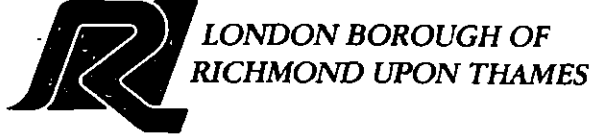


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## SUPPLEMENTARY AGENDA - ADDENDUM

For a meeting of the  
**PLANNING COMMITTEE**  
to be held on  
**WEDNESDAY 12 NOVEMBER 2014**  
at  
**7:00 PM**  
in the  
**SALON, YORK HOUSE, RICHMOND ROAD, TWICKENHAM**  
Gillian Norton, Chief Executive

Nese keni veshtersi per te kuptuar kete botim, ju lutemi ejani ne receptionin ne adresen e shenuar me poshte ku ne mund te organizojme perkthime nepermjet telefonit.

Albanian

এই প্রকাশনের অর্থ বৃদ্ধিতে পাওয়া যদি আপনার কোন সমস্যা হয়, নিচে দেওয়া ঠিকানায় যোগাযোগ করুন-এ চলে আসুন যেখানে আমরা আপনাকে টেলিফোনে দোতারাঁর সেবা প্রদানের ব্যবস্থা করতে পারবো।

Bengali

જો તમને આ પુસ્તિકાની વિગતો સમજવામાં મુશ્કેલી પડતી હોય તો, કૃપયા નીચે જણાવેલ સ્થળના રિસેપ્શન પર આવો, જ્યાં અમે ટેલિફોન પર ગુજરાતીમાં ઉ-ટર-સિટીંગ સેવાની ગોઠવણ કરી આપીશું.

Gujarati

اگر در فهمیدن این نشریه مشکل دارید، لطفاً به مهل پذیرش در آدرس قید شده در زیر رجوع فرمایید تا سرویس ترجمه تلفنی برایتان فراهم آورده شود.

Farsi

إذا كنت لديك صعوبة في فهم هذا المنشور، فنرجو زيارة الإستقبال في العنوان المعطى أدناه حيث بإمكاننا أن نرتب لخدمة ترجمة شفوية هاتفية.

Arabic

اگر آپ کو اس اشاعت کو سمجھنے میں کوئی مشکل ہے تو، براؤزر کے لیے ہمارے ایڈریس کے استعمال پر جا کر سیکھیں، جہاں ہم آپ کیلئے ٹیلیفون انٹرمیڈیٹ ٹرانسلیشن سروس (ٹیلیفون پر ترجمانی کی سروس) کا انتظام کر سکتے ہیں۔

Urdu

ਜੇਕਰ ਤੁਹਾਨੂੰ ਇਸ ਪਰਚੇ ਨੂੰ ਸਮਝਣ ਵਿਚ ਮੁਸ਼ਕਲ ਪੇਸ ਆਉਂਦੀ ਹੈ ਤਾਂ ਹੇਠਾਂ ਦਿੱਤੇ ਜਾਣੇ ਪਠੇ ਉੱਪਰ ਰਿਸੇਪਸ਼ਨ 'ਤੇ ਆਓ ਜਿੱਥੇ ਅਸੀਂ ਟੈਲੀਫੋਨ ਤੇ ਗੱਲਬਾਤ ਕਰਨ ਲਈ ਇੰਟਰਪ੍ਰਿਟਰ ਦਾ ਪ੍ਰਬੰਧ ਕਰ ਸਕਦੇ ਹਾਂ।

Punjabi

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Polish

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## Planning Committee – 12th November 2014

### Addendum

The Addendum details amendments made to the agenda reports since their publication. It may include corrections to the report, additional information (such as extra informatives and conditions) and late correspondence received in relation to the agenda items.

#### Pages 15-26, (4A) 14/3393/FUL – STRAWBERRY HILL HOUSE, WALDEGRAVE ROAD, TWICKENHAM

Additional conditions:

+ Ecology surveys + No music before 10  
+ SMP

✓ NS15 - Travel surveys shall be undertaken throughout the operation of the ice rink hereby approved and these shall demonstrate how people travelled to the ice rink. Within 3 months from the last day of the permission implemented under condition NS02, results of the survey shall be submitted to the Local Planning Authority.

REASON: To monitor the traffic implications of the event

✓ NS16 - This permission is for a limited period of 1 year only expiring on the 28th February 2015 or the 29<sup>th</sup> February 2016, when the use hereby permitted shall be discontinued.

Reason: To safeguard the amenities of the surrounding area and those enjoyed by occupants of neighbouring properties within the borough and to comply with the terms of the application

✓ NS17 - The intensity of illumination shall not at any time exceed a lux value of 1 lux measured at a point 1m above ground level at a distance of 10m to the east of the eastern elevation of any part of the ice rink and associated structures hereby approved. A compliance report must be submitted and approved to the Local Planning Authority prior to the commencement of use of the ice rink by the public which demonstrates that the criterion detailed above has been achieved. The ice rink shall not be operational unless the lighting remains at all times in compliance with these details.

REASON: To preserve nature conservation interests in the area.

✓ NS18 - The floodlights lighting the ice rink shall not be used after 20:30 hours on any day.

REASON: To preserve nature conservation interests in the area and amenities of occupants of neighbouring residential properties.

✓ NS19 - No upward lighting shall be used at the application site without the prior agreement in writing of the Local Planning Authority.

REASON: To preserve nature conservation interests in the area and amenities of occupants of neighbouring residential properties.

✓ Amend NS02 to read:

The use of the ice rink shall be for a single limited period of 7 weeks only either between 12 November 2014 and 28 February 2015 (except Christmas Day) or 1 November 2015 and 29 February 2016 (except Christmas Day), but not for both periods set out above. The use hereby permitted shall be discontinued and the buildings and works carried out under this permission shall be removed from the site by either the 28 February 2015 or 29 February 2016 whichever is relevant.

REASON: The prominent position within the grounds of a listed building and materials of construction are not considered suitable for a permanent building and to allow the Local Planning Authority to be in a position to review the use after a reasonable time period to ensure that it does not result in unreasonable levels of noise and general disturbance prejudicial to the enjoyment of neighbouring occupiers of their properties and private rear gardens nor generate levels of traffic that prejudice local parking conditions as well as to comply with the terms of the consent sought.

( DV48 – Delete TA-001C and A4 sheet of 150W metal halide lamp )

Undelete

Insert after para 37:

#### Ecology

The Council's Ecologist has visited the site and has identified features on 2 trees which mean that they have the potential for habitation as roosting places for bats. The London Wildlife Trust have advised that their database indicates that there are no bat roost records on the grounds of Strawberry Hill House. Given the distance of approx. 16m between the closest of the identified trees and the proposed ice rink, it is recommended that no lighting shall be installed at the ice rink that will create a level of light spillage that exceeds 1 LUX within 10m from the east elevation of any part of the ice rink in order to mitigate any potential harm upon bats within the locality. This will be secured by condition. ( NS17 )

#### Representations

##### **Two further letters from Strawberry Hill Residents Association**

-Figures do not support a need to start operating at 9am, for schools and charities there is ample time for them to skate from 10am, less impact on traffic

-Proposal to push back the start time and if possible to limit the operating time period to 6 weeks (as last year)

-Council will not be undertaking a check of ambient noise levels which we had considered necessary before lending our support, we understand prior to the rink opening the applicants must file a compliance report and the Council will only get involved if there are complaints

-Concerned that the ambient night time acoustic reading derived from a reading taken at 11.10pm in late May, concern that this may not provide a

representative base reading for typical night time (11pm – 7am) and particularly one in the winter months when the rink will be operating

-Concern was reinforced by the applicants advising us that the night time ambient noise level at Strawberry Hill House was higher than that for last year's rink at York House which was difficult to understand given the seclusion of Strawberry Hill House

-Consider that it would be better if the Council checked the accuracy of the ambient noise levels prior to the rink becoming operational however, since in the event of complaints the Council will get involved to ensure compliance with its planning requirements, we believe this should provide assurance that residents living close by will be protected from any continuing disturbance during the operation of the rink, on this basis the application has our support

#### **One further representation from Bonser Road**

-Noise from the PA system, music particularly from the bass travels very far. Can you ensure the bass is turned off and the loudspeakers are positioned as to not flood residential houses

-Same applies for generator noise which is usually left on overnight

-Parking in Bonser Road (particularly at the top) already suffers from student parking. What guarantee that this will not worsen

-Light pollution

-If generators are diesel powered, will appropriate filters be fitted?

