

Environment Agency Consultations 2016-2022

London Borough of Richmond

18 August 2023

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 website. 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 2016/17, 2017/18, 2018/19, 2019/20, 2020/21, 2021/22 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.

Target: No planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds

Progress towards target: Target met.

Data source: Environment Agency

Flood risk grounds

Financial year 2016/17:

The EA's published figures for the borough show that between the period of 1/4/2016 and 31/3/2017.

The EA has objected to 11 planning applications on flood risk grounds in this Borough and the outcomes were as follows:

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- 2 applications were withdrawn.

Financial year 2017/18:

The EA's published figures for the borough show that between the period of 1/4/2017 and 31/3/2018.

The EA has objected to 10 planning applications on flood risk grounds in this Borough and the outcomes were as follows:

- 2 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, and the appeal was dismissed.

- 1 application was refused permission on flood risk grounds, in line with the Environment Agency's objections: the applicant appealed the decision, and the appeal was allowed.
- 2 applications were resolved after an initial objection from the EA after an appropriate flood risk assessment were received.
- 1 application were resolved after an initial objection from the EA; appropriate conditions and/or informative were appended to the planning permissions; and
- 3 applications were withdrawn.

Financial year 2018/19:

The EA's published figures for the borough show that between the period of 1/4/2018 and 31/3/2019.

The EA has objected to 3 planning applications on flood risk grounds in this Borough and the outcomes were as follows:

- 1 application were refused permission on flood risk grounds, in line with the Environment Agency's objections.
- 1 application were resolved after an initial objection from the EA after an appropriate flood risk assessment were received.
- 1 application were resolved after an initial objection from the EA; appropriate conditions and/or informative were appended to the planning permissions.

Financial year 2019/20:

The EA's published figures for the borough show that between the period of 1/4/2019 and 31/3/2020.

The EA has objected to 7 planning applications on flood risk grounds in this Borough and the outcomes were as follows:

- 1 application were refused permission on flood risk grounds, in line with the Environment Agency's objections.
- 1 application was resolved after an initial objection from the EA and was subsequently refused on other grounds.
- 1 application were resolved after an initial objection from the EA after an appropriate flood risk assessment were received.
- 1 application did not receive a decision from the Local Planning Authority after an initial objection from the EA, the applicant appealed the decision, and the appeal was dismissed.
- 1 application were resolved after an initial objection from the EA; after further information was provided to the EA and;
- 2 applications were withdrawn.

Financial year 2020/21:

The EA's published figures for the borough show that between the period of 1/4/2020 and 31/3/2021.

The EA has objected to 5 planning applications on flood risk grounds in this Borough and the outcomes were as follows:

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

Financial year 2021/22:

The EA's published figures for the borough show that between the period of 1/4/2021 and 31/3/2022.

The EA has objected to 8 planning applications on flood risk grounds in this Borough and the outcomes were as follows:

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

Financial year 2022/23:

The EA's published figures for the borough show that between the period of 1/4/2022 and 31/3/2023.

The EA has objected to 5 planning applications on flood risk grounds in this Borough and the outcomes were as follows:

- 2 applications were 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; after further information was provided to the EA and;
- 1 application were withdrawn.

EA Reference	LPA Reference	Decision	Decision Date	Objection Reason	Decision Outcome	Proposal Description
SL/2016/115604/01-L01	16/0046/FUL	Planning permission granted	26/09/2016	EA objected to the proposed development as it failed to meet the requirements of the second part of the flood risk Exception Test.	Permission granted with the recommended conditions.	Demolition of the existing building and the erection of three x 2 bed dwellings with associated parking, landscaping and basement.
SL/2016/115770/02	16/1073/HOT	Planning application Withdrawn	13/10/2016	EA objected to the application as the FRA was insufficient and further information was needed.	Application withdrawn.	The demolition of the existing summer house in the rear garden and the replacing with a new pavilion in the garden.
SL/2016/115783/01-L01	16/1145/FUL	Planning permission granted	15/12/2016	<p>The submitted FRA fails to consider the increased vulnerability of the proposed use.</p> <p>It also fails to make any assessment of the impact of climate change using appropriate climate change allowances.</p> <p>The proposed development does not have finished floor levels above the 1 in 100 including an allowance for climate change flood level, including a 300 millimetre freeboard to prevent internal flooding and ensure safety of the development's users.</p> <p>The proposed development does not have a safe means of access and/or egress in the event of flooding. Consequently, there would be an unacceptable risk to the health and safety of the occupants in a flood event.</p>	Permission granted after the EA removed the objection, and the planning permission was granted with the suggested planning conditions.	Conversion of part lower ground floor to form 1 x 1 bed self contained flat. New external staircase to match existing

