

Environment Agency Consultation Monitoring

Planning

5 September 2017

Planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.

Target: No planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds. (Note: this should only include unresolved objections from the Environment Agency).

Data source: Environment Agency

Progress towards target: Target met

The Environment Agency (EA) monitors its performance on delivering Local Plans with regard to flood risk and in particular the number of planning permissions granted by local authorities contrary to its advice. This information is published on an annual basis on the EA's public website¹. However, it is not updated to take account of any additional comments / consultation responses after the initial objection has been made and therefore the data below provides a full picture.

This includes the EA's objections to London Borough of Richmond upon Thames applications made during the 2013/14, 2014/15 and 2015/16 financial years, and also for completeness, in previous years where the decision was not made in the same financial year. Also, the EA could have objected to applications in this monitoring year for which a decision is still pending.

Water quality grounds

The EA's published figures for the borough show that between the period of 01/04/2013 and 31/03/2015, the EA has objected to 1 planning application on water quality grounds in this Borough. For this application, the decision was made in the financial year of 2013/14, and the outcome was as follows:

- the application was resolved after an initial objection from the EA; appropriate conditions and/or informatives were appended to the planning permissions

There were no outstanding objections on water quality grounds in the previous monitoring years.

Flood risk grounds

Financial year 2015/16:

The EA's published figures for the borough show that between the period of 1/4/2015 and 31/3/2016, the EA has objected to 25 planning applications on flood risk grounds in this Borough and the outcomes were as follows:

- 4 applications were refused permission on flood risk grounds, in line with the Environment Agency's objections;
- 1 application was refused permission on flood risk grounds, in line with the Environment Agency's objections; the applicant appealed the decision, submitting a revised Flood Risk Assessment (FRA) and the application was permitted
- 1 application was resolved after an initial objection from the EA and was subsequently refused on other grounds; the application is currently at appeal.
- 1 application was resolved after an initial objection from the EA and was subsequently refused on other grounds; the application was subsequently dismissed at Appeal.
- 2 applications were resolved after an initial objection from the EA and were subsequently refused on other grounds
- 7 applications were resolved after an initial objection from the EA; appropriate conditions and/or informatives were appended to the planning permissions; and
- 7 applications were withdrawn; and
- 2 applications are currently pending decisions

Financial year 2014/15:

The EA's published figures for the borough show that between the period of 1/4/2014 and 31/3/2015, the EA has objected to 13 planning applications on flood risk grounds in this Borough and the outcomes were as follows:

- 6 applications were resolved after an initial objection from the EA; appropriate conditions and/or informatives were appended to the planning permissions
- 1 application was resolved after an initial objection from the EA and was subsequently refused on other grounds
- 1 application was superseded after an initial objection from the EA and a subsequent variation of condition application contained a revised FRA; and
- 5 applications were withdrawn.

Financial year 2013/14:

The EA's published figures for the borough show that between the period of 1/4/2013 and 31/3/2014, the EA has objected to 12 planning applications on flood risk grounds in this Borough and the outcomes were as follows:

- 1 application was refused permission on flood risk grounds, in line with the Environment Agency's objections;
- 2 applications were resolved after an initial objection from the EA and were subsequently refused on other grounds
- 5 applications were resolved after an initial objection from the EA; appropriate conditions and/or informatives were appended to the planning permissions; and
- 4 applications were withdrawn.

In summary, all applications were either:

- refused in line with Environment Agency advice,
- resolved due to submission of further information leading to the EA withdrawing their objection and/or appending appropriate conditions,
- withdrawn by the applicant,
- decided as no further action be taken, or
- the decision is still pending.

Therefore, **no decisions were made contrary to the Environment Agency's advice** and therefore the target is met.