#### **Further comments from neighbour in Michelham Gardens**

-Committee date brought forward by 1 week, natural to assume that the ice rink installation date deadlines have driven the committee meeting

-Reservations for ticket sales and events dates and current radio promotions/competitions already happening (also raised by another neighbour – breach of the application)

-Have reviewed the report relating to the York House rink last year, only 6% skaters skated between 10-11am, of these 63% on Saturday and Sunday, of these 2% skated on weekdays during 10-11am. No need to open at 9am

-Request that the opening hours is from 10am not 9 and reduced period of 6 weeks is considered

#### **Biodiversity**

The planning application contains no plan to address the detrimental impact of the proposed ice rink on the biodiversity of Strawberry Hill and more specifically the garden of Strawberry Hill House which is a registered Historic Park.

A rich habitat exists in the land between Michelham Gardens and the open grass area of Strawberry Hill House. Owls, woodpeckers, foxes are heard and seen regularly amongst the more regular woodland wildlife.

This planning application for an ice rink with a capacity of 100 skaters a session running 11 hours a day with generator, pump and chiller equipment running 24 hours a day over 7 week period + 2 weeks disruption for installation and dismantling as well as lighting and music for the same period will have a negative impact on the area's biodiversity.

This does not support the National Planning Policy Framework which states that planning authorities should:

P.118 "When determining planning applications, local authorities should aim to conserve and enhance biodiversity"

P.123 "protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason"

-Photos showing parking on an average week day, Tower Road (CPZ 8-10.30am) and Michelham Gardens, showing neither street can take any additional parking during the day. Michelham Gardens is first street from the station where parking is not controlled

-There is a required crossover time, arrival of people/no need for visitors to leave the site immediately so not obliged to vacate any parking

-In the event that planning is granted, we would ask that ice rink customers are informed via the website or via ticketing information that additional parking is available along Waldegrave Road (outside the college) if they are not able to park in the Strawberry Hill House car park.

#### **Letters signed by 12 households**

The Design and Access Statement submitted indicated that a resident consultation was carried out on 15 August (document TA005), 12 household have signed letters confirming they were not invited and therefore did not have the opportunity to express their initial views

#### **Applicant response**

-Has provided a mobile number which will be available in the Strawberry Hill Residents Association newsletter

-9-10am slot is a quiet time which is ideal for parents with toddlers, disability groups including those in wheelchairs, no music will be played through the PA system during the 9am session

-Success of the rink and the calculations to cover costs are based on a 7 week period, in addition, this year a proportion of all sales will go to Strawberry Hill House

-Conditions will still be in place for the 7<sup>th</sup> week and there is no planning reason to curtail the rinks operation

**Pages 27 – 32, (4B) 14/3175/FUL – 2 CHESTER CLOSE,  
QUEENS RIDE, BARNES**

Correction to committee report

Paragraph 12 – Replace *'The front lightwell would be a subterranean development measuring some .055m by 2.25m'* with:

*'The front lightwell would be a subterranean development measuring some 0.55m deep by 2.25m wide'*

Paragraph 12: correction. There will not be a low railing to the front lightwell.

Additional Representations:-

Further representations have been received from a local resident / speaker. The objections largely reiterate previous objections already set out in the committee report and also include:

- No Construction Management Plan (CMS) and neighbours will not be able to comment on the CMS if agreed as a condition
- Lightwell at front not dimensioned
- Design and Access Statement makes no reference to how the development is to be designed or constructed.
- The front lightwell encroaches onto communal gardens
- Pedestrian access path to nos. 1 to 15 of Chester Close restricted

Officer's response to the additional objections.

- CMS not required at decision stage. A CMS condition is included. As advised in the committee report the structural integrity of the development and the potential impact on the structure of neighbouring buildings are considered to be appropriately dealt with through the Building Regulations and the Party Wall Act.
- The front lightwell measures some 0.55m deep by 2.25m wide
- Design and Access Statements are not a statutory requirement for this type of application.
- The applicant has signed ownership certificate A (section 12. of the application form) confirming the proposed development would be wholly located within their property.
- The drawings indicate that the front lightwell would not encroach onto the pedestrian path.

**Add informative -IE06 - Details of piling-EHO consultation**

**Add condition – details of front light well enclosure**

**Pages 61-66, (4E) 14/1220/FUL – 9 ROSSLYN ROAD,  
TWICKENHAM**

One additional Planning Condition recommended;

U78247 - The 500mm high fencing hereby approved shall not be constructed otherwise than in accordance with details to be submitted to and approved in writing by the Local Planning Authority, such details to specify the design and external finishes thereof.

REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

**Pages 79-82, (4H) 14/3591/VRC – 49 NORTH WORPLE WAY**

Late Representation: A further representation and photographs (included with the file) has been received from no. 48 to the scheme in addition to their original representation. In summary:

- Reiterates increase in height would be visually intrusive and out of character
- No. 49 projects further than other properties in the terrace which means rear extension will protrude 2.5m, not 1.8m as stated in report
- Example of incremental development, to the detriment of surroundings and neighbouring impact
- Requests that side extension should be finished in slate and velux not glass as shown on the plans to be more in keeping

Amend the paragraph 14 on page 81 to read:

"In this case, the proposed rear extension would project approximately 1.8-2.5 metres along the boundary shared with 125 Avondale Road and 48 North Worple Way. The rear extension therefore complies with the SPG, and due to this limited depth it is not considered to result in undue loss of light to or visual intrusion when viewed from habitable rooms or garden despite the increase in height."

**Pages 83-88, (4I) 14/3664/HOT; 66 Gerard road, Barnes**

Further letters of representation have been received on behalf of the owners at No. 64 Gerard Road:

- Loss of sunlight to rear patio
- Lack of site visit
- Validity of the Certificate of Lawful Development
- Proposed project is out of character with area and harmful to its appearance; and harmful to neighbouring amenities.
- Other examples in area which are not complaint with policy – No. 33 Gerard Road



- Use of accommodation

Add condition: DV11 - Use of roof restricted

**Pages 89-93, (4J) 10/1095/DD09 – SYD'S QUAY & SANS SOUCI (bungalow), EEL PIE ISLAND, TWICKENHAM**

Late Representations

An additional set of photographs and layout plan of Eel Pie Island submitted by Eel Pie Island resident.

Amend condition NS01 to read:

The external lighting hereby approved shall consist of (as shown on the Lighting Schedule labelling on the site plan hereby approved), A – Aurora IP67 Adjustable LED 3 wall walkover lights with amber filters which shall be adjusted so that the beams are angled towards the lower part of the adjacent building; B – Aurora IP67 fixed 1 watt LED marker lights; C – Aurora IP65 Fixed Wall Light which shall be operated by PIR motion sensors only and shall not be permanently switched on; D – Aurora IP67 Fixed LED driveover lights which shall include amber filters. REASON: In the interests of the local environment and wildlife.

