

DEVELOPMENT CONTROL COMMITTEE

11 JULY 2019

LATE MATERIAL

(A1) 18/12928/FUL – Hotel Antoinette, 18-32 Beaufort Road and land at 23-43 Fassett Road, Kingston upon Thames KT1 2TQ: Demolition of 20-30 Beaufort Road and 25-41 Fassett Road and hotel buildings to rear and erection of new buildings to provide a total of 20 houses and 69 flats; together with basement and surface car parking and landscaping.

Corrections to Committee Report

- Background Information - 'key differences' reference to re-building of 25-41 Fassett Road to include for clarification purposes 'the description 'rebuilt as 4 flatted blocks in lieu of a row of 8 detached houses'.
- SCHEDULE OF UPDATED PLANNING DRAWINGS 1st July 2019 to include:
Drawing No JTC04_P_982_PO6 'Refuse management and cycle storage strategy'.
- Reference in paras 83 and 86 to Beaumont Road should refer instead to Beaufort Road.
- Reference in paras 18 & 64 to 9 Affordable Housing Units being offered on an 'ex gratia' to be deleted. 9 Affordable Housing Units are still to be provided but not on an 'ex gratia' basis.

Note: The applicant has submitted papers relating to Discharge of Conditions in respect of 15/12107/FUL. At this stage of the application, this information can be used as background information only.

Additional representations

Two further objections have been received from neighbours reiterating several of the issues previously raised in para.1 of the Committee Report. In summary the comments raised relate to a) a request that new buildings on Fassett Road are sympathetically detailed; b) a tendency for blocks of social housing to be poorly maintained by management; c) social housing should be integrated into the development to make it more socially inclusive; d) visual impact of central block. The representations do not raise any new planning issues.

RECOMMENDATION

No change to Recommendation save for: Further to negotiation with the applicant and given the circumstances of the case amendments have been made to the following planning conditions as follows:

- Add to condition 2 (List of Approved Drawings) - Drawing No JTC04_P_982_PO6 'Refuse management and cycle storage strategy'.
- Amend Condition 3 - So as to read: 'No above ground development shall take place until architectural details of the building facades within Fassett Road and samples of the materials to be used on the external finish of all buildings throughout the scheme shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details'.
Reason: To ensure a satisfactory appearance on completion of the development in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.
- Amend Condition 11 - Refuse and recycling storage facilities shall be provided prior to occupation in accordance in accordance with Drawing No JTC04_P_982_PO6 'Refuse management and cycle storage strategy'. Such facilities to be permanently retained at the site.
- Amend condition 12 - Remove reference to pre commencement and substitute as follows: ' Within 4 weeks of the date of the decision, a scheme to enhance the nature conservation interest of the site shall have been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be agreed by the Local Planning Authority and implemented in full prior to the occupation of the development hereby approved'.
- Amend condition 13 - Remove reference to 5th floor window (not applicable).
- Remove Condition 28 - As this is captured in condition 5.

(A2) Register No: 18/16831/FUL

Address: MAYFIELD OLD MALDEN LANE, WORCESTER PARK, WORCESTER PARK, KT4 7PU

Additional Representations Received:

1 letter of support received from resident of Sutton

(A3) Register No: 19/01207/FUL

**Address: SEETHING WELLS HALLS OF RESIDENCE, PORTSMOUTH ROAD,
SURBITON, KT6 5PJ**

Additional Representations Received:

Neighbouring Occupiers: A resident from Seething Wells Lane Finally acknowledges that amendments have been made to ameliorate the loss of privacy. However, they note that there other original comments have not been addressed (bulk and massing of roof extensions, insufficient parking and resultant parking congestion of local roads, and fire escape provision).

Flood Risk Officer: Concerns have largely been addressed following submission of an Addendum to the Drainage Strategy. Finalised details to be secured by condition.

Amended Condition

8) Within 3 months of commencement of development, a finalised Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using Suds methods shall be submitted to and approved in writing by the Local Planning Authority. This should include the additional following information:

(i) The use of rainwater harvesting butts within the development should be investigated, and justification provided if they are not feasible.

(ii) A maintenance plan should be submitted which outlines specific maintenance actions and frequencies for all the proposed drainage features. The owner of the maintenance plan should be identified.

The approved drainage system shall be implemented in accordance with the approved Sustainable Drainage Strategy prior to the use of the building commencing and maintained thereafter for the lifetime of the development.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal is incorporated into the design and the build and that the principles of sustainable drainage are incorporated into this

proposal and maintained for the lifetime of the proposal, in accordance with Policies 5.2 (Minimising Carbon Dioxide Emissions) and 5.3 (Sustainable Design & Construction) of the London Plan (2016) and Policy DM1 (Sustainable Design and Construction Standards) of the LDF Core Strategy Adopted April 2012. A118