

DELEGATED REPORT

REF No: 18/14767/FUL
SITE: Pandora House, Warren Road,
Kingston upon Thames, KT2 7HN



WARD: Coombe Hill

PROPOSAL:

Variation of Condition 2 (Approved Plans), Condition 6 (First Floor Windows) and Condition 10 (Landscaping Scheme) of Planning Permission 17/14005/FUL to revise landscaping scheme and front boundary treatment, alterations to first floor level side windows, installation of stone cladding to section of wall at first floor level and two vents on side elevation for internal plant associated with swimming pool

Plan Type: Full Application

Expiry Date: 05/10/2018

APPLICANT'S PLAN NOS:

16-T1337-110-C5 Proposed Ground Floor Plan	Received	10/08/2018
16-T1337-111-C5 Proposed First Floor Plan	Received	10/08/2018
16-T1337-112-C3 Proposed Second Floor Plan	Received	10/08/2018
16-T1337-113-C1 Proposed Roof Plan	Received	10/08/2018
16-T1337-121-C4 Proposed Front & Side Elevations	Received	10/08/2018
16-T1337-122-C4 Proposed Rear & Side Elevations	Received	10/08/2018
3D Illustration Drawing of Front Elevation	Received	10/08/2018
7749 Rev C Gate Plan & Railings Detail	Received	10/08/2018
Cover Letter	Received	10/08/2018
Indigo Surveys Letter re. Trees & New Wall/Gate Installation	Received	10/08/2018
PH0001_0006 Landscape Design Master Plan	Received	10/08/2018
Previously Approved Plans PDF	Received	10/08/2018
WR001-PL000 Site Location Plan	Received	10/08/2018
WR001-PL110-E Proposed Site Plan	Received	10/08/2018

WR001-PL111-D	Proposed	Floor	Received	10/08/2018
Plans				
WR001-PL112-D	Proposed		Received	10/08/2018
Elevations				
WR001-PL113-E	Proposed	Street	Received	10/08/2018
Scene & Site Section				
WR001-PL113-F	Proposed	Street	Received	10/08/2018
Scene & Site Section				

PLANNING POLICY GUIDANCE/PLANNING POLICY STATEMENTS

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

POLICIES

	LONDON PLAN JULY 2012
LP 3.3	Increasing housing supply
LP 3.4	Optimising housing potential
LP 3.5	Quality and design of housing development
LP 3.8	Housing choice
LP 5.2	Minimising carbon dioxide emissions
LP 5.3	Sustainable design and construction
LP 5.7	Renewable energy
LP 5.8	Innovative energy technologies
LP 6.10	Walking
LP 6.13	Parking
LP 6.9	Cycling
LP 7.1	Building London's neighbourhoods
LP 7.15	Reducing noise and enhancing soundscapes
LP 7.2	An Inclusive environment
LP 7.3	Designing out crime
LP 7.4	Local character
LP 7.5	Public realm
LP 7.6	Architecture
	LDF CORE STRATEGY CORE POLICIES
CS 01	Climate Change Mitigation
CS 02	Climate Change Adaptation
CS 06	Sustainable Travel
CS 08	Character, Heritage and Design
CS 10	Housing Delivery
	LDF CORE STRATEGY DEVELOPMENT MANAGEMENT
DM01	Sustainable Design and Construction Standards
DM03	Designing for Changing Climate
DM09	Managing Vehicle Use for New Development
DM10	Design Requirements for New Developments
DM13	Housing Quality and Mix

PREVIOUS RELEVANT HISTORY

15/14401/FUL	Demolition of existing dwelling and erection of new six bedroom detached dwelling and refuse/recycling store.	Permit with conditions 28/05/2015
15/15266/CON D	Details pursuant to Conditions 3 (Materials), 4 (Construction Phase), 7 (Sustainable Drainage), 8 (Tree Protection Plan), 9 (Landscaping Strategy Plan), 10 (Arboricultural Method Statement), 12 (Construction Management Plan) and 13 (Refuse Storage and Recycling) for Planning Permission 15/14401/FUL.	Approve 30/03/2016
16/14433/FUL	Erection of a six bedroom detached three storey dwellinghouse.	Permit with conditions 21/06/2016
16/15188/FUL	Variation to Condition 11 (Piling) of planning permission 16/14433/FUL - Erection of a six bedroom detached three storey dwellinghouse.	Permit with conditions 12/01/2017
16/15318/CON D	Details required by Conditions 4 (Works on Site), 7 (Sustainable Development), 8 (Sustainable Urban Drainage System), 9 (Tree Protection Plan), 10 (Landscaping Scheme), 12 (Construction Management Plan), 13 (Refuse Storage and Recycling Facilities), 14 (Cycle Parking) and 16 (Written Scheme of Investigation) of planning permission 17/14005/FUL	Approve 12/04/2017
17/14005/FUL	Variation of Condition 2 (approved drawings), namely elevational alterations and Condition 3 (facing materials) of planning permission 16/15188/FUL	Permit with conditions 27/02/2017