Amend condition NS02 so as to read;

NS02 – All lighting hereby approved shall consist of white and not blue illumination, and in addition, the lighting indicated on the approved plan as "walkover lights A" and as "driveover lights D" shall be covered by amber filters within a period of 6 weeks from the date of this permission. REASON: In the interests of the local environment and wildlife, and to accord with the details proposed by the applicant.

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# AGENDA

*For a meeting of the*  
**PLANNING COMMITTEE**  
*to be held on*  
**WEDNESDAY 12 NOVEMBER 2014**  
*at*  
**7:00 PM**  
*in the*  
**SALON, YORK HOUSE, RICHMOND ROAD, TWICKENHAM**  
Gillian Norton, Chief Executive

<b>Committee Members:</b>	<b>Councillor Curran (Chairman), Councillor Head (Joint Vice-Chairman), Councillor Seymour (Joint Vice-Chairman), Councillor Allen, Councillor Boyle, Councillor Chappell, Councillor Churchill, Councillor Coombs, Councillor Dias, Councillor Elengorn, Councillor Fleming, Councillor Frost, Councillor Hambidge, Councillor Healy, Councillor Hill, Councillor Howard, Councillor Linnette, Councillor Marcel, Councillor Martin, Councillor Dr Mathias, Councillor Nicholson, Councillor O'Malley, Councillor Percival, Councillor Roberts, Councillor Sale, Councillor Speak, Councillor Thompson and Councillor Tippett.</b>
<b>Expected Attendance:</b>	<b>Councillor Martin Seymour (Joint Vice-Chairman), Councillor Piers Allen, Councillor Susan Chappell, Councillor Jennifer Churchill, Councillor Benedict Dias, Councillor Martin Elengorn, Councillor Pamela Flen, Councillor Stephen Speak and Councillor Robert Thompson</b>
<b>Committee Manager:</b>	<b>Henry Langford, Democratic Services Officer, 020 8891 7244, henry.langford@richmond.gov.uk</b>
<b>Register to speak:</b>	<p>You can now register your request to speak at Planning Committee by using our new online form:</p> <p><a href="http://www.richmond.gov.uk/apply_to_speak">http://www.richmond.gov.uk/apply_to_speak</a></p> <p>Please note that you can still register to speak by calling the Customer Service Centre on 020 8891 1411.</p> <p><b>All requests to speak must be received by 12noon the working day before the meeting.</b></p>

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### **1. APOLOGIES**

To receive any apologies for absence.

### **2. DECLARATIONS**

In accordance with the Members' Code of Conduct and the Planning Protocol, Members are requested to declare any interests orally at the start of the meeting and again immediately before consideration of the matter. Members are reminded to specify the agenda item number to which it refers and the nature of the interest.

Members are also asked to declare whether they have been subject to lobbying from interested parties, if they have carried out any site visits and whether they have predetermined their view on any item to be considered.

### **3. MINUTES**

To consider the minutes of the Planning Committee held on 22 October 2014 –*Attached*.

### **4. APPLICATIONS FOR DEVELOPMENT PERMISSION; LISTED BUILDING CONSENT; AND ENFORCEMENT OF PLANNING CONTROL**

Reports of the Development Control Manager attached – see list below.

The recommendations contained in the attached reports are those of the officers and are not binding upon the Committee.

The Chairman will confirm the order in which the attached reports are to be heard at the start of the meeting. Members are asked to note that there may be an adjournment of the meeting for a period of approximately 10 minutes starting at a convenient time from 8.30pm.

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15 - 26	<b>4a) 14/3393/FUL - STRAWBERRY HILL HOUSE, WALDEGRAVE ROAD, TWICKENHAM (Mr Berkley Driscoll)</b>	<b>SOUTH TWICKENHAM WARD</b>
	<p>Temporary change of use and erection of temporary structures to permit open air ice skating seven days a week (except Christmas Day) between the hours of 09.00am and 8.00pm for seven weeks (plus two weeks for rigging/de-rigging) per annum between either the months of November 2014 and February 2015 or between November 2015 and February 2016. Temporary structures to include an open air ice rink, marquees to accommodate ticketing/viewing and skate hire, area for ice rink machinery (chillers, generator, bunded fuel tank and pumps) housed in an acoustic enclosure; beverage and food concessions within 4 gazebos, decorative and safety lighting and PA system for background music.</p>	OT
	Recommendation: <b>PERMISSION</b>	
27 - 32	<b>4b) 14/3175/FUL - 2 CHESTER CLOSE, QUEENS RIDE, BARNES (Mrs Tania Bailey)</b>	<b>MORTLAKE, BARNES COMMON WARD</b>
	<p>Basement extension including front and rear lightwells. Alterations to rear fenestration at ground level.</p>	UT
	Recommendation: <b>PERMISSION</b>	
33 - 38	<b>4c) 13/2029/FUL - HAPPY TIMES NURSERY, GRENA ROAD, RICHMOND (D. Limb for Mrs S. Brown)</b>	<b>NORTH RICHMOND WARD</b>
	<p>Site air conditioning plant and acoustic housing inside ground floor to front with new acoustic louvre to west elevation.</p>	ND
	Recommendation: <b>PERMISSION</b>	
39 - 60	<b>4d) 14/1579/FUL - HARRODIAN SCHOOL, LONSDALE ROAD, BARNES (Sir Alford Houstoun-Boswall, The Harrodian School Limited)</b>	<b>BARNES WARD</b>
	<p>Erection of a roof extension to the senior block building to accommodate additional sixth form classrooms and other school accommodation; and to allow an increase in the maximum number of pupils allowed to attend the school to 1055. Erection of a temporary portacabin for a period of up to two years.</p>	BS
	Recommendation: <b>PERMISSION</b> <b>Subject to a Section 106</b> <b>Planning Agreement</b>	

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61 - 66	<p><b>4e) 14/1220/FUL - 9 ROSSLYN ROAD, TWICKENHAM (Churchill Hui Architects for Paragon Community Housing Group)</b></p> <p>General maintenance to building exterior including replacing all rainwater goods, repairs to main roof and front entrance canopy roof. Lower ground floor windows replaced with double glazed windows. External doors to lower ground floor units to be replaced. Conversion of Flat 1 from a bed sit unit to a 2 bedroom unit with 2 new windows, erect 500mm fencing around 3 sides of building.</p> <p style="text-align: right;">Recommendation: <b>PERMISSION</b></p>	<p><b>TWICKENHAM RIVERSIDE WARD</b></p> <p style="text-align: right;">ND</p>
67 - 72	<p><b>4f) 13/4722/ADV - RFU STADIUM, WHITTON ROAD, TWICKENHAM (Miss Stephanie Gray at Turnberry Planning on behalf of Rugby Football Union)</b></p> <p>Various signage including 54No non-illuminated signs to external pillars (Advert 1), 5No. non-illuminated turnstile signs (Advert 2), 1No. high-level halo-illuminated 'Twickenham Stadium' sign to south east spiral (Advert 3), 1No. high-level non-illuminated 'South' sign to south west spiral (Advert 4) and 4No. non-illuminated lift shaft signs (Advert 5). White painted signage with red St George Crosses to south-west and south east spirals.</p> <p style="text-align: right;">Recommendation: <b>PERMISSION</b></p>	<p><b>NORTH TWICKENHAM WARD</b></p> <p style="text-align: right;">G</p>
73 - 78	<p><b>4g) 14/1265/ADV - RFU STADIUM, WHITTON ROAD, TWICKENHAM (Miss Stephanie Gray at Turnberry Planning on behalf of Rugby Football Union)</b></p> <p>Temporary non-illuminated event signage for a period of 7 months comprising:</p> <ul style="list-style-type: none"> <li>• Sign 1: Vinyl graphic at south-east corner above Virgin Active (Advert 6)</li> <li>• Sign 2: Vinyl Wrap around south-west spiral drum/walkway to be installed for no more than 35 days per annum (Advert 7).</li> </ul> <p style="text-align: right;">Recommendation: <b>PERMISSION</b></p>	<p><b>NORTH TWICKENHAM WARD</b></p> <p style="text-align: right;">Addendum - 2yr G</p>
79 - 82	<p><b>4h) 14/3591/VRC - 49 NORTH WORPLE WAY, MORTLAKE (Mr V. Thompson on behalf of Mr H. Peirse)</b></p> <p>Variation of condition U71315 (Decision Drawing) of planning permission 14/0997/HOT to account for an increase in wall height.</p> <p style="text-align: right;">Recommendation: <b>PERMISSION</b></p>	<p><b>MORTLAKE, BARNES COMMON WARD</b></p> <p style="text-align: right;">LT</p>