EA Reference	LPA Reference	Decision	Decision Date	Objection Reason	Decision Outcome	Proposal Description
SL/2016/116050/02-L01	16/1650/FUL	Planning Permission Granted	19/08/2016	The EA raised concerns that the development may cause impact to the structural integrity to the existing river wall.	Planning permission granted after it was shown the new development would not impact the structural integrity of the existing river wall.	Partial demolition of existing extension and construction of a new extension to the rear and side of the property. General refurbishment works to exterior. Internal works to reconfigure living and kitchen space and alterations to bathrooms and bedrooms.
SL/2016/116496/02-L01	16/1796/FUL	Planning Permission Refused	19/04/2017	Missing Flood Risk Assessment.	Appealed and the appeal was dismissed. EA removed their objection.	Internal alterations to convert existing dwelling into two dwellings.
SL/2016/115940/03-L01	16/1903/FUL	Planning Permission Granted	15/11/2016	The EA objected as the FRA fails to provide sufficient detail of flood mitigation measures at the development.	Planning permission granted with additional conditions and a revised FRA.	Change of use from office (B1) to residential (C3), demolition and rebuild of the existing single storey rear building, basement extension to Grade II listed building in the Kew Green Conservation Area.
SL/2016/116043/01-L01	16/2352/FUL	Not determined refused permission	11/03/2020	The FRA does not adequately assess all risk factors.	Not determined and appeal dismissed.	Demolition of 6 Manor Road and erection of three storey building with basement level to create 12 additional two-bedroom apartments, car parking spaces, bicycle storage, amenity space and related ancillary works. Erection of additional storey on 4 Manor Road for three two-bedroom apartments and related ancillary works.

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SL/2016/116051/05-L01	16/2502/FUL	Planning Permission Granted	17/03/2017	The FRA was incomplete and therefore did not adequately assess all risk factors associated with the development.	Permission granted with a condition that was suggested by the Environment Agency.	Demolition of existing dwelling and erection of a new six bedroom house with basement.
SL/2016/116055/03-L01	16/2537/FUL	Planning Permission refused	02/11/2017	The EA recommended that a condition be included on the planning permission.	EA suggested a condition to reduce the flood risk of the development. Appeal Allowed.	Demolition of the existing building, and redevelopment of the site for 8 residential units (1 x 1 bed, 7 x 2 bed units) with associated car and cycle parking, amenity space, refuse and recycling storage.
SL/2016/116625/01	16/2637/FUL	Planning Permission Granted	07/03/2017	Inadequate Flood Risk Assessment.	Granted after EA removed their objection due to an adequate flood risk assessment being received.	Demolition of the existing building and the erection of new two-storey house, with a basement and front and rear light wells and a rear dormer.
SL/2016/116379/02-L01	16/2696/FUL	Planning Permission Refused	23/10/2017	Inadequate Flood Risk Assessment.	Permission refused	Renovation of existing building (the Luggage Locker) to form two bedroom flat with internal courtyard.
SL/2016/116379/02-L01	16/2700/FUL	Planning Permission Refused	23/10/2017	Inadequate Flood Risk Assessment.	Planning Permission refused and appeal dismissed	New detached 4/5 bedroom house with attached double garage and basement with new vehicular crossover to replace existing shelter.
SL/2016/116237/01-L01	16/2971/FUL	Planning Application refused	07/03/2017	The submitted FRA failed to demonstrate the development will be safe from flooding.	Planning application refused.	Erection of a residential development of two part 3 and part 4 storey buildings comprising: 2 no. 1 bed flats, 14 no. 2 bed duplex units and 6 no. 3 bed duplex units, provision of 17

