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<tr>
<td>A1</td>
<td>19/01931/FUL</td>
<td>Claremont Court, 4 St James’ Road, Surbiton, KT6 4QP</td>
<td>Erection of a three storey residential building in the courtyard to provide 5 flats (3x1 bed and 2x2 bed) and extensions and alterations to existing building to provide 1x1 bed flat and 1x studio flat, plus associated works to enlarge an existing flat, pedestrian circulation, amenity space and bin and cycle stores on site.</td>
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05/12/2019

REPORT BY THE

Assistant Director of Strategic Planning & Infrastructure

PLANNING APPLICATIONS

All recommendations for planning permission in this section are automatically subject to the condition limiting the duration of the permission required by Sections 91 and 92 of the Town and Country Planning Act (as amended) 1990 unless permission is to be granted for a limited period or unless there is a specific recommendation that the period for such duration be other than the period referred to in the standard condition. All background papers are incorporated into Planning Application Reports.

The policies listed are those from the Royal Borough of Kingston upon Thames the Local Development Framework Core Strategy, Adopted April 2012.

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Surbiton Neighbourhood Committee
Date of Meeting: 05/12/19

A1 Register No: 19/01931/FUL
Address: Claremont Court, 4 St James' Road, Surbiton, KT6 4QP

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[Please note that this plan is intended to assist in locating the development it is not the site plan of the proposed development which may have different boundaries. Please refer to the application documents for the proposed site boundaries.]
Ward: St Marks
Description of Proposal: Erection of a three storey residential building in the courtyard to provide 5 flats (3x1 bed and 2x2 bed) and extensions and alterations to existing building to provide 1x1 bed flat and 1x studio flat, plus associated works to enlarge an existing flat, pedestrian circulation, amenity space and bin and cycle stores on site.
Plan Type: Full Application
Expiry Date: 27/09/2019

Planning Policy

National Planning Policy Framework (NPPF) 2019
National Planning Practice Guidance (web based resource)

Development Plan: Mayor for London
London Plan March 2016 (consolidated with alterations since 2011)
LDF Core Strategy Adopted April 2012
Kingston Town Centre AAP 2008

Consultations

1. 147 surrounding owner/occupiers were notified in writing of the proposals. 1 responses have been received which was a letter of support. The material planning grounds of support are summarised below:

   ● The proposed development would:
     
     o provide additional good quality, accessible accommodation
     o be sympathetic to and enhance the Conservation area that it forms a part of; and,
     o benefit existing residents from greatly improved outdoor amenity space.

RBK Highways and Transportation

2. No objection subject to the applicant entering into a legal agreement to “car cap” the scheme so as to preclude residents from applying for on street residents parking permits and a requirement to inform potential buyers/tenants of the above exclusion and to publicise the lack of parking provision in sales brochures, plus a Construction Management Plan.
RBK Tree and Landscape Officer

3. No objection subject to conditions re. landscaping.

Surbiton Neighbourhood Conservation Area Advisory Committee (CAAC)

4. Objection on the following summarised grounds:
   - Courtyard building would constitute overdevelopment and would be out of character with existing pattern of development; and,
   - Courtyard development would create an uncomfortable relationship with the existing flats

5. For the avoidance of doubt there was no objection in relation to other aspects of the proposal. The infill development aspect was supported.

Site and Surroundings

6. The application site is located on the corner of Claremont Court and St James’ Road and comprises two, four storey buildings. At ground floor level the buildings are occupied by commercial units with residential units above.

7. The immediate surrounding area is mixed in character due to the site’s location within the Surbiton District Town Centre.

8. The buildings on the site are not listed or locally listed. Neither do any Tree Preservation Orders (TPOs) apply to the site or to the immediate vicinity. However, the site falls within Flood Risk Zone 1 (lowest probability of flooding) and the Surbiton Town Centre Conservation Area.

9. In addition, the Public Transport Accessibility Level (PTAL) for the site is 6a (Excellent) and the site falls within the Surbiton Controlled Parking Zone (Zone S).