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83 - 88 4i) 14/3664/HOT - 66 GERARD ROAD, BARNES (Mr Jeremy Rudge) BARNES WARD

Demolition of existing single storey rear extension and construction of single storey side to rear extension.

Recommendation: **PERMISSION**

89 - 94 4j) 10/1095/DD09 - SYDS QUAY AND SANS SOUCI, EEL PIE ISLAND, TWICKENHAM (Mrs V Scott for Platonic Partnership) TWICKENHAM RIVERSIDE WARD

Details pursuant to conditions DV28 (external lighting) of planning permission 10/1095/FUL.

Recommendation: **PERMISSION**

**PLEASE NOTE:**

1. The next scheduled meeting of the Planning Committee will be held on **Wednesday 19 November 2014** at 7:00 pm.
2. Members are reminded that they are required to securely dispose of agenda packs that contain private information.
3. All members of the public and non-voting Members who wish to address the Committee must register with the Customer Service Centre on 08456 122660. The deadline for registration is 12noon on the day prior to the meeting.
4. For those members of the public with hearing difficulties infra-red hearing systems have been fitted in the Council Chamber, Terrace Room, Salon and Room 7. Neck loops and headsets are available in the Reception Office.

York House  
Twickenham  
TW1 3AA

4 November 2014

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Nese keni veshtersi per te kuptuar kete botim, ju lutemi ejani ne receptionin ne adresen e shenuar me poshte ku ne mund te organizojme perkthime nepermjet telefonit.

Albanian

এই প্রকাশনার অর্থ স্বতন্ত্রে পাবার যদি আপনার কোন সমস্যা হয়, নিচে দেওয়া ঠিকানায় রিসেপশন-এ চলে আসুন যেখানে আমরা আপনাকে টেলিফোনে সোভার্বীর সেবা প্রদানের ব্যবস্থা করতে পারবো।

Bengali

જો તમને આ પુસ્તિકાની વિગતો સમજવામાં મુશ્કેલી પડતી હોય તો, કૃપયા નીચે જણાવેલ સ્થળના વિગતો પર આવો, જ્યાં અમે ટેલિફોન પર ગુજરાતીમાં ઉ-ટરપિટીંગ સેવાની ગોઠવણ કરી આવીશું.

Gujarati

اگر در فهمیدن این نشریه مشکل دارید، لطفاً به مین پذیرش در آدرس آید شده در زیر رجوع فرمایید تا سرویس ترجمه تلفنی برایتان فراهم آورده شود.

Farsi

إذا كانت لديك صعوبة في فهم هذا المنشور، فنرجو زيارة الإستقبال في العنوان المعطى أدناه حيث بإمكاننا أن نرتب لخدمة ترجمة شفوية هاتفية.

Arabic

اگر آپ کو اس اشاعت کو سمجھنے میں کوئی مشکل ہے، براہ کرم نیچے دیے گئے ایڈریس کے استقبال پر جا کر ملیے۔ جہاں ہم آپ کیلئے ٹیلیفون انٹرپرائزنگ سروس (ٹیلیفون پر ترجمانی کی سروس) کا انتظام کر سکتے ہیں۔

Urdu

ਜੇਕਰ ਤੁਹਾਨੂੰ ਇਸ ਪਰਚੇ ਨੂੰ ਸਮਝਣ ਵਿਚ ਮੁਸ਼ਕਲ ਪੇਸ਼ ਆਉਂਦੀ ਹੈ ਤਾਂ ਹੇਠਾਂ ਦਿੱਤੇ ਗਏ ਪਤੇ ਉੱਪਰ ਰਿਸੈਪਸ਼ਨ 'ਤੇ ਆਓ ਜਿੱਥੇ ਅਸੀਂ ਟੈਲੀਫੋਨ ਤੇ ਗੱਲਬਾਤ ਕਰਨ ਲਈ ਇੰਟਰਪ੍ਰਿਟਰ ਦਾ ਪ੍ਰਬੰਧ ਕਰ ਸਕਦੇ ਹਾਂ।

Punjabi

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**PLANNING COMMITTEE**

Minutes of the meeting held on Wednesday 22 October 2014.

**PRESENT:** Councillor Gemma Curran (Chairman), Councillor Martin Seymour (Joint Vice-Chairman), Councillor John Coombs, Councillor Benedict Dias, Councillor Pamela Fleming, Councillor Helen Hill, Councillor Kate Howard, Councillor Suzette Nicholson and Councillor Helen Lee-Parsons

**ALSO PRESENT:** Councillor Martin Elengorn and Councillor Stephen Knight

**55. APOLOGIES**

No apologies were received.

**56. DECLARATIONS**

Councillor Elengorn, who was in attendance to speak as an interested Councillor on application **14/0914/FUL**, requested that it be noted that he was a member of the Twentieth Century Society but that application **14/0914/FUL** had not been discussed in his presence.

Councillor Curran declared that she has already pre-determined her view for application. She undertook to leave the Committee for the duration of this item and would speak as an interested Councillor.

Councillor Seymour declared a pecuniary interest in application **14/2823/FUL** by virtue of his wife working for the company representing the applicant. He undertook to leave the room for the duration of this item.

Councillor Fleming declared that she has already pre-determined her view for application **14/3648/HOT**. She undertook to leave the Committee for the duration of this item and would speak as an interested Councillor.

Councillor Curran declared that she has already pre-determined her view for application **14/1295/VRC**. She undertook to leave the Committee for the duration of this item and would speak as an interested Councillor.

**57. MINUTES**

The minutes of the meeting held on 1 October 2014 were approved as a correct record of proceedings and the Chairman authorised to sign them.

**58. APPLICATIONS FOR DEVELOPMENT PERMISSION; LISTED BUILDING CONSENT; AND ENFORCEMENT OF PLANNING CONTROL****59. 14/0914/FUL - TEDDINGTON STUDIOS, BROOM ROAD, TEDDINGTON (MR K GOODWIN AT CGMS ON BEHALF OF HAYMARKET MEDIA)**

The Development Control Officer introduced the item and made amendments to the report as set out in the published addendum.

The Committee heard a representation against the application from Mr Callan, a local resident.

The Committee heard a representation in support of the application from Mr Costello, the applicant.

The Committee heard representations from Councillor Elengorn and Councillor Knight who spoke as interested Councillors.

The Committee considered the points raised by speakers and information provided by officers in conjunction with the report.