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						parking spaces (including 1 car club space), cycle storage and refuse storage facilities together with associated landscaping works.
SL/2017/117319/01-L01	16/3303/FUL (Subsequent Application 17/2419/FUL)	Planning Permission Refused	29/03/2019	EA raised no objections to the subsequent planning application.	Planning permission refused. A further application was submitted (17/2419/FUL) and that was subsequently dismissed on appeal.	Demolition of existing garage compound and erection of two detached dwellings with car parking, amenity space and landscaping.
SL/2016/116459/01-L01	16/3961/FUL	Planning Permission Refused	09/02/2017	There was an insufficient Flood Risk Assessment attached to the application.	Planning permission refused.	Demolition of rear stock room and yard to create a 2 bedroom dwelling over 2 floors with one integral parking space at ground level
SL/2016/116644/01-L01	16/4595/HOT	Planning Permission Granted	22/02/2017	There was an insufficient Flood Risk Assessment attached to the application. The FRA failed to provide finished floor levels for the ground and basement. The FRA also failed to consider the requirement for flood resilient measures.	Planning permission granted after the food risk assessment was revised.	Basement extension under the footprint of the existing property to provide ancillary living space.
SL/2017/116714/01	16/4601/FUL	Planning Application was withdrawn	09/02/2017	The FRA submitted with this application does not comply with the requirements set out in national policy and guidance.	Planning application was withdrawn.	Demolition of existing house and construction of a new 5 bed house with associated outbuilding for parking to side and rear of property.

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SL/2017/116740/01-L01	16/4749/HOT	Planning Application was granted	17/03/2017	The FRA submitted with this application does not comply with the requirements set out in national policy and guidance.	Planning application was granted after revisions to the development and a revised FRA.	Erection of a single storey rear extension (to replace existing extension) to the ground floor. Erection of a bay window to the front bedroom on the first floor.
SL/2017/117196/02-L01	17/1997/FUL	Planning Application was withdrawn	12/07/2017	The EA identified the proposal as an inappropriate development in the functional floodplain and there was an inadequate Flood Risk Assessment attached to the application.	Planning application was withdrawn.	Demolition of the existing single storey boathouse and erection of a new single storey building plus mezzanine for use as a D1 flexible riverside exhibition space.
SL/2017/117237/02-L01	17/2181/GPD15	Prior Approval Granted	10/08/2017	The FRA submitted with this application does not comply with the requirements set out in the National Planning Policy Framework and Local Plan policy.	After providing a revised FRA the EA removed their objection.	Change from B1 office use into C3 residential use comprising 2 no. 2 bedroom flats.
SL/2017/117254/01-L01	17/2199/FUL	Planning Application was withdrawn	11/08/2017	There was an insufficient Flood Risk Assessment attached to the application.	Planning application was withdrawn.	The addition of two pontoons with ramped access to the riverfront of the neighbouring properties of Wyndfall and Wild Thyme. The existing pontoon to the riverfront of Wyndfall is to be removed.
SL/2017/117500/02-L01	17/3263/GPD15	Prior Approval Approved	23/10/2017	The proposed development falls into a flood risk vulnerability category that is inappropriate to the Flood Zone in which the application site is located, and the FRA submitted with this application does not comply with the requirements set out in national policy and guidance.	Approval was gained after clarification was provided which led to the EA removing their objection.	Change of use from B1(a) (office use) to C3 residential (seeking approval as ancillary floorspace for the adjoining dwellinghouse at 1A Riverview Gardens known as 'The Lodge').