1. <https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk>

EA Reference 2015/16	Lpa Reference No	Decision	Decision Date	Objection Reason	Decision Outcome	Proposal Description
SL/2015/114098	15/0688/FUL	Withdrawn by the applicant 20/08/2015	20/08/2015	Unsatisfactory FRA/FCA Submitted	Withdrawn	Demolition of building and erection of five, three storey townhouses plus semi-basement car parking at 6 Manor Road, and provision of an additional storey of residential accommodation comprising two flats to the existing building at 4 Manor Road, and ancillary development.
SL/2015/114401	15/1772/FUL	Granted permission 21/07/2015	21/07/2015	Unsatisfactory FRA/FCA Submitted	Granted with new FRA	Construct single storey side and rear extensions, 2 storey side extension, loft conversion to include rear dormer window & convert into 3no residential dwellings.
SL/2015/114514	15/2179/HOT	Refused permission 10/07/2015. Application Permitted on Appeal on 27/04/2016	27/04/2016	Unsatisfactory FRA/FCA Submitted	Appeal permitted with new FRA	Erection of ground and first floor rear extensions and first floor side extensions, installation of front rooflight windows, remodelling of front elevation and provision of new basement.
SL/2015/114557	15/2475/GPD15	Withdrawn by the applicant 28/07/2015	28/07/2015	Unsatisfactory FRA/FCA Submitted	Withdrawn	Change of use of Existing Ground Floor Office Class B1(a) to Dwelling Class C3
SL/2015/114582	15/2535/FUL	Withdrawn by the applicant 18/08/2015	18/08/2015	Sequential Test: Vulnerability not appropriate to Flood Zone	Withdrawn	Additional first floor accommodation to provide a dwelling, for use in conjunction with the working boathouse under.
SL/2015/114613	15/2741/FUL	Withdrawn by the applicant 03/09/2015	03/09/2015	Unsatisfactory FRA/FCA Submitted	Withdrawn	Demolition of existing garage and construction of a new 3 bedroom residential house.
SL/2015/114624	15/1796/FUL	Withdrawn by the applicant 17/12/2015	17/12/2015	Unsatisfactory FRA/FCA Submitted	Withdrawn	Demolition of No's.37 and 39 Strawberry Vale and erection of a pair of semi-detached houses with basement garaging and storage accommodation. Works to the remaining property at No.41 Strawberry Vale incorporates reinstating and extending the roof and providing a 1st floor rear extension. (Joint Application)
SL/2015/114630	15/3058/GPD15	Withdrawn by the applicant 13/08/2015	13/08/2015	Unsatisfactory FRA/FCA Submitted	Withdrawn	Conversion of the existing building from Use Class B1a (offices) to C3 (residential) comprising 8 flats (2 x 1 bed, 2 x 2 bed and 4 x 3 bed).
SL/2015/114656	15/1659/FUL	In Progress		Unsatisfactory FRA/FCA Submitted	In Progress	Alterations and extensions to existing main front house and conversion into two x 3-bed houses, associated landscaping works, cycle and bin storage
SL/2015/114723	15/3256/GPD15	Prior Approval Approved 22/09/2015	22/09/2015	Part C of Exception Test not passed	Granted with new FRA	Change of use of B1 office to C3 residential use of ground and mezzanine floors (2 x 1 bed flats at ground floor level, 1 x 1 bed flat at first floor level)
SL/2015/114736	15/3296/FUL	In Progress		Unsatisfactory FRA/FCA Submitted	In Progress	SITE A: Removal of 40 garages Create a short terrace of high quality two storey houses consisting of three x three-bedroom houses and two x four-bedroom houses. Provision of 19 parking spaces in a shared surface courtyard
SL/2015/114765	15/3515/GPD15	Prior Approval Approved 12/11/2015	12/11/2015	Unsatisfactory FRA/FCA Submitted	Granted with new FRA	Change of use of Existing Ground Floor Office Class B1(a) to Dwelling Class C3
SL/2015/114766	15/0258/FUL	Refused permission 18/08/2015. Appeal Dismissed on 08/07/2016	08/07/2016	Unsatisfactory FRA/FCA Submitted	Refused Permission	Alterations to front, side and rear elevations (as approved under 14/4217/FUL); Installation of patio in rear garden (as approved under 14/4217/FUL); New front boundary treatment (as approved under 14/4217/FUL); Extension to coach house and creation of a self-contained studio flat to include first floor terrace. Amended as follows on 01.07.2015: First floor terrace to studio flat added to the description of development
SL/2015/114800	15/3633/GPD15	Prior Approval Refused 12/10/2015	12/10/2015	Unsatisfactory FRA/FCA Submitted	Refused Permission	Conversion of the existing building from Use Class B1a (offices) to C3 (residential) comprising 8 flats (2 x 1 bed, 2 x 2 bed and 4 x 3 bed).
SL/2015/114992	15/4170/GPD15	Prior Approval Approved 01/12/2015	01/12/2015	Unsatisfactory FRA/FCA Submitted	Granted with new FRA	Change of use of the first floor from B1 offices to C3 residential.