Members discussed the Heads of Terms for the Section 106 legal agreement, including the £8 million contribution towards affordable housing. Some Members felt that there was not enough affordable housing being developed on the site and that even though there was an £8 million contribution towards affordable housing elsewhere in the borough, it was difficult to secure sites for this. However, the majority of the Committee felt that the contribution would provide a range of opportunities across the borough for units that met the needs of those requiring affordable housing.

The Committee considered the design of the proposed development. It was acknowledged that there were some shortcomings in the design in relation to policy compliance, particularly the density which exceeded the guidance given in the London Plan Density Matrix, and the amenity space which did not meet the policy guidelines. However the majority of the Committee agreed that overall the benefits of the scheme outweighed the shortcomings and that in relation to amenity space, there would be extensive communal open spaces available to future occupants.

It was noted that there was a proposal to retain the riverside walk and open communal spaces of the site for public use and Members felt that this was an important benefit of the scheme and that in negotiations over the Heads of Terms the Council should seek to maximise the assurance they receive that the Riverside Walk would pre-dominantly retained for public access once the units are occupied save for times where maintenance is carried out or where health and safety regulations dictate so.

The Committee considered the additional elements of the proposal, including the technology hub, the funding for a new college and school and the jobs that would be created as well as the proposed public open spaces. On balance, the majority of the Committee felt that the benefits of the scheme in its totality justified the departure from policy on some aspects of the scheme. In furtherance to condition NS21, Members were sympathetic to the heritage of the site and wanted to encourage the applicants to recognise the history of Teddington Film Studios on the site.

It was **RESOLVED**:

That the application be **APPROVED** subject to the conditions and informatives set out in the officer's report and addendum, a Section 106 legal agreement, no adverse direction from the Greater London Authority (GLA).

**60. 14/2823/FUL - 1 CHURCH ROAD, BARNES (MR COLIN THOMPSON)**

The Committee heard representations against the application from Mr Mindel, Mr Dingemans and Mr Frearson, local residents.

The Committee heard a representation in support of the application from Mr Beamish, a consultant on behalf of the applicant.

The Committee heard a representation from Councillor Curran who spoke as an interested Councillor.

The Committee considered the points raised by speakers and information provided by officers in conjunction with the report.

Members discussed the impact of the removal of four horizontal transom glazing bars on the Conservation Area and the host building which was a designated Building of Townscape Merit (BTM). Some Members felt that the replacement windows looked more like a traditional shop front and therefore enhanced both the Conservation Area and the BTM; however the majority view was that the alterations did not preserve or enhance the Conservation Area or BTM and the Committee agreed that the applicants should reinstate the four horizontal transom glazing bars.

It was **RESOLVED**:

1. That the application be **REFUSED** for the following reason:

The removal of glazing bars has resulted in the loss of a traditional shopfront design, to the detriment of the character and appearance of this Building of Townscape Merit and the Barnes Green Conservation Area. The development is therefore contrary to the National Planning Policy Framework and the development plan, including policy CP7 of the Core Strategy (adopted 2009), policies DM HD1, DM HD3, DM DC1 and DM DC7 of the Development Management Plan (adopted 2011) and the Shopfronts Supplementary Planning Document (adopted 2010).

2. That enforcement action be taken requiring that the four horizontal transom glazing bars be reinstated.

**61. 14/3648/HOT - 10A BERWYN ROAD, RICHMOND (MR PETER TALBOT)**

*[Having declared that she had pre-determined her view on this application, Councillor Fleming left the Committee for this item and spoke as an interested Councillor.]*

The Development Control Officer introduced the item and made amendments to the report as set out in the published addendum.

The Committee heard representations against the application from Mr Levene, a neighbour not adjoining the site and Mr Buckland, a neighbour adjoining the site.

The Committee heard a representation from Mr Leigh, a consultant on behalf of the applicant, and Mr Talbot, the applicant.

The Committee heard a representation from Councillor Fleming who spoke as an interested Councillor.

The Committee considered the points raised by speakers and information provided by officers in conjunction with the report.

Members discussed the extent of overlooking to Number 10 Berwyn Road. The majority of the Committee agreed that a 50 metre gap between the proposed window and the closest window on the adjoining property would mean that the extent of overlooking would not cause substantial harm to adjoining neighbours. It was noted that the garage in between the proposed windows and the adjoining property would further screen the adjoining property from overlooking. Whilst sympathetic to the adjoining neighbours, the Committee did not perceive that there was substantial harm in the application to warrant refusal.

It was **RESOLVED**:

That the application be **APPROVED** subject to the conditions and informatives set out in the officer's report.

**62. 14/1496/FUL - 188 AMYAND PARK ROAD, TWICKENHAM (MR JAMES PARGETER)**

The Development Control Officer introduced the item and made amendments to the report as set out in the published addendum.

The Committee heard a representation against the application from Mr Meredith, a neighbour not adjoining the site.

The Committee heard a representation in support of the application from Mr de Lotbiniere, the agent.

The Committee considered points raised by speakers and information provided by officers in conjunction with the report.

Members discussed the development at the rear of the site which proposed studio offices as well as access to a basement car park for the two proposed houses. The consensus view was that by increasing the size of the residential units as well as constructing a basement and studio offices at the rear of the garden, this would over develop the site in relation to residential density.

Some members of the Committee discussed whether there would be an adverse effect on the amount of sunlight to adjoining properties, however officers advised that this was not previous cited as a reason for refusal.

It was **RESOLVED**:

That the application be **REFUSED** for the following reason:

The proposal by reason of the scale, height, design, layout and density of development comprising 1No 3-bed house and 1No 5--bed house each with double basements and mansards, basement parking and rear garden buildings, would represent an overdevelopment of the site that would be out-of-keeping with the prevailing domestic scale and character of Amyand Park Road and the local surrounding area.

**63. 14/1295/VRC - 48 WHITE HART LANE, BARNES (MRS MARIE TRUELOVE)**

*[Having declared that she had pre-determined her view on this application, Councillor Curran left the Committee for this item and spoke as an interested Councillor.]*

The Development Control Officer introduced the item and made amendments to the report as set out in the published addendum.

The Committee heard a representation from Councillor Curran who spoke as an interested Councillor.

The Committee considered the points raised by the speaker and the information provided by officers in conjunction with the report.

Members discussed the impact of the development on the upper neighbour. The Committee were advised that the roof lights that were originally approved did not

protrude out of the roof, however the approved lights were closer to the balcony of the upper neighbour. Whilst mindful of the need to consider the application before them, some Members felt that the original approved roof lights would be more intrusive to the upper neighbour. However the majority view was that the domed design of the roof lights and the height of the extension was visually intrusive to neighbours.

It was **RESOLVED**:

1. That the application be **REFUSED** for the following reason:

The extension, by reason of its excessive height and the inappropriate design and location of rooflights, is visually intrusive and overbearing and causes unreasonable light pollution for the occupiers of neighbouring properties, including the first floor flat above. The development is therefore contrary to the National Planning Policy Framework and the development plan, including policy DM DC5 of the Development Management Plan (adopted 2011).

2. That enforcement action be taken against the applicant to reinstate the roof lights as per the approved drawings and the period of enforcement to be delegated to the Head of Development Control.

**64. 14/1345/FUL - THE LION GATE HOTEL, HAMPTON COURT ROAD (SCD ARCHITECTS FOR BUSHY PARK LODGE LTD)**

The Development Control Officer introduced the item and made amendments to the report as set out in the published addendum. The Development Control Officer corrected the report and explained that a Section 106 legal agreement was not required for this application.

The Committee heard a representation against the application from Ms Laughrin, a local resident.

The Committee heard a representation in support of the application from Mr Clifton, the architect.

The Committee considered the points raised by speakers and information provided by officers in conjunction with the report.