CONSULTATIONS

1. 14 neighbouring properties have been consulted and no representations have been received.
2. Statutory, Non Statutory and Internal Consultations
3. Historic England: No objection to previous application 17/14005/FUL
4. RBK Climate and Sustainability Officer: No response
5. RBK Highways: No objection to previous application 17/14005/FUL
6. RBK Trees: No response

SITE AND SURROUNDINGS

7. The application site is located on the western side of Warren Road, a private estate built in the 1950's and comprised of a large two storey detached property which was demolished in April 2016. The site is located within an area of Strategic Special Character and Archaeological

significance.

8. The area is characterised by large individually designed two storey detached properties set within spacious grounds with a heavy mature tree cover. The property is not listed.

PROPOSAL

9. Variation of Condition 2 (Approved Plans), Condition 6 (First Floor Windows) and Condition 10 (Landscaping Scheme) of Planning Permission 17/14005/FUL to revise landscaping scheme and front boundary treatment, alterations to first floor level side windows, installation of stone cladding to section of wall at first floor level and two vents on side elevation for internal plant associated with swimming pool.
10. Condition 2 (Approved Plans):
 11. The application seeks amendments to the approved plans comprising of:
 12. Section of stone cladding to first floor of side elevation facing Ballards Close (as per previously approved materials).
 13. Two vents on side elevation facing Ballard Close for internal plant associated with swimming pool.
 14. Condition 6 (First Floor Windows):
 15. The application seeks amendments to the approved windows comprising of:
 16. Two obscure glazed windows instead of three.
 17. Condition 10 (Landscaping Scheme):
 18. The application seeks amendments to the approved landscaping comprising of:
 19. Changes to the proposed paving materials and minor adjustments to the lawn and planting areas.
 20. Revised front boundary treatment, comprising a new rendered dwarf brick wall with 1.1 metre high zinc painted railings on top with new zinc painted 1.7 metre high sliding gate to driveway entrance.

ASSESSMENT

21. The Development Plan sets out that high quality development will be expected, which respects, takes advantage of, and enhances the positive elements and distinctive features of the borough. The main issues to consider when making an assessment of the application are the impacts of the proposals upon the character and appearance of the site and surrounding area.
22. The main issues for consideration in relation to this application are as follows:
 23. Principle
 24. The application seeks to erect a three storey, 6 bedroom detached property with a garage.

25. Policy CS10 of the LDF Core Strategy (Adopted 2012) states that the Council will take full advantage of opportunities to deliver new housing, and seeks to ensure that a broad mix of accommodation options are available to residents and that a range of local housing needs are met.
26. Policies CS8 and DM10 advise that proposals should relate well to their surroundings and be of a high standard of design to achieve a more attractive, sustainable and accessible environment.
27. Policy DM10 identifies the most essential elements which contribute toward the character and local distinctiveness of a street or an area which should be respected, maintained or enhanced, and includes the following:
28. Prevailing development typology, including house type, sizes, and occupancy;
Prevailing density of the surrounding area;
Scale, layout, height, form, massing;
Plot width and format which includes spaces between buildings; and
Building line build up, set back, and front boundary.
29. Furthermore, the Residential Design SPD (2013) advises that in general, the prevailing development typology should be respected and where possible maintained unless a departure from this can be justified, e.g. where the established character is weakly defined and requires enhancement to reinforce local identity. Where an established building line exists developers should ensure that their proposals reinforce this building line. In practice this means keeping new buildings or extensions in line with the fronts of existing buildings. Proposals to introduce dwellings or forms of development which diverge from the prevailing character of residential development will be resisted unless it can be demonstrated that these proposals would make a positive contribution to the streetscape.
30. The character of the area is predominately residential with the prevailing character on Warren Road that of large, two storey, individually designed detached properties set back from the highway within spacious grounds. The proposal would meet borough and London Wide policies and would not be out of character with the individually designed, large detached properties of the surrounding area and in keeping with the building lines and heights of the surrounding properties.
31. The principle of a house in this location has been established by the previously approved planning application 16/15188/FUL approved on the 12th January 2017.
32. Proposed Variation to Condition 2 (Plans)
33. The applicant proposes to make the following alterations to the approved plans:
34. The introduction of a section of stone cladding to the first floor of the side elevation facing Ballards Close, two vents on side elevation facing Ballard Close for internal plant associated with the swimming pool, would not have a significant impact on the proposal in terms of design, appearance or impact on neighbouring amenity.