EA Reference 2015/16	Lpa Reference No	Decision	Decision Date	Objection Reason	Decision Outcome	Proposal Description
SL/2015/115146	15/4589/GPD15	Prior Approval Refused 15/12/2015	15/12/2015	Unsatisfactory FRA/FCA Submitted	Refused Permission	Change of use from B1a (office) to 8 residential flats.
SL/2015/115248	15/1892/FUL	Refused permission 18/12/2015	18/12/2015	Unsatisfactory FRA/FCA Submitted	Refused Permission	Conversion of existing garage to single dwelling, incorporating basement and ground floor extensions.
SL/2015/115267	15/5206/FUL	Granted permission 24/03/2016	24/03/2016	Development next to a watercourse/flood defence	Granted with new FRA	Demolition of existing sports building including sports hall, swimming pool, changing areas, and other ancillary accommodation. Erection of a new two storey sports building including main sports hall, secondary sports hall, changing areas, and other ancillary accommodation. The erection of a temporary Sports Hall with changing and Wc facilities during the construction of the new sports hall.
SL/2015/115281	15/3506/FUL	Granted permission 23/09/2016	23/09/2016	Unsatisfactory FRA/FCA Submitted	Granted with new FRA	Auxiliary structure to be formed in existing grounds to provide Asgill house Trust office, disabled WC, Kitchenette and store.
SL/2015/115288	15/5134/GPD15	Prior Approval Approved 01/02/2016	01/02/2016	Unsatisfactory FRA/FCA Submitted	Granted with new FRA	Change of use from B1a (office) to 8 residential flats.
SL/2015/115307	15/5023/FUL	Refused permission 05/02/2016. Appeal Lodged on 27/04/2016	27/04/2016	Unsatisfactory FRA/FCA Submitted	In Progress	Ramp for access by disabled and elderly people. No change of use. Ramp replaces former access via steps.
SL/2016/115366	15/5342/FUL	Refused permission 10/10/2016	10/10/2016	Unsatisfactory FRA/FCA Submitted	Refused Permission	Erection of two additional storeys to provide 7 residential units and alterations to the elevations of the building.
SL/2016/115463	15/5428/FUL	Refused permission 24/03/2016	24/03/2016	Unsatisfactory FRA/FCA Submitted	Refused Permission	***Construction of a new two-storey self-contained dwelling.
SL/2016/115526	16/0047/FUL	Refused permission 26/09/2016	26/09/2016	Part C of Exception Test not passed	Refused Permission	Demolition of the existing building and the erection of four x 2 bed dwellings with associated parking.
SL/2016/115583	16/0215/FUL	Withdrawn by the applicant 31/03/2016	31/03/2016	Unsatisfactory FRA/FCA Submitted	Withdrawn	Demolition of a rear stock room and yard and creation of a 2 bedroom dwelling over 2 floors with one parking space at ground level.