Members recognised that the application was not fully policy compliant, however they were mindful of the requirement for a development to preserve or enhance an area and the majority of Members felt that the proposed scheme was a vast improvement on the host building. The Committee welcomed the inclusion of a pedestrian gate and whilst some concerns were raised about cycle parking, particularly in relation to the proposed cycle shop, it was felt that this could be mitigated through conditions.

The Committee considered the proposed retail unit and felt that whilst a cycle shop was appropriate to the locality, another A1 use may not be and it was appropriate to limit the retail use to a personal permission.

It was **RESOLVED**:

That the application be **APPROVED** subject to the conditions and informatives set out in the officer's report and the following additional conditions:

1. No part of the development hereby approved shall be occupied until cycle

parking facilities and the arrangement for access thereto has been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the position, design, materials and finishes thereof.

REASON: To accord with this Council's policy to discourage the use of the car wherever possible and to ensure adequate off-street cycle parking provision.

2. With regard to the retail unit, this permission shall be for the benefit of the applicant (Mr and Mrs Simon) only, for the use as a bicycle store and for only such period of time as they may be controlling the letting of the premises.

REASON: To safeguard the amenities of nearby occupiers and the area generally having regard to potential traffic generation of alternative retail uses.

**65. 14/1986/VRC - PHELPS HOUSE, 125-135 ST MARGARETS ROAD, TWICKENHAM (ANGLE PROPERTY (ST MARGARETS) LTD)**

The Development Control Officer introduced the item. There were no amendments to the report.

The Committee heard a representation against the application from Mr Smith, a neighbour not adjoining the site.

The Committee heard a representation in support of the application from Mr Best, the agent.

The Committee considered the points raised by speakers and information provided by officers in conjunction with the report.

The Committee did not perceive that there was substantial harm in the application to warrant refusal.

It was **RESOLVED**:

That the application be **APPROVED** subject to the conditions and informatives set out in the officer's report.

**66. 14/3563/PS192 - PHELPS HOUSE, 125-135 ST MARGARETS ROAD, TWICKENHAM (JONATHAN BEST ON BEHALF OF ANGLE PROPERTY (ST MARGARETS) LTD)**

The Development Control Officer introduced the item. There were no amendments to the report.

The Committee heard a representation against the application from Mr Jacobs, a neighbour not adjoining the site.

The Committee heard a representation in support of the application from Mr Best, the agent.

The Committee considered the points raised by speakers and information provided by officers in conjunction with the report.

The Committee accepted the legal advice obtained by officers that in the absence of a specific definition, a general view of restricted mobility should be applied which includes those with disabilities, the elderly and young children.

Despite some members feeling that the wider definition was not in the spirit originally intended by the Committee, in the absence of further clarity being provided at the time of the decision, the Committee accepted the legal definition of the term restricted mobility.

It was **RESOLVED**:

That a Lawful Development Certificate be **GRANTED**.

**CHAIRMAN**

The meeting, which started at 7.00pm, and adjourned between 8.45pm and 9pm, ended at 11.45pm.

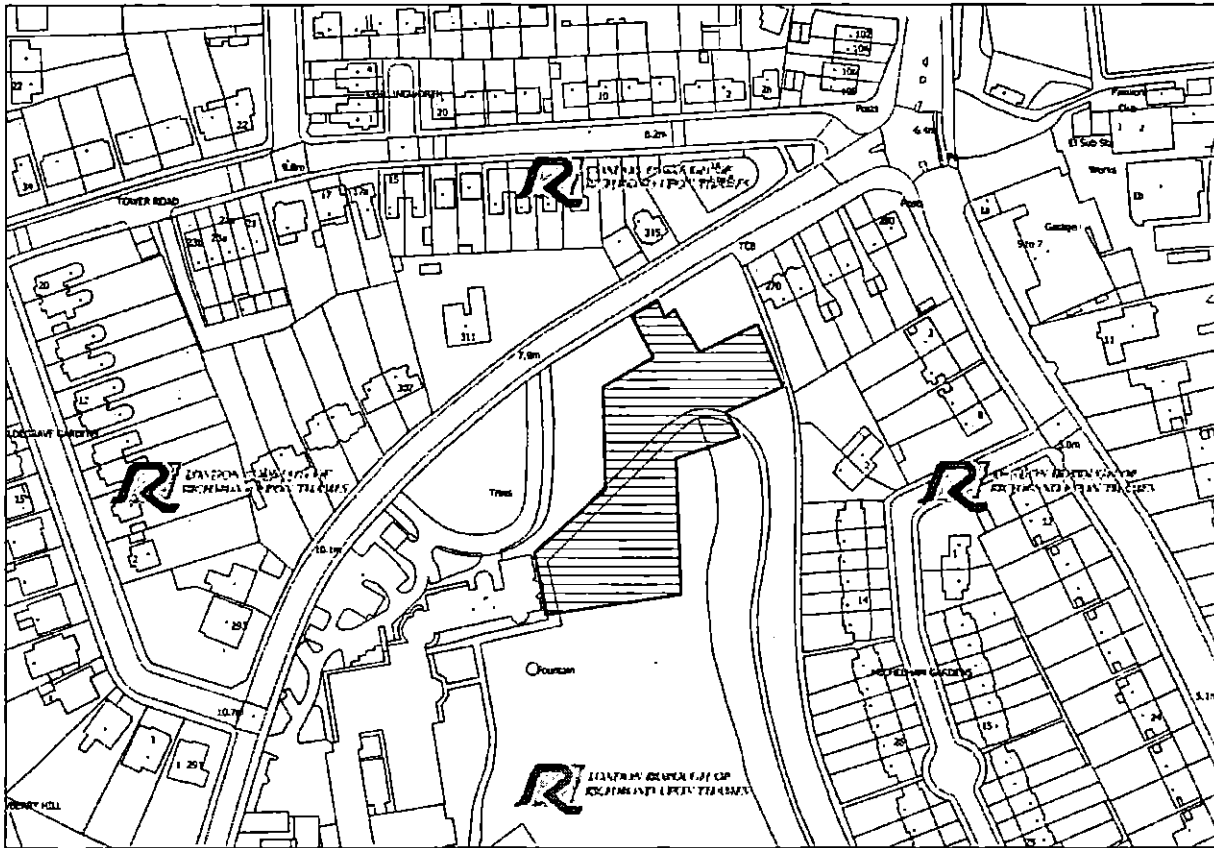
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14/3393/FUL  
 STRAWBERRY HILL HOUSE  
 WALDEGRAVE ROAD  
 TWICKENHAM

SOUTH TWICKENHAM  
 Contact Officer:  
 C Molloy

[http://www2.richmond.gov.uk/PlanData2/Planning\\_CaseNo.aspx?strCASENO=14/3393/FUL](http://www2.richmond.gov.uk/PlanData2/Planning_CaseNo.aspx?strCASENO=14/3393/FUL)



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**Proposal:** Temporary change of use and erection of temporary structures to permit open air ice skating seven days a week (except Christmas Day) between the hours of 09.00am and 8.00pm for seven weeks (plus two weeks for rigging/de-rigging) per annum between either the months of November 2014 and February 2015 or between November 2015 and February 2016. Temporary structures to include an open air ice rink, marquees to accommodate ticketing/viewing and skate hire, area for ice rink machinery (chillers, generator, bunded fuel tank and pumps) housed in an acoustic enclosure; beverage and food concessions within 4 gazebos, decorative and safety lighting and PA system for background music.