35. Proposed Variation to Condition 6 (First Floor Windows)
36. The applicant proposes to make the following alterations to the approved first floor windows:
37. The insertion of two obscure glazed windows instead of three would not have a significant impact on the proposal in terms of design, appearance or impact on neighbouring amenity.
38. Proposed Variation to Condition 10 (Landscaping)
39. The applicant proposes to make the following alterations to the approved landscaping:
40. The revised front boundary treatment, comprising a new rendered dwarf brick wall with 1.1 metre high zinc painted railings on top with new zinc painted 1.7 metre high sliding gate to driveway entrance; and changes to the proposed paving materials and minor adjustments to the lawn and planting areas, would not have a significant impact on the proposal in terms of design, appearance or impact on neighbouring amenity.

RECOMMENDATION

Approve subject to the following condition(s):

- 1 The development hereby permitted shall be commenced within 3 years from the 21st June 2016, the date of the originally approved application 1614433/FUL that is subject to this application to variation.
Reason: In order to comply with Section 91 of the Town and Country Planning Act, 1990. (As amended)
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

16-T1337-111-C5 Proposed First Floor Plan	10/08/2018
16-T1337-110-C5 Proposed Ground Floor Plan	10/08/2018
16-T1337-112-C3 Proposed Second Floor Plan	10/08/2018
16-T1337-113-C1 Proposed Roof Plan	10/08/2018
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Cover Letter	10/08/2018
PH0001_0006 Landscape Design Master Plan	10/08/2018
WR001-PL110-E Proposed Site Plan	10/08/2018
WR001-PL111-D Proposed Floor Plans	10/08/2018
WR001-PL112-D Proposed Elevations	10/08/2018
WR001-PL113-E Proposed Street Scene & Site Section	10/08/2018

Reason: For avoidance of doubt and in the interests of proper planning.

- 3 The facing materials to be used in the construction of the building shall be those specified on the approved drawing WR001 PL114 Rev D, Proposed Elevations Showing Materials, dated 3/1/17 before the development is commenced and shall thereafter be retained as such.

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.

- 4 All works on site shall take place in accordance with the Working Scheme that has been approved by application 16/15318/COND unless otherwise agreed in writing by the Local Planning Authority.

Reason: 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.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting this Order) no windows or other openings (other than those hereby approved) shall be formed in the side walls of the building hereby approved without the prior written consent of the Local Planning Authority.

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.

- 6 Before the beneficial occupation of the development hereby permitted, any windows or rooflights at first floor and second floor level on the southern elevation facing Ballard Close and second floor windows on the northern side elevation facing Coombe Parva shall be constructed so that no part of the framework less than 1.7m above finished floor level shall be openable. Any part below that level 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 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.

- 7 No part of the development hereby approved shall be occupied until evidence has been submitted to the council confirming that the development has achieved not less than the CO2 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 & Wat1 of the Code for Sustainable Homes Technical Guide. Evidence to demonstrate a 19% reduction compared to 2013 part L regulations and internal water usage rates of 105l/p/day must be submitted to and approved by the Local Planning Authority, unless otherwise agreed in writing.

Reason: In the interests of sustainability and energy conservation in accordance with Policies 5.2 (Minimising Carbon Dioxide Emissions) and 5.3 (Sustainable Design & Construction) of the London Plan (July 2011) and Policy DM1 (Sustainable Design and Construction Standards) of the LDF Core Strategy Adopted April 2012.

