Local Planning Authority, within 3 months of first occupation of the development a Building Research Establishment Final Certificate confirming that the development has achieved not less than the standards equivalent to BREEAM Excellent for BREEAM [NC 2018] and such certification shall be submitted to, and acknowledged in writing by the Local Planning Authority.
- Condition 4 (Accessibility) updated as follows: Other than demolition, no works shall be carried out until details demonstrating that all of the accommodation units will meet Building Regulation M4(2) standards and 8% of the units will be designed to be built to standards for wheelchair users (M4(3) standards) shall have been submitted to and approved by the Local Planning Authority. The development shall be implemented in accordance with the approved details.
- Condition 22 (Architectural Detailing) replaced with: prior to any above ground works, details of the following, at a scale of 1:10, shall have been submitted to and approved by the Local Planning Authority: details of all visible openings including windows and doors, railings, entrances details, canopies, vents, grilles, roof plant enclosure, exhausts and intakes, other visible services, architectural articulation / details such as terracotta fluting, brick coursing, spandrel panels, shadow gaps shall. The works shall be carried out in accordance with the approved details.
- Condition 3 (Archaeology) replaced with: No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest, a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall

take place other than in accordance with the agreed stage 2 WSI which shall include:

A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. Where appropriate, details of a programme for delivering related positive public benefits.

C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Reason: This pre-commencement condition is necessary to safeguard the archaeological interest on this site in accordance with Paragraph 199 of the NPPF 2019. Approval of the WSI before works begin on site provides clarity on what investigations are required, and their timing in relation to the development programme.

Informative:

Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

Additional conditions:

43. (No access to top floor) No access shall be provided to the roof of the top floor (9th floor) other than for maintenance purposes only.

Reason: In order to safeguard the amenities of the surrounding residential occupiers and to maintain the biodiversity strategy in accordance with Policy 7.19 of the London Plan, Policies DM3 and DM8, DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

44. (Management of external Amenity Areas) Prior to the occupation of the residential use, a management plan shall have been submitted to and approved for the external amenity areas including hours of operation, noise control measures including music amplification. The development shall be

carried out in accordance with the approved details and maintained as such for the lifetime of the development.

Reason: In order to safeguard the amenities of the surrounding residential occupiers in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

45. (Landscape features) Prior to occupation of the site, details of structures and landscape features to be located on external amenity spaces including shelter areas, seating furniture, planters staircases shall have been submitted to and approved and approved by the local planning authority. The development shall be carried out in accordance with the approved details and retained.

Reason: To ensure a satisfactory appearance on completion of the development and to safeguard the amenities of the surrounding residential occupiers in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

45. Prior to the occupation of the development, details of a privacy screen to be erected on the eastern boundary to the second floor external amenity space shall have been submitted to and approved by the local planning authority. The privacy screen shall be delivered in accordance with the approved details and retained.

Reason: In order to safeguard the amenities of the surrounding residential occupiers in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

46. The A3 use hereby permitted shall only be used for use falling with A3 for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises or a use falling within A1 such as the display or retail sale of goods, other than hot food, principally to visiting members of the public.

Reason: To ensure an active shopping frontage in accordance with policies K1 & K2 of the The Kingston Town Centre Area Action Plan 2008.

47. The internal communal amenity spaces shall be retained as hereby approved and not converted into additional bedrooms.

Reason: to ensure a good standard of amenity for future occupiers of the development in accordance with Policy H16 of the Intend to Publish London plan.

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**Item A2**

**19/03167/FUL17-19 Coombe Lane West, Kingston Upon Thames, KT2 7EW**

**Additional Condition**

Prior to the beneficial occupation of the development hereby permitted, the glazing related to the stairwells on the eastern elevation and in closest proximity to No. 21 Coombe Lane West shall be fitted with, and retained in, obscure glazing to a minimum of level 3 on the standard scale. Any film used to achieve the requisite obscurity level shall be non-perishable and tamper-proof, and shall be replaced immediately in the event that it ceases to result in obscurity to level 3.

Reason: To protect the amenities and privacy of the occupiers of the adjoining residential properties in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.