Proposal

10. The proposal relates to the erection of a three storey residential building in the courtyard to provide 5 flats (3x1 bed and 2x2 bed) and extensions and alterations to existing building to provide 1x1 bed flat and 1x studio flat, plus associated works to enlarge an existing flat, pedestrian circulation, amenity space and bin and cycle stores on site.

11. Since the initial submission the proposed development has been revised in order to, in summary:

   - remove the living wall elements on the courtyard building;
• improve the design of the new courtyard building by removing the fins to the front of the bay windows and obscuring elements of the glazing and adding variation to the brickwork;
• mitigate any adverse impact in terms of loss of privacy and overlooking between the existing flats and the new courtyard building by improving the design of the soft landscaped area on the amenity deck, particularly that on the northern edge, nearest the projecting bays of the new flats;
• provide further clarity on proposed materials; and,
• provide clarity on the access and servicing arrangements to the courtyard.

Assessment

The main considerations material to the determination of this application are:

• Principle of Proposed Development
• Impact on Character of Area
• Housing Quality and Mix
• Impact on Neighbour's Residential Amenity
• Highways and Parking
• Legal Agreements
• Trees
• Sustainability
• Other Material Considerations

Principle of Proposed Development

12. Paragraph 118 of the NPPF 2019 directs that planning policies and decisions should “promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively”

13. Paragraph 123 goes on to say that “Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site.”

14. Paragraph 11 makes it clear that in terms of the presumption of sustainable development and in relation to decision taking development proposals which accord with an up to date development plan should be approved without delay.

15. Regional policy supports this stance and policies 3.3 and 3.4 of the London Plan March 2016 (consolidated with alterations since 2011) emphasise that the Mayor recognises the pressing need for more
homes in London and will work with relevant partners to ensure that housing need is met.

16. At the local level LDF Policy CS10 of the Council's LDF Core Strategy 2012 sets out the Borough's housing targets as defined by the London Plan 2011. These have increased since the adoption of the Core Strategy and the current London Plan 2016 sets a target of 643 new residential dwellings per year. This application would provide 7 additional units which would make a positive contribution towards this target.

17. It should be noted that currently the Council is unable to demonstrate a five year supply of deliverable housing sites.

18. As there is no 5-year housing land supply, paragraph 11 of the NPPF indicates that planning permission should be granted unless (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or (ii) any adverse impacts of doing so significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. These considerations should be given considerable weight in the assessment of this planning application.

19. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that “with respect to any buildings or other land in a conservation area…special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

20. These statutory duties are considered alongside national policies in the NPPF 2019, the complementary NPPG and regional and local policies.

21. Paragraph 193 of the NPPF states that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'

22. In addition Paragraph 194 of the NPPF states that "Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
Impact on Character of Area

23. Together the NPPF 2019 and the London Plan, 2016 (consolidated with alterations since 2011) operate to secure the development of a high quality and where applicable replace poor design with better design.

24. Paragraph 127 of the NPPF, 2019 states that planning decisions should ensure developments:

   a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
   b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
   c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
   d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create an attractive, welcoming and distinctive places to live, work and visit;
   e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
   f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

25. Policy 7.8 of the London Plan, 2016 (consolidated with alterations since 2011) states that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

26. In addition, Policy 3.5 of the London Plan 2016 states that housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment, taking account of strategic policies to protect and enhance London's residential environment and attractiveness as a place to live.

27. Local policies CS8, DM10, DM11 and DM12 of the LDF Core Strategy, 2012 support the regional position and require that proposals relate well to their surroundings, recognise distinctive local features, have regard to the historic environment and be of a high standard to achieve a more attractive, sustainable and accessible environment. More specifically, Policy DM12 of the Council's LDF Core Strategy states that "the Council will: inter alia
(b) preserve or enhance the existing heritage assets of the Borough through the promotion of high quality design and a focus on heritage-led regeneration

(d) ensure that development proposals affecting historic assets will use high quality materials and design features which incorporate or complement those of the host building or the immediate area.

28. Policy Guidance 29 of the Residential Design Guide Supplementary Planning Document (SPD) 2013 is also relevant and states that "Developers will be expected to demonstrate that they have considered the choice of materials and design detailing of those buildings that they consider represent the prevailing character of the streetscene or local area, particularly where a development site falls within a Conservation Area or Local Area of Special Character or affects the setting of a heritage asset e.g. a listed building."