- 8 All works on site shall take place in accordance with the Sustainable Drainage details that have been approved by application 16/15318/COND unless otherwise agreed in writing by the Local Planning Authority.

Reason: 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.

- 9 All works on site shall take place in accordance with the Tree Protection Plan that has been approved by application 16/15318/COND unless otherwise agreed in writing by the Local Planning Authority.

Reason: 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.

- 10 The development shall take place in accordance with the landscaping scheme PH0001_0006. The approved scheme shall be implemented within the first planting season following completion of the development and the tree planting and landscaping shall thereafter be maintained for five years to the satisfaction of the Local Planning Authority.

Any trees or shrubs which die during this period shall be replaced in the first available planting season, and the area shown to be landscaped shall be permanently retained for that purpose only.

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.

- 11 The foundations of the new development shall be built as per drawings: Proposed Foundation Plan (drawing no. 0900 T1); Typical Edge Detail at Foundations (drawing no. 5/300 T1); Typical Isolation Joint at Pad Footings (drawing no. 5/301 T1); Swimming Pool Detail (drawing no. 5/302 T1) and details within the Geoenvironmental Summary Report (prepared by Trentside Geotechnical Testing, dated September 2015), provided on 16/11/2016.

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 the interests of visual amenities and so 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 All works on site shall take place in accordance with the Construction Management Plan that has been approved by application 16/15318/COND unless otherwise agreed in writing by the Local Planning Authority.

Reason: 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.

- 13 The development shall be completed in accordance with the refuse storage and recycling facilities details that have been approved by application 16/15318/COND unless otherwise agreed in writing by the Local Planning Authority.

Reason: 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.

- 14 The cycle parking facilities that have been approved by application 16/15318/COND 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 refuse facilities to the satisfaction of the Council in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

- 15 The roof of the development hereby permitted shall not be converted or used as a balcony or a sitting out area, and no access shall be gained except for maintenance purposes.

Reason: To protect the amenities and privacy 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.

- 16 All works on site shall take place in accordance with the written scheme of investigation that has been approved by application 16/15318/COND unless otherwise agreed in writing by the Local Planning Authority.

Reason: Important archaeological remains may exist on this site. Accordingly the planning authority wishes to secure the provision of archaeological excavation and the subsequent recording of the remains prior to development, in accordance with the NPPF and in accordance with Policy DM 12 (Development in Conservation Areas and Affecting Heritage Assets) of the LDF Core Adopted April 2012.

INFORMATIVE(S)

- 1 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 of 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.
- 2 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.
- 3 You have been granted planning permission to build a dwellinghouse. 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.

- 4 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".

5 Ground Level / Base Level

Unless clearly specified otherwise, the base of the development shown on the approved plans is taken to be external ground level, and not a Damp Proof Course or Internal Finished Floor Level. The external ground level is expected to remain consistent before and after construction of the approved development unless specified otherwise on the approved plans.

- 6 The site and building works required to implement the development should be only carried out between the hours of 08.00 and 18.00 Mondays to Fridays and between 08.00 and 13.00 on Saturdays and not at all on Bank Holidays and Sundays.

- 7 The development approved by this planning permission will be liable to pay the Royal Borough of Kingston upon Thames Community Infrastructure Levy RBK CIL. We have calculated the amount of chargeable floorspace to be 407.3 m². The RBK CIL rates are available on our web pages and are subject to the national Tender Price Index In the event that the All-in Tender Price Index ceases to be published, the index referred to is the retail prices index; and the figure for a given year is the figure for November of the preceding year.

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 RBK CIL calculation.

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 RBK CIL more generally, please contact the Council's Contact Centre by email: cil@rbk.kingston.gov.uk or by phone: 0208 547 5002.

Signature of Case Officer:NP Date :21/12/2018 Signature of Lead Officer: Toby Feltham Date : 21/12/2018
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To be initialled by the Chair of Neighbourhood Committee or other authorised Councillor in all cases involving unresolved material planning representations.	
1. I endorse the recommendation of the Service Director(Planning and Transportation) to GRANT planning permission	
Signature	: _____
Date	: _____
or	
2. I wish this application to be referred to the Committee for determination.	
Signature	: _____
Date	: _____

Signature of Authorising Officer : Date :
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