EA Reference 2014/15	Lpa Reference No	Decision	Decision Date	Objection Reason	Decision Outcome	Proposal Description
SL/2014/112716	13/4516/FUL	Refused permission 22/08/2014. Appeal Dismissed on 01/12/2014	01/12/2014	Unsatisfactory FRA/FCA Submitted	Refused Permission	Demolition of the existing garage and construction of a 3 bedroom 2 storey house.
SL/2014/112756	14/0790/FUL	Granted permission 12/06/2015	12/06/2015	Unsatisfactory FRA/FCA Submitted	Granted with new FRA	Conversion of existing listed buildings from disused bakery and joinery workshop to provide two houses (within no6-8) and flat over shop/office (no10). Demolition of part-three, part-two and single storey rear (later extensions) within the curtilage (and attached) to the listed buildings. Three new split-level houses with associated car parking to rear, with landscaped courtyard between new build and listed buildings.
SL/2014/112544	14/0914/FUL	Granted permission 09/12/2014	09/12/2014	Unsatisfactory FRA/FCA Submitted	Granted with new FRA	Demolition of the existing buildings with the exception of Weir Cottage. Erection of part four/part five/part six/part seven storey building to provide 213 flats. Erection of 6 three storey houses to Broom Road frontage. Use of Weir Cottage for residential purposes. Provision of 258 car parking spaces at basement and ground level. Closure of existing access and provision of two new access from Broom Road, provision of publicly accessible riverside walk together with cycle parking and landscaping.
SL/2014/112573	14/1026/P3JPA	Withdrawn by the applicant 07/05/2014	07/05/2014	Unsatisfactory FRA/FCA Submitted	Withdrawn	Change of use of ground and first floor of no. 18 and first floor of no. 20 from offices (B1a) to residential (C3) comprising of 3 flats
SL/2014/112691	14/1371/FUL	Withdrawn by the applicant 19/06/2014	19/06/2014	Unsatisfactory FRA/FCA Submitted	Withdrawn	Formation of a ramp to a raised front door to the existing office building and the construction of 1.2 metre high wall at ground floor level to form part of the external elevation of the existing building, to act as a defence against flooding
SL/2014/112983	14/2279/FUL	Granted permission 29/12/2014	29/12/2014	Unsatisfactory FRA/FCA Submitted	EA reconsulted - objections withdrawn	Conversion of ground floor of boathouse to office (B1) use with glazed extension to ground floor. New glazing and balcony to existing first floor extension.
SL/2014/112949	14/2372/P3JPA	Withdrawn by the applicant 22/07/2014	22/07/2014	Part C of Exception Test not passed	Withdrawn	Change of use of the office building (use class B1a: Business) to six residential units (6x2 bed) flats (use class C3: Dwelling house)
SL/2014/113328	14/3633/P3JPA	Withdrawn by the applicant 20/10/2014	20/10/2014	Unsatisfactory FRA/FCA Submitted	Withdrawn	Change of use of existing building from B1a offices to C3 residential (x 10 flats)
SL/2014/113772	14/4196/FUL	Granted permission 27/02/2015	27/02/2015	Unsatisfactory FRA/FCA Submitted	Granted with new FRA	The use and erection of temporary structures for the purposes of hosting the Rugby World Cup 2015 Tournament at Twickenham Stadium.
SL/2014/113773	14/4197/FUL	Granted permission 27/02/2015	27/02/2015	Unsatisfactory FRA/FCA Submitted	Granted with new FRA	The use and erection of temporary structures for the purposes of hosting the Rugby World Cup 2015 Tournament at Twickenham Stadium.
SL/2015/113881	14/5076/FUL	Granted permission 03/07/2015	03/07/2015	Surface Water - FRA/FCA unsatisfactory	Granted with new FRA	Proposal for the co-location of Strathmore and Russell Schools onto a single site in purpose built facilities with associated car parking and landscaping. The Proposed Development involves the construction of a new purpose built school to house the existing Russell Primary School with an expanded size from its existing one form entry (FE) provision, to a one FE plus a shared FE (an additional four classrooms). The new school would also accommodate part of the existing Strathmore Special Educational Needs (SEN) School provision so that these schools are co-located.
SL/2015/114102	14/5224/FUL	Withdrawn by the applicant 18/03/2015	18/03/2015	Unsatisfactory FRA/FCA Submitted	Withdrawn	Construct single storey side and rear extensions, 2 storey side extension, loft conversion to include rear dormer window & convert into 3no residential dwellings.
SL/2015/113883	14/5343/P3JPA	Prior Approval Approved 17/02/2015	17/02/2015	Unsatisfactory FRA/FCA Submitted	Granted with new FRA	Change of use of existing building from B1a offices to C3 residential (x 10 flats)