29. The proposal involves the following elements:

- erection of a new courtyard building to provide 5 flats (3x1 bed and 2x2 bed);
- extensions and alterations to infill to the gap between the eastern end of St James’ Court and the flank wall of Lloyds Bank to create an additional 1x1 bedroom flat;
- extension to the existing mansard roof on both St James’ Court and Claremont Court buildings to create 1x studio flat re. St James’ Court and an extension to the existing flat at Claremont Court (to create an additional bedroom with an en-suite and a study);
- removal of an external staircase located at the rear of St James’ Court (from the second to the third floor) as well as the high level bridge link between both existing properties and replacement with a single staircase proposed to be continued above the existing stairwell in Claremont Court;
- creation of new amenity deck at first floor level above rear yard of commercial units fronting St James’ Road.

30. The new courtyard building would feature a flat roof, comprise three storeys and measure a maximum of approximately 9.5m in height above ground. It would directly abut the southern boundary wall of the Waitrose site and have a staggered front building line, resulting in a separation distance of between approximately 8m and 19.5m from St James’ Court and a setback of approximately 10m from Claremont Court.

31. The infill element would comprise three storeys, match the front building line of St James’ Road, create a new entrance and lobby at ground floor level and match the roof form and height of the existing
mansard. It would measure approximately 4.6m in width and an average depth of 7.2m.

32. The new amenity deck would oversail the existing rear yards related to the commercial units on St James’ Road and be accessed via the existing walkway at first floor level. It would measure approximately 23m in length and 6m in width. It would provide outdoor amenity space and seating to all residents of Claremont Court and St James’ Court. The surface would comprise timber decking and the outer edge would be finished with railings but softened with planting.

33. In terms of materials related to the new structures, the courtyard building would be finished in a buff coloured brick with variations in tone that would be interspersed with darker, earthy toned bricks to achieve a pattern in the front elevation. The door and window frames would be bronze coloured steel and aluminium. The infill aspect of the proposals would comprise off-white coloured bricks, stone banding and recessed brick details to match the existing St James’ Court façade facing St. James’ Road. The window frames would be slimline aluminium and bronze coloured. As to the new entrance the glass entrance doors would be sheltered by a new canopy and associated signage which would comprise bronze coloured metal. At roof level the tiles and dormer detailing would match existing.

34. London Plan Policy 3.4 states that for sites in urban areas (those areas with predominantly dense development such as, for example, terraced houses, mansion blocks, a mix of different uses, medium building footprints and typically buildings of two to four storeys, located within 800 metres walking distance of a District centre or, along main arterial routes) with PTAL ratings of 6a, an appropriate density equates to 45-260 units/ha (or 200-700 habitable rooms/ha). The courtyard element of the proposal would provide approximately 227 units/ha (or 545 habitable rooms/ha). Therefore, the proposal would fall within the recommended ranges within Policy 3.4 of the London Plan. However, it should be emphasised that the policy’s supporting text makes clear that whilst a rigorous appreciation of housing density is crucial to realising the optimum potential of sites, it is not appropriate to apply the density ranges mechanistically.

35. Full details of the colour, texture and manufacturer’s specification of materials would be secured via condition to ensure that the quality and appearance of the materials are of a sufficiently high standard befitting of the Conservation Area.

36. Access to the proposed courtyard building would be gained through the existing, but upgraded entrance gate on St James’ Road and access to the existing flats at Claremont Court and St James’ Court would be as existing from St James’ Road, but benefit from an improved entrance and lobby. As stated above, pedestrian circulation on site would also be improved as a result of the removal of the access staircase to the
top floor at the rear of St James’ Court and provision of a new staircase to continue above the existing stairwell at Claremont Court.

37. Overall, and despite the concerns raised by the Surbiton CAAC, the proposed development is considered to be of high quality and would make a number of improvements for the existing residents. Though the infill aspect of the proposals would be clearly visible from St James’ Road, neighbouring properties and the streetscape, it would not be visually incongruous and would represent an unashamed and sympathetic addition to the buildings due to the use of different, but complementary coloured bricks and detailing, yet matching roof form.