**Applicant:** Mr Berkley Driscoll

**Application received:** 8 August 2014

**Development Plan Policies:**  
 Core Strategy – CP7, CP10, CP20

**Development Management Plan (DMP)** – DM OS 4, DM HD 2, DM TP 2, DM TP 8, DM DC 1, DM DC 4, DM DC 5, DM HD 4

**National Planning Policy Framework (NPPF)**

**SUMMARY OF APPLICATION**

The application seeks planning permission for a temporary ice rink and various other structures for a 7 week (48 days) period (in addition to 2 weeks for rigging/de-rigging) between either November 2014 and February 2015 or November 2015 and February 2016, not both.

Whilst it is acknowledged that the proposal will have an impact upon the setting of the Listed Building and Registered Park and Garden throughout its operation, it is considered that given the temporary and reversible nature of the proposal, the proposal would not prejudice the long term aims of policies DM HD 2 and DM OS 4. Trees will be protected throughout the operation of the ice rink.

Up to 100 skaters can be accommodated on the rink at any one time and the existing site car park with 29 spaces will be made available for users of the facility. Data collected from the York House ice rink indicates that 43.2% of the total number of skaters skated on a family ticket as part of a group of four. In addition, data indicated that the rink was only used at full capacity on a limited number of occasions during the Season, 66.5% (246 sessions) of the 370 sessions had 33 skaters or less and 18.7% (70 sessions) had 34-49 skaters. Whilst concerns have been raised in regards to parking, given Strawberry Hill House can host up to 40 weddings and 12 corporate events every calendar year and a condition will ensure that these events cannot take place when the ice rink is in operation as well as the event partly overlapping with St Mary's University's Christmas holiday period, it is considered that the level of potential overspill onto surrounding roads would not be of a significant degree and is deemed satisfactory on a temporary basis. The site is also within close proximity to Strawberry Hill train station and a bus stop is located outside of the site.

Safeguarding conditions regarding noise, late night use, the proposed lighting and assembly/dismantling times will mitigate the proposal's impacts on neighbouring amenity in accordance with the requirements of DM DC 5.

**RECOMMENDATION: PERMISSION**

**Site and History**

1. Strawberry Hill House is a large, Grade I Listed Building located on the south side of Waldegrave Road, Strawberry Hill. The site reopened to the public in September 2010 following extensive refurbishment with a visitor centre having been more recently constructed, ref: 12/2948/FUL. The site is a designated a Historic Park and Garden and is subject to a number of Tree Preservation Orders (TPO). The site is also within an Archaeological Priority Zone.
2. There are a number of planning applications which relate to the site. The applications which are relevant are as follows:
3. **13/1344/VRC** Variation of Conditions U30145 (Number of Events), U30436 (One Event Per Day) attached to planning permission 09/2416/COU to permit up to 40 weddings per year and to allow two weddings per day. Removal of Condition U30442 (Closure of Strawberry Hill House) to allow visitors on wedding days. Granted. This allows for up to 40 civil wedding ceremonies and up to 12 corporate functions in any one calendar year. This is between the hours of 10.00am and 23.00pm.

4. **12/2948/FUL** New single storey timber clad building containing visitor and staff facilities. Alterations to existing landscape, planting, and car park, and the formation of new footways. Granted.
5. **09/2416/COU** Proposed Change Of Use To Allow The Registration Of Up To 10 Civil Ceremonies And Marriages Between The Hours Of 10.00 And 17.00 And Up To 12 Corporate Dinners Between The Hours Of 12.00 And 23.00 Per Annum To Take Place In The Gallery And Round Drawing Room On The First Floor Of Walpole's Villa, Strawberry Hill House. Granted.

**York House, Twickenham – Ice Rink**

6. **12/1850/FUL** Temporary structures erected on the tennis courts and grounds at York House as part of the winter festivities for visitors. The facilities will be open to visitors seven days a week (except Christmas Day) and will operate for six weeks (plus two weeks for rig/de-rig) between November 2012 and February 2013 between the hours of 10.00am and 8.00pm or between November 2013 and February 2014 between the hours of 10.00am and 8.00pm. Granted.

**Proposal**

7. The application seeks planning permission for the following temporary structures to be erected on the East Lawn of Strawberry Hill House comprising:
  - Open-air, temporary ice rink covering a surface area of 352m<sup>2</sup> (22m x 16m) with white/clear safety barriers surrounding the edges. The barriers will be embedded in the ice. The ice rink will be constructed from an aluminium frame and will be white in appearance.
  - Marquees to accommodate ticketing, viewing and skate hire and covering a surface area of 108m<sup>2</sup> (18m x 6m);
  - Area for ice rink machinery (chillers, generator, bunded fuel tank and pumps) housed in an acoustic timber enclosure;
  - Licensed beverage concession located in 3m x 6m heavy duty gazebos in a royal blue colour on temporary flooring adjacent to skate exchange;
  - Food concessions located in three 3m x 3m gazebos in a royal blue colour on temporary flooring adjacent to skate exchange;
  - Decorative & safety lighting to illuminate rink, skate exchange and public areas;
  - PA system to play background music on rink.
8. The main arrival and exit point for customers will be through the Strawberry Hill House car park gates and via the main entrance to the grounds. This route consists of paved pathway with safety lighting already in place. Access to the rink area will then be via temporary flooring and additional safety lighting.
9. The facilities will be open to visitors seven days a week (except Christmas Day) and will operate for seven weeks (plus two weeks for rig/de-rig) either between November 2014 and February 2015 between the hours of 09.00am and 8.00pm OR between November 2015 and February 2016 between the hours of 09.00am and 8.00pm.

10. The ice rink has the potential to accommodate 100 skaters per session for eleven, 55 minute sessions each day.
11. The compound will be enclosed in a white coloured wooden panelled acoustic enclosure, approx. 2.44m high.

#### **Public and Other Representations**

12. **English Heritage** have advised that they do not wish to comment in detail and raise no objection in principle to this temporary ice rink and associated structures as the revenue generated will hopefully assist the Trust in their work. It is asked that the design of the temporary buildings be as in-keeping as possible with their historic surroundings and that they are maintained to a high standard.

#### **Local Residents/Amenity Groups**

13. Following public consultation, 63 letters of support and 73 letters of objection have been received.
14. In summary, the representations received are as follows:

##### **Strawberry Hill Trust (Director)**

- The planning application contains clear proposals to deal with the potential of mechanical noise and amplified music pollution. This will be by containment of mechanical noise within an acoustic enclosure and by engaging a consultant to work with the Council to ensure that music is not audible in neighbouring properties.
- Lighting will be present on the rink until 8pm. The application explains that the lights will be adjusted to focus onto the rink surface itself to minimise leakage to neighbouring properties.
- Regarding parking, have examined average and peak attendance and the mix of family and individual tickets sold for the 2013/14 rink at York House, and compared these to our knowledge built up through a visitor survey run continuously since 2010. Believe that our car park facilities are sufficient and that the impact on parking locally will not be any greater than during the summer months.
- Strawberry Hill House closes on 9 November 2014 and plans just four days of full opening in December. During the rest of the rink operating period our shop and cafe will remain open but a total of 40 places on guided tours will be offered at additional cost to skaters or those accompanying them, bookable on the day only.
- Gardener in charge understands the nature of the rink and will be able to reinstate the lawn before our formal reopening to the public on 1 March 2015. The operating budgets have been adjusted to take this into account.
- This proposal offers the Strawberry Hill Trust an opportunity to generate additional income for the maintenance of the house and garden at a time of year when Strawberry Hill and the grounds are otherwise unused, in a way which we believe will have minimal impact on our community. It also offers people from the borough including families an enjoyable sporting opportunity in a memorable setting.