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SL/2017/117545/01-L01	17/3393/HOT	Planning Application Approved	10/11/2017	The FRA submitted with this application does not comply with the requirements set out in the National Planning Policy Framework.	Planning permission granted after a revised FRA and the basement development was removed.	Demolition and replacement of existing rear and side extensions, alterations to fenestration and replacement of existing roof extension including raising rear roof.
SL/2017/117570/01	17/3506/FUL	Planning Application Withdrawn	26/03/2018	EA requested more information on how the development could impact tidal flood defences.	Planning application withdrawn.	Erection of a gazebo structure/extension to side elevation of Cafe in Radnor Gardens.
SL/2018/118128/07-L01	18/0547/FUL	Planning Application Refused	17/08/2021	EA needed further details that the proposed development would meet the Thames Estuary 2100 Plan and the development would not be at risk of flooding.	Planning application refused after EA removed objection following the revised drawings.	APPLICATION A: Hybrid application to include. 1. The demolition of existing buildings and structures, except The Maltings and the façade of the Bottling Plant and former Hotel; Site clearance and groundworks, to allow for the comprehensive phased redevelopment of the site: 2. Detailed application for works to the east side of Ship Lane which comprise: a. Alterations and extensions to existing buildings; erection of buildings (3 to 8 storeys) plus basements to allow for 439 residential apartments; Flexible use floorspace for various commercial uses, community and leisure; and hotel, cinema, gym and office floorspace

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						<ul style="list-style-type: none"> b. New pedestrian, vehicle and cycle accesses and associated highway works c. Provision of on-site cycle, vehicle and service parking at surface and basement level d. Provision of public open space, amenity and play space and landscaping e. Flood defence and towpath works f. Installation of plant and energy centres 3. Outline application, with all matters reserved for works to the west of Ship Lane which comprise: <ul style="list-style-type: none"> a) Single storey basement and buildings varying in height from 3 to 7 storeys b) Residential development of up to 224 units c) Nursing and care home (up to 80 ensuite rooms) with associated facilities d) Up to 150 units of flexible use living accommodation for either assisted living or residential use e) New pedestrian, vehicle and cycle accesses and internal routes, and associated highway works

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						f) Provision of on-site cycle, vehicle and service parking g) Provision of public open space, amenity and play space and landscaping.
SL/2018/118727/01-L01	18/3310/FUL	Planning Permission Granted	01/04/2020	The EA requested that the applicant should submit a detailed method statement which includes all aspects of construction of this development and the full sequencing of works, to demonstrate that these proposed works will not adversely affect the flood defence structure.	Planning permission granted after the EA requested conditions were attached to the application.	Demolition of existing buildings and structures, and redevelopment of the site to provide a 4-6 storey specialist extra care facility for the elderly with existing health conditions, comprising of 88 units, communal healthcare, therapy, leisure and social facilities (including a Restaurant/bar/cafe and swimming pool). Provision of car and cycle parking, associated landscaping and publicly accessible amenity space including a children's play area.
SL/2018/118897/02-L01	18/3431/HOT	Planning Permission Granted	22/02/2019	EA requested a condition to be attached to the permission to ensure the development is carried out in accordance with the approved flood risk assessment.	Planning permission granted with the attachment of a requested condition by the EA.	Construction of basement extension with front lightwell.
SL/2019/118926/01-L01	18/4005/FUL	Planning permission granted	10/06/2019	The submitted FRA does not comply with the standards set out in national policy and guidance.	Planning permission granted after EA removed their objection due to clarifications made on the	Replacement river edge, new pontoon and brow.