38. As to the courtyard building and related works to the rear of Claremont Court and St. James’ Court, they would have very limited visibility from the street and other parts of Surbiton Town Centre Conservation Area. Furthermore, there is no prevailing pattern of development in this part of Surbiton Town Conservation Area which the proposals would conflict with. Officers consider that the proposed development would result in no harm to the host buildings, their setting or the surrounding heritage assets. Rather, it is considered to enhance the surrounding Surbiton Town Centre Conservation Area, thereby achieving compliance with the tests set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), Paragraph 193 of the NPPF, 2019, Policies 7.4, 7.6 and 7.8 of the London Plan, 2016 and Policies CS8, DM10, DM11 and DM12 of the LDF Core Strategy, 2012.

Housing Quality and Mix


40. Policy DM13 of the Council’s LDF Core Strategy, 2012 states that the Council will ensure that the housing delivered is of high quality and the most appropriate type. The Policy also states that new residential development is expected to incorporate a mix of unit sizes and types. The Policy requires that 2.1 (30%) of the proposed units should provide family accommodation (1 unit with 3 or more bedrooms) unless it can be robustly demonstrated that this would be unsuitable or unviable.

41. Officers acknowledge that the proposal would not provide any family dwellings which presents a policy conflict that would have to be weighed up in the final balance of the proposals.

42. With regards to internal space standards Policy 3.5 of the London Plan March 2016 (consolidated with alterations since 2011) states that for studios, 1 bedroom and 2 bedroom flats, the minimum internal floor areas below are required:
• Studio flat = 37 sqm (with shower room)
• No. 1 bedroom (2 person bedspaces) over 1 storey = 50 sqm
• No. 1 bedroom (2 person bedspaces) over 2 storeys = 58 sqm
• No. 2 bedroom (4 person bedspaces) flat over 1 storey = 70 sqm

43. All proposed units would comply with or exceed the minimum standards. Overall, the residential accommodation proposed would provide a good standard of accommodation for future occupants of the proposed development. However, the failure to provide larger units would weigh against the development.

Impact on Neighbours’ Residential Amenity

44. Paragraph 127 of the NPPF, 2019 and Policy 7.6 of the London Plan, 2016 (consolidated with alterations since 2011) seek to ensure that development secures a good standard of amenity for all existing and future users (of land and buildings).

45. More specifically, Policy DM10 of the LDF Core Strategy, 2012 seeks to safeguard residential amenity with regards to privacy, outlook, sunlight/daylight, avoidance of visual intrusion and noise and disturbance.

46. In this case the flats within Claremont Court and St James’ Court are the principal properties to be considered.

47. With regards to outlook Officers acknowledge that whilst the residents of the existing flats would experience a change in context due to the erection of a 3 storey development in the courtyard, their current outlook onto the blank boundary wall of the Waitrose supermarket and the inner courtyard which lacks any visual amenity is poor. It is considered that the courtyard development would significantly improve the existing situation, particularly through the provision of soft landscaping at ground floor level and the introduction of the first floor amenity deck which would also be bounded by soft landscaping. Similarly, the improvements to the walkways and the removal of the external staircase would improve the visual amenity of the existing residents. In terms of the infill aspect of the proposals, due to its siting and because it would match with the height and roof form of the adjacent structures it is considered that there would be no negative impact upon outlook. Overall, the proposals would not create an unacceptable sense.

48. With regards to privacy and visual intrusion the proposed courtyard development would not create a significant adverse impact in terms of the occupants of neighbouring properties. As stated above, the proposed soft landscaped areas would provide improved outlook for existing residents but also serve as screening between properties.
addition, the windows in the front elevation of the courtyard development would be partially obscured to prevent any unacceptable levels of overlooking or loss of privacy. This issue would be secured via condition.

49. Officers acknowledge the applicant's submission of a Daylight, Sunlight and Overshadowing Assessment and agree with its findings in that whilst there would be a reduction in daylight levels to one window of a neighbouring property (11 St James’ Court) that would fall just outside of the BRE guidelines, this reduction would be minor and consistent within developments in urban areas which is acceptable in this case.