EA Reference 2013/14	Lpa Reference No	Decision	Decision Date	Objection Reason	Decision Outcome	Proposal Description
	13/0883/FUL	Withdrawn by the applicant 09/05/2014	09/05/2014	Unsatisfactory FRA/FCA Submitted	Withdrawn	Erection of rear single storey lower ground extension with extended roof terrace. Upgrade finishes and replacement balustrade and external staircase to existing roof terrace. New refrigeration plant for cold store within enclosure.
	13/1118/FUL	Refused permission 02/10/2013	02/10/2013	Development next to a watercourse/flood defence, Risk to life and / or property, Unsatisfactory FRA/FCA Submitted	Refused Permission	Demolition of existing dwelling, garage, cottage and boat house and erection of new single family dwelling with associated changes to the hard and soft landscaping.
	13/1958/FUL	Granted permission 06/11/2013	06/11/2013	Surface Water - FRA/FCA unsatisfactory	EA reconsulted - objections withdrawn	Construction of extensions, revised hard and soft landscaping, car parking layout and play facilities to cater for an expansion of The Vineyards School
	13/2130/FUL	Granted permission 07/05/2014	07/05/2014	Development next to a watercourse/flood defence	Granted with new FRA	Proposed resurfacing of existing storage area, extension to Outside Broadcaster Compound, installation of refuelling point, cycle stands and ancillary works
	13/2374/FUL	Refused permission 03/06/2014. Appeal Dismissed on 27/04/2015	27/04/2015	Unsatisfactory FRA/FCA Submitted	Refused Permission	Change of use of ground floor office unit (Use Class B1) and first floor self-contained flat (Use Class C3), into a dwellinghouse (Use Class C3).
	13/2649/P3JPA	Withdrawn by the applicant 29/08/2013	29/08/2013	Unsatisfactory FRA/FCA Submitted	Withdrawn	Change of use of existing mezzanine floor B1 office 'Unit 1' to a residential dwelling.
	13/2651/P3JPA	Withdrawn by the applicant 29/08/2013	29/08/2013	Unsatisfactory FRA/FCA Submitted	Withdrawn	Change of use of existing ground floor B1 office 'Unit 3' to a residential dwelling (c3).
	13/2906/FUL	Withdrawn by the applicant 10/03/2014	10/03/2014	Sequential Test: Vulnerability not appropriate to Flood Zone, Unsatisfactory FRA/FCA Submitted	Withdrawn	Demolition of existing buildings and replacement with a Riverside Restaurant Pavilion.
	13/3388/FUL	Granted permission 01/08/2014	01/08/2014	Development next to a watercourse/flood defence	Granted with conditions	Demolition of existing buildings and erection of part three, part four storey building with basement to provide 1355m2 of B1 space together with 21 residential units, provision of 38 parking spaces, childrens playspace and riverside walk
	13/3390/FUL	Granted permission 01/08/2014	01/08/2014	Development next to a watercourse/flood defence	Granted with conditions	Demolition of existing buildings and erection of part three, part four storey building with basement to provide 27 residential units and 4 live/work units, provision of 36 parking spaces, childrens playspace and riverside walk.
	13/3794/P3JPA	Prior Approval Refused 06/12/2013	06/12/2013	Unsatisfactory FRA/FCA Submitted	Refused Permission	Proposed change of use of ground and first floor from B1 Office use to C3 Residential use (1 No.2 bedroom Unit).
	13/2130/FUL	Granted permission 07/05/2014	07/05/2014	Unacceptable risk to water quality	Granted with new FRA	Proposed resurfacing of existing storage area, extension to Outside Broadcaster Compound, installation of refuelling point, cycle stands and ancillary works, and removal of outer fence line along western boundary.