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					location and levels of the Thames tidal flood defences.	
SL/2019/118995/01-L01	18/4138/FUL	Planning permission granted	11/11/2019	There was an insufficient FRA submitted with the application. It was suggested by the EA that the ground floor levels would need to be higher than the year 2100 tidal flood level.	Permission granted after receiving an acceptable FRA.	Demolition of existing dwelling and construction of two-storey five-bedroom (10-Person) dwelling with basement and associated landscaping and refuse/recycling and cycle storage.
SL/2019/119044/01-L01	18/4241/FUL	Planning application withdrawn	23/03/2023	The EA objected to this development as it is situated within Flood zone 3 and there is no acceptable FRA attached to the application which does not comply with the NPPF.	Application was withdrawn.	Demolition of existing workshop and erection of a 1 x 1 bedroom self-contained dwelling with associated refuse and cycle storage.
SL/2019/119116/01-L01	19/0646/FUL	Planning permission refused	07/08/2020	EA objected to the proposed development and request the application was refused due to its impacts on nature conservation and Water Framework Directive Requirements.	Planning permission refused.	Demolition of existing buildings (with retention of a single dwelling) and redevelopment of the site to provide up to 116 residential units and 175sq.m commercial floorspace (Use Class B1) with associated hard and soft landscaping, car parking and highways works and other associated works.
SSL/2019/119296/03-L01	19/1565/FUL	Planning permission granted	23/12/2019	EA did not object to the proposed development but stated the development would need a planning condition to ensure compliance with the NPPF.	Planning permission granted with the attachment of the requested condition.	Temporary Retention for 5 years of Mobile home at Ham Polo Club

EA Reference	LPA Reference	Decision	Decision Date	Objection Reason	Decision Outcome	Proposal Description
SL/2019/119310/01-L01	19/1655/HOT	Planning permission refused	26/07/2019	EA objected to the proposed development as it occurs within 8m of a main river and flood defence. The position of the proposed development is likely to restrict essential maintenance and emergency access to the watercourse and defences.	Planning permission refused due to its impact on flood defences.	Single-storey rear/side extension, installation of roof lights and solar panels and removal/replacement of trees. Elevational alterations.
SL/2019/119389/07-L01	19/2006/FUL	Planning permission refused	29/07/2020	EA objected due to the absence of an acceptable flood risk assessment.	Planning permission refused due an inadequate flood risk assessment.	Demolition of existing dwelling and garden room. Erection of new five bedroom dwelling (amended drawings including design changes and removal of garden room).
SL/2019/119487/02-L01	19/2323/FUL	Planning permission granted	06/02/2020	EA had no objections on flood risk but stated the structure would need to be demounted in order to achieve TE2100 raisings in the future.	Planning permission granted with the EA permit informative attached.	Installation of timber ramp for disabled access (updated Flood Risk Assessment)
SL/2019/119704/01-L01	19/3154/FUL	Planning permission granted	17/01/2020	EA objected to the proposed development as it built over a flood defence. The EA then required further information to determine if the development would have detrimental impact on the flood defence.	Planning permission granted after EA removed their objection and satisfied it did not cause a detrimental impact on the flood defence.	Proposed new brow (ramped gangway) from waterfront at rear of property, to existing pontoon. (Retrospective)
	20/0764/FUL	Planning permission refused	07/05/2020	EA response unavailable, but note the application was refused.	Planning permission refused.	Installation of 12 no. columns and 14 luminaires (LED) on 3 tennis courts to extend the availability for activities until 22:00.

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SL/2020/120219/05-L01	20/1040/FUL	Planning permission granted	25/08/2022	EA objected and requested further information.	Planning permission granted after the EA removed their objection and requested condition added to the planning permission.	Installation of new piling to the riverbank.
SL/2020/120474/01-L01	20/1870/FUL	Planning permission granted	19/08/2021	The submitted flood risk assessment was produced in 2013; therefore, does not account for the latest climate change allowances.	Planning permission granted after a revised flood risk assessment was received.	Conversion to Use Class C3 of part only of B1 commercial space (with direct access at ground floor level) approved under LPA Ref: 13/3388 and providing at first floor level 4 x 2 Bed and 2 x 1 Bed dwellings.
SL/2021/120875/01-L01	20/3185/FUL	Planning application withdrawn	26/11/2021	The development is proposed to be in a functional floodplain and the use is not compatible with this flood zone. It is also not shown within the application how the development would not compromise the structural integrity/ performance of the flood defences. The development proposes toilets and there is no indication of how the sewage will be disposed of.	Planning application withdrawn.	Temporary use for 5 years of land at Harrods Wharf as a ferry terminal (Sui Generis) with the erection of 2 pavilions and a canopy for the use as a ticket office, staff room, storage/maintenance and enclosed waiting room with café kiosk and associated works.
SL/2021/120909/01-L01	21/0308/FUL	Planning permission refused	14/04/2021	EA objects to the proposed development as it is in an undefended area and within the functional floodplain.	Planning permission refused.	Demolition of a C3 residential boathouse and construction of a dwelling