50. With regards to noise and disturbance the proposed development would not cause harm to the amenity of the aforementioned properties above and beyond what is already associated with existing residential properties on the site. It should be emphasised that the proposal would relate to a residential development on a residential site which is considered entirely appropriate.

51. Part (h) of Policy DM10 of the LDF Core Strategy, 2012 states that development proposals should ensure adequate private and/or communal amenity space. In support of this stance Policy Guidance 13 of the Residential Design SPD, 2013 requires that new flats provide at least 10sqm of private amenity space per dwelling, plus 1m for each additional occupant. Overall, a total of approximately 81sqm would be required on site. Whilst Officers acknowledge the small area of grass which currently exists in the middle of the courtyard would be lost as a result of the proposals, over 115sqm of private outdoor amenity space would be provided in the form of the amenity deck alone, plus the private amenity space related to Flat 1. The proposed provision would exceed the requirements set out above and provide a net gain in amenity space.

52. Despite an increase in the built form across the site, the proposal development is considered to ensure a good standard of amenity in compliance with Paragraph 127 of the NPPF, 2019, Policy 7.6 of the London Plan, 2016 and Policy DM10 of the LDF Core Strategy, 2012.

Highways and Parking

53. Policies DM9 and DM10 of the LDF Core Strategy seek to ensure that new development has regard to local traffic conditions and does not contribute to congestion or compromise highway safety.

54. As stated above, the site has a Public Transport Accessibility Level of 6a (Excellent) and falls within the Surbiton Controlled Parking Zone (Zone S).

55. As the development falls within a CPZ the proposed car parking provision would be considered acceptable and in accordance with
policies DM9 and DM10 of the LDF Core Strategy, 2012 subject to the signing of a legal agreement. The legal agreement would preclude future occupants from obtaining on-street car parking permits and stipulate a requirement to inform potential buyers/tenants of the above exclusion, as well as publicise the lack of parking provision in sales brochures.

56. It should be noted that the applicant has agreed to enter into such an agreement which is currently being progressed.

57. With regards to cycle parking spaces and in accordance with the standards set out in Table 6.3 of the London Plan March 2016 9 spaces are required. The proposed plans show a dedicated, covered bicycle store integrated within the courtyard building which would provide 32 spaces. However, further details would be required via condition to ensure full compliance with Policies DM9 and DM10 of the LDF Core Strategy and the Sustainable Transport SPD, 2013 are achieved.

Legal Agreements

58. The applicant has agreed to enter into a legal agreement to car cap the development, preclude future occupants from obtaining on-street car parking permits and inform potential buyers/tenants of the above exclusion and to publicise the lack of parking provision in sales brochures should the Committee resolve to grant planning permission.

59. Subject to the signing of this legal agreement the proposal would comply with policies DM9 and DM10 of the LDF Core Strategy, 2012.

Trees

60. There are no trees within the site. However Officers acknowledge the presence of a street tree (Hawthorn) on the pavement of St James’ Road in close proximity to the proposed infill aspect of the development. This tree would be pruned as part of the proposals, however this work would both protect and retain the tree as per the submitted Arboricultural and Planning Integration Report dated 29 July 2019 and would be secured by condition.

Sustainability

61. Policies 5.1 and 5.2 of the London Plan, 2016 (consolidated with alterations since 2011) seek to mitigate climate change and achieve an overall reduction in London’s carbon dioxide emissions through a range of measures including using less energy, supplying energy efficiently and using renewable energy.

62. In addition, Policy CS1 of the LDF Core Strategy, 2012 states that the Council will ensure that all development (including extensions, refurbishments and conversions) is designed and built to make the
most efficient use of resources, reduce its lifecycle impact on the environment and contribute to climate change mitigation and adaptation. It should be noted that despite Policy DM1's requirements which encourage residential developments to achieve Code for Sustainable Homes (CfSH) Level 6 from 2016, the Code was revoked as part of the Housing Standards Review in 2015 and no longer applies. However, elements of the code were incorporated in the building regulations.

63. In this case the applicant has not submitted any information to demonstrate how the proposed development would achieve the required reductions in CO2 and internal water usage appear. As such, a detailed condition is recommended to ensure the required standards are met.

64. Subject to the satisfaction of sustainability standards secured by condition, the proposal is considered to comply with Policies DM1 of the Council's LDF Core Strategy, 2012.

Conclusion/Planning Balance

65. In conclusion, it is considered that whilst the proposal would result in a change in context for neighbouring dwellings and would not provide the required number of family dwellings on site, the latter weighing against the development, the adverse impacts of the development would not significantly and demonstrably outweigh the benefit of providing 7 net additional market units and the improvement of an existing unit on site.

66. In terms of heritage, the proposed development would not result in any harm either to the host building, or the surrounding Surbiton Town Centre Conservation Area. Indeed, the proposed development is considered to enhance the existing Southborough Conservation Area due to the sympathetic design and materials which reference the buildings original architectural style and materiality, thereby complying with the Planning (Listed Buildings and Conservation Areas) Act 1990 NPPF, 2019, the London Plan, 2016 (consolidated with alterations since 2011) and the LDF Core Strategy, 2012.

Recommendation:

APPROVE subject to a legal agreement and the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:
   - Dwg No. 2531 TPP - REV A-Tree Protection Plan Received 02/08/2019
   - Dwg No.2531-RDJWL-XX-XX-DR-A-0015-Site Location Plan Received 02/08/2019
   - Dwg No.2531-RDJWL-XX-XX- Received 02/08/2019
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<td>Claremont Court Existing Floor Plans</td>
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2. The development hereby permitted shall be commenced within 3 years from the date of this decision.

Reason: In order to comply with Section 91 of the Town and Country Planning Act, 1990. (As amended).

3. Samples for all facing materials, railings and staircase furniture shall be submitted to and approved in writing by the Local Planning Authority prior to above ground works. The development shall then be built in accordance with these approved samples and completed prior to occupation.

Reason: To ensure a satisfactory appearance on completion of the development in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) and DM12 (Development in Conservation Areas and Affecting Heritage Assets) of the LDF Core Strategy Adopted April 2012.
4. Prior to above ground works the following details shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to occupation and thereafter permanently retained.

(a) waste and recycling bin storage (including their manufacturer's specification, dimensions, colour and texture and capacity).

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.

5. The windows related to the courtyard development shall be obscured as per the siting and design detailed on Dwg No. 2531-RDJWL-01-ZZ-DR-A-0030 and Dwg No. 2531-RDJWL-01-ZZ-DR-A-0031 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 must be replaced in the event that it ceases to result in obscurity to level 3.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy.

6. Prior to occupation details of secure cycle parking facilities (including style and manufacturers specification) for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory cycle storage facilities and in the interests of highway safety in accordance with Policy DM8 (Sustainable Transport for New Developments) of the LDF Core Strategy Adopted April 2012.

7. All works on site shall take place in accordance with the following details which shall have previously been submitted to in the form of a Construction Management Plan and approved in writing by the Local Planning Authority prior to the commencement of work:

a) Statement on how the proposed development will be built, with method statements to outline how major elements of the works would be undertaken;
b) Proposals for loading/unloading materials, site storage etc;
c) The route to and away from site for muck away and vehicles with materials;
d) Deliveries/collections to and from the site should use a route that is agreed with NRSWA team. The agreed route should be signed accordingly.

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.

e) Protocol for managing deliveries to one vehicle at a time on sites with restricted access or space;
f) Protocol for managing vehicles that need to wait for access to the site; and
g) Whether any reversing manoeuvres are required onto or off the public highway into the site, and whether a banksman will be provided;
h) Temporary site access;
i) Signing system for works traffic;
j) Site access warning signs will be required in adjacent roads.
k) Whether it is anticipated that statutory undertaker connections will be required into the site.
l) Storage of plant, materials and operatives vehicles;
m) Measures for the laying of dust, suppression of noise and abatement of other nuisance arising from development works;
n) Location of all ancillary site buildings;
o) Means of enclosure of the site; and
p) Wheel washing equipment.
q) The parking of vehicles of site operatives and visitors.