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SL/2021/120896/01-L01	21/0471/FUL	Planning permission refused	08/04/2021	EA objects to the proposed development as it is within 8m of a main river and the flood risk assessment does not adequately assess the flood risk posed to the development.	Planning permission refused.	Proposal of a new 1 Bedroom House over two floor levels, with alterations to the front driveway accommodating vehicular parking
SL/2021/120977/01-L01	21/0858/FUL	Planning application withdrawn.	20/09/2021	EA objected to the proposed development due to an inadequate flood risk assessment.	Planning application was withdrawn.	Extension of existing slipway.
SL/2021/121303/01-L01	21/1360/HOT	Planning permission granted	09/08/2021	EA objected to the rear extension associated with the proposed development due to it being in close proximity to the main river and a concern it may restrict essential access for maintenance and upgrading works.	Planning permission granted as the EA removed the objection due to the extension being set back from the river as far as practically possible.	Change from an existing pitched roof with rooms in the roof to a new gambrel/mansard roof with rooms in the roof with same ridge height. Minor rear and side extensions on ground floor and a new matching front elevation bay window on ground and first floor to match existing bay on ground and first floor.
SL/2021/121348/03-L01	21/2454/FUL	Planning permission refused	27/02/2023	EA objected to the proposed development as the proposed sand area would lead to a small net loss of flood storage at this location.	Planning permission refused. EA suggested a planning condition to attach to ensure the development would comply with the NPPF.	Extension to existing sand arena with associated fencing and surfacing

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SL/2021/121481/02-L01	21/3248/FUL	Planning permission granted	13/07/2022	EA objected due to there being an inadequate flood risk assessment.	Planning permission granted with the revised flood risk assessment and attached the suggested informative regarding permits.	Retrospective Application for Replacement Equestrian Track
SL/2022/121735/01-L01	21/4055/HOT	Planning permission refused	29/03/2022	EA objected as the submitted Flood Risk Assessment does not comply with the requirements for site-specific flood risk assessments.	Planning permission refused.	Installation of piles, pontoon, bridge and access ramp in the River Thames for private mooring and launching of boat.
SL/2022/121747/02-L01	21/4232/HOT	Planning permission granted	24/05/2022	EA objects as there was an inadequate flood risk assessment and there was a concern regarding the buffer zone of the development and the River Crane.	Planning permission granted after the EA removed their objection.	Single storey rear extension. New front door, change of use of garage to habitable space including new window to replace existing garage door, replacement windows (amended).
SL/2022/121802/01-L01	22/0620/HOT	Planning permission refused.	26/04/2022	EA objected as the proposed side and outbuilding extensions restricts access to the flood defence which is required for maintenance and future statutory raisings. It was stated that it would be unlikely for a Flood Risk Activity Permit to be gained for the proposed works.	Planning permission refused.	Ground floor rear extension, ground and first floor side extension, ground floor front porch extension, rear dormer and rooflights, conversion of existing garage to habitable space, internal alterations, and refurbishment.
SL/2016/115675/01-L01	16/0403/HOT	Planning permission granted	23/03/2016	EA objected due to there being an inadequate flood risk assessment.	Planning permission granted after receiving an adequate Flood Risk Assessment.	Partial demolition at the rear of the property and construction of a two-storey rear extension.

EA Reference	LPA Reference	Decision	Decision Date	Objection Reason	Decision Outcome	Proposal Description
SL/2019/118998/01-L01	19/0171/GPD15	Prior Approval Approved	19/03/2019	The EA objected to this development as it is situated with Flood zone 3 and there is no acceptable FRA attached to the application which does not comply with the NPPF.	Prior approval approved after receiving an adequate Flood Risk Assessments.	Change of use from B1 (Offices) to C3(a) (Dwellings) (2 x 2 bed).