Reason: These details are required prior to commencement of development because the relevant works would take place at the beginning of the construction phase and in order to safeguard the amenities of the surrounding residential occupiers and to safeguard highway safety and the free flow of traffic in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

8. The hard surfaces hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with Policy CS1 (Climate Change Mitigation) of the LDF Core Strategy Adopted April 2012.

9. Within 3 months of first occupation, evidence must be submitted to the Council confirming that the development hereby permitted has achieved no less than the C02 reductions (ENE1), internal water usage (WAT1) standards equivalent to Code for Sustainable Homes Level 4. Evidence requirements are detailed in the "Schedule of Evidence Required for Post Construction Stage from ENE1 and WAT1 of the Code for Sustainable Homes Guide. Evidence to demonstrate a 19% reduction compared to 2013 Part L regulations and internal water usage rates of 105L/day must be submitted to the Local Planning Authority, unless otherwise agreed in writing.

Reason: In order to ensure that all development is designed and built to make the most efficient use of resources, reduce its lifecycle impact on the environment and contributes to climate change mitigation and adaptation in accordance with Policy CS1 (Climate Change Mitigation) of the LDF Core Strategy Adopted April 2012.

10. Prior to above ground works and with specific regard to the proposed courtyard development, details of the implementation, adoption, maintenance and management of a sustainable drainage system shall have been submitted to
and approved in writing by the local planning authority. The system shall be implemented prior to occupation and thereafter managed and maintained in accordance with the approved details. Those details shall include a timetable for its implementation, and a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the effective operation of the sustainable drainage system throughout its lifetime.

Reason: To prevent the increased risk of flooding in accordance with Policy CS1 (Climate Change Mitigation) of the Local Development Framework Core Strategy Adopted April 2012.

11. The development hereby permitted shall be carried out in accordance with the Arboricultural and Planning Integration Report dated 29 July 2019 in relation to the retention and protection of the street tree on St James’ Road.

Reason: In the interests of visual amenity and also that the Local Planning Authority shall be satisfied as to the details of the development in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

12. The development hereby permitted shall be carried out in accordance with Dwg No. 2531-RDJWL-XX-XX-DR-A-0050-Landscape Layout. Any planting, trees or shrubs which within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of visual amenity and also that the Local Planning Authority shall be satisfied as to the details of the development in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

13. Prior to occupation details of the proposed species related to the living roofs and their associated irrigation systems and maintenance shall have been submitted to and approved in writing by the local planning authority. The approved works shall be carried out in the first planting season following the completion of the development. Any planting which within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. All living roofs shall be permanently retained for that purpose only and no access shall be gained except for maintenance purposes.

Reason: To ensure that these works are properly implemented and maintained and in the interest of visual amenity in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.
14. No fans, louvres, ducts, external lighting or other external plant other than those shown on the drawings hereby approved shall be installed without the prior written approval of the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of the neighbouring properties and the visual amenities of the area in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

16. Notwithstanding the details shown on the approved plans additional detailed drawings at Scale 1:5/1:10 of the depth of reveals and projecting bays, showing the relationship between the window frames and the elevations shall be submitted to and approved in writing by the Local Planning Authority prior to above ground works.

Reason: In order that the special architectural and historic interest of the surrounding heritage assets are safeguarded in accordance with Policy CS8 (Character, Heritage and Design) and Policy DM 12 (Development in Conservation Areas and Affecting Heritage Assets) of the LDF Core Adopted April 2012.

17. Notwithstanding the details shown on the approved plans additional detailed drawings at Scale 1:5/1:10 of the infill development showing the junctions and relationship between the adjacent structures and roof forms shall be submitted to and approved in writing by the Local Planning Authority prior to above ground works.

Reason: In order that the special architectural and historic interest of the surrounding heritage assets are safeguarded in accordance with Policy CS8 (Character, Heritage and Design) and Policy DM 12 (Development in Conservation Areas and Affecting Heritage Assets) of the LDF Core Adopted April 2012.

18. The development hereby permitted shall be carried out in accordance with Dwg No. 2531-RDJWL-XX-XX-DR-A-0050-Landscape Layout and the Konic lighting specification and information documents in relation to the proposed external lighting.

Reason: In the interests of visual amenity and to safeguard the amenities of the occupiers of the neighbouring properties and also that the Local Planning Authority shall be satisfied as to the details of the development in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.
1. Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council’s Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced.

2. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work before 8am or after 6pm Monday to Friday, before 8am or after 1pm on a Saturday or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Health Department Pollution Section.

3. Your attention is drawn to the fact that planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

4. In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form or our statutory policies in the Core Strategy, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

6. The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from,

- any adjoining owner, where the building owner proposes to carry out work to an existing party wall;
- build on the boundary with a neighbouring property;
- in some circumstances, carry out groundwork’s within 6 metres of an adjoining building.
Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in “The Party Walls etc. Act 1996 - Explanatory Booklet”.

7. The applicant will be responsible for the cost of all necessary changes to road markings and signage together with the cost of amending the Traffic Order for the Controlled Parking Zone.

8. Deliveries
   - Deliveries to the site will avoid peak traffic times. This is due to existing congestion along the surrounding roads which will be exacerbated with the proposals;
   - Deliveries to the site should where possible avoid waiting on the highway as this could result in a reduction to road safety and emergency access;
   - Any parking that cannot be contained within the site must park considerately and safely, so as not to obstruct sightlines at junctions or site accesses. The applicant should be aware that any such parking will cause unnecessary concern and agitation within the local community;
   - Should make full use of the site accesses to maximise the availability of off street parking

9. Servicing
   - Service parking and deliveries should not cause any damage to the verges or margins, and no parking is allowed on both.
   - A license from the Compliance Team will be required to erect off site direction signs. This same team will issue the hoarding license (if necessary) and seek appropriate deposits.
   - The applicant should be advised that a licence is needed for a tower crane, and should contact the Street Scene Compliance Team on 020 8547 5002. A traffic management arrangement for the delivery, erection, dismantling and removal of a tower crane (if it would be used) should be submitted for approval.
   - The applicant should be advised to consider if a parking suspension might be needed to allow access for big delivery construction vehicles involved. To apply for parking suspension (if needed), the applicant should contact the Environment Contact Centre on 020 8547 5002.

10. Highway Cleaning
    Should the access into the site during construction not be paved, spoil could be carried from the site onto the public highway. The access into the site should be paved to minimise the carryover of spoil onto adjacent roads. We would also require the applicant to sweep and wash down the adjacent roads to ensure that the public highway is kept clear of debris. This is to ensure a satisfactory road surface for road safety reasons at all times.
11. Road Condition Survey

It is highlighted that any proposed works will result in substantial movement of heavy vehicles on the highways, and therefore the Council will require the applicant to undertake a road and footway condition survey before construction begins. This will take the form of a joint inspection with a member of the Street Scene Team and will involve a photographic record and visual observation of the roads, verges and margins.

12. The applicant is therefore advised that damage to protected species and or their habitat would constitute an offence and should evidence of protected species being present on site be found as a result of future development he/she must fulfil his/her duties under the Wildlife and Countryside Act, 1981 (as amended) and the Conservation of Habitats and Species Regulations, 2010.

13. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Water’s pipes. The developer should take account of this minimum pressure in the design of the proposed development.

14. The development approved by this planning permission will be liable to pay the Mayor of London's Community Infrastructure Levy (MCIL) and RBK CIL. Payment will be due once the owner/developer serves a development Commencement Notice on the Council, and a payment Demand Notice has been received by the owner. Failure to submit a Commencement Notice will incur a surcharge of 20% of the chargeable amount or £2,500, whichever is the lower amount.

When you have discharged all pre-commencement conditions the Council will issue a Liability Notice to the owner setting out the MCIL and CIL calculations. Accompanying the Liability Notice will be a blank Commencement Notice and if necessary a blank Assumption of Liability form, both of which need to be completed and returned to the Council prior to development commencing. A failure to do so will incur a surcharge.

Should you have any questions in respect of the contents of this letter or the CIL more generally, please contact the Council's Contact Centre by email cil@kingston.gov.uk or phone 0208 547 5002.