##### **Friends of Strawberry Hill**

- Biggest fund-raising event of the year is the Summer "Music and Fun Day" at which there are bands and which attracts a large crowd, we have never received even one complaint either about noise or traffic congestion.
- Ice Rink will attract far fewer people, limited by the size of the rink itself, it will attract families, many of whom will be local and able to reach Strawberry on foot, furthermore, the proposed hours social and noise minimal.

Strawberry Hill Residents Association

- Considerable local opposition to, and local support for as well as both support and opposition from less local sources.
- Concern as the local residents association is particularly with those living closest to the proposed site and concerns about noise, light pollution, privacy and issues with additional traffic and parking.
- Assurances have been given to Strawberry Hill Residents Association following discussions with representatives of the applicant and the Director of Strawberry Hill House on the following matters:
- Acoustic readings of existing background noise levels during the day and night have been undertaken by acoustic experts and the Council's Environmental Health Department will take their own independent day and night time readings prior to the rink becoming operational. Monitored by a noise sensitive receiver set close to the nearest residential property to the rink. Assured that if these limits are adhered those living in nearby properties will not be subject to any additional noise. The Council will check again prior to the rink being allowed to formally open. In the event that agreed noise levels are exceeded, the rink will cease operating until additional measures have been put in place
- The floodlights will be angled directly into the rink and turned off at 8pm
- Sale tickets for York House indicated that over 40% were family tickets, parking spaces available at Strawberry Hill House should be able to accommodate expected parking demand. Peak usage was during holiday period and if repeated would coincide with non-term parking at St Mary's University
- 'Woodland Walk' will be closed for duration of the rink
- Mobile number provided to local residents if they wish to complain

15. Following confirmation that the Council has not agreed to undertake background readings and monitoring prior to the event, at the time of writing the Strawberry Hill Residents Association has asked for their letter to be temporarily withheld.

Chairman of Sport Richmond

- Support the provision of an ice rink for community use in the strongest possible terms.
- Skating is not only an activity with strong appeal to young people but it also makes a significant contribution in terms of physical activity and well being.

Twickenham Society

- In favour of the Ice Rink at Strawberry Hill as it will bring joy and happiness to all of those who use it.

16. The 73 objections are based on the following grounds:

- Noise and disturbance
- York House is a more suitable location
- Already problems associated with events at Strawberry Hill House and St Marys University with regard to traffic, parking, noise, litter
- Light pollution
- Traffic congestion
- Visitor number projections have been based on very low numbers
- Lack of parking/No extra provision/ previous venue at York House was served in close proximity by 4 car parks with a combined capacity of 677 spaces for cars. Strawberry Hill house does not even offer 1/10 that number of spaces, nor are there any NCP car parks close by, hence surplus cars will resort to neighbouring streets which are not geared up to provide overflow car parking.
- Overlooking/Loss of privacy as tree screening will be lessened in winter months
- Anyone wanting to skate can quite easily use the Hampton Court Palace rink that has a lovely backdrop but which is not in the heart of a residential area
- The addition of seasonal music will affect the character and setting of a listed building, the adjoining conservation area which is a haven for birdlife and the local residential streets
- No proposed barriers, so visitors will be able to wander through the woodland area
- Issues regarding extent of neighbour consultation
- Loss of tranquillity of local area
- Residents were not invited to a consultation event
- Other non-planning issues also raised

17. In summary, the 63 letters of support are based on the following grounds:

- Strawberry Hill House would make a beautiful setting
- brings the community together
- Great exercise
- Unlike the skating rink on the York House tennis courts last year, this location has ample space
- Fact that some profits from the rink will go towards the house is a cultural plus
- Local schools and families will benefit enormously, only regret is that there is not a permanent rink in Richmond
- Ideal setting
- Great for other local businesses

**Professional comments**

18. The main issues to consider are visual amenity including the impact upon the Grade I Listed Building and Historic Park and Garden, residential amenity, traffic and parking in addition to impact on trees and archaeology.

**Impact upon the Grade I Listed Building and Historic Park and Garden**

19. DM HD 2 states that the Council will require the preservation of Listed Buildings and will protect the setting of Listed Buildings where proposals could have an impact. In addition, policy DM OS 4 states that parks and gardens of special historic interest will be protected and enhanced.

20. As previously stated, Strawberry Hill House is a Grade I Listed Building and designated a Historic Park and Garden. This means that the site is a very sensitive one when assessing development on or close by. The proposed ice rink would be located to the

east of the Listed Building and whilst it is acknowledged that these structures will have an impact upon the setting of the Listed Building and Historic Park and Garden and would not be deemed acceptable on a permanent basis, given the temporary nature of the proposal, and given that the impact is wholly reversible, it is considered that the proposal would not prejudice the long terms aims of policies DM HD 2 and DM OS 4.

21. Given the overall size of the site and that the main façade of Strawberry Hill House can be appreciated from Waldegrave Road, it is considered that on balance, given the temporary nature of the proposal, the short term impact would not unduly compromise the setting of the Listed Building.
22. A condition will ensure that the site is reinstated to its current state to the Council's satisfaction in order to mitigate any long term harm.

Residential amenity

23. Policy DM DC 5 states that in considering proposals, the Council will seek to protect adjoining properties from unreasonable loss of privacy, pollution, visual intrusion, noise and disturbance.

Noise and disturbance

24. It is acknowledged that a number of representations received from nearby residents have been in regards to the potential noise and disturbance from the ice rink. The nearest properties to the site are the properties in Michelham Gardens who have rear gardens backing onto Strawberry Hill House.
25. There was a potential for loss of amenity for nearby residents identified by the Council's Environmental Health Officer stemming from noise from the ice rink refrigeration equipment, generators and music from the PA system. An acoustic report was required and has been submitted by the applicants noise consultant as part of the application to demonstrate that the proposal can actually comply with the upper noise/sound levels that the Council considers acceptable. In summary, the Noise Impact Assessments in the applicant's report demonstrate that during the daytime period (ie. 07.00 hrs up to 23.00 hrs with the full equipment schedule operating at the site) inclusive of the noise mitigation measures (ie. Acoustic Enclosure and Engine silencer), the scheme should be capable of achieving a sound pressure level of **L<sub>Aeq,5-mins</sub> 41.2 dB**. This assessment is considered to be 0.8 dB less than the Council's limiting criterion of 5db existing background noise level. Similarly, during the mid night-time period (ie. 23.00 hrs to 07.00 hrs with a reduced equipment schedule operating) inclusive of the noise mitigation measures (ie. Acoustic Enclosure and Engine silencer) should be capable of achieving a sound pressure level of **L<sub>Aeq,5-mins</sub> 39.0 dB**. This assessment is considered to be exactly within the limiting criterion. Subject to the imposition of the recommended conditions requiring compliance with this report, the Council's Environmental Health Officer raises no objection to the scheme.
26. The properties of Michelham Gardens would be located approximately 20m away from the proposed ice rink with intervening fencing and trees. Subject to compliance with the sound level limitations set, this is deemed a sufficient distance for the proposal to not result in a significant harm to the amenities of these occupiers in terms of noise and disturbance. A condition will also ensure that the ice rink and associated music does not operate beyond 20.00hrs and again this will help minimise the potential harm upon surrounding residents.
27. The Council's Environmental Health department have advised that in regards to the York House ice rink in operation last year, the Council received one complaint from a resident of Lebanon Court as well as a Councillor enquiry throughout its operation.

28. A hot line will be provided for residents and in the event that there are complaints during the site's operation and this will be secured by condition.

#### Lighting

29. The ice rink would to be lit by 6 outdoor floodlights located around the ice rink. The skate changing area will be lit with 6 similar units. The rink lights will be mounted on 4m scaffold uprights and angled down onto the ice in order to help mitigate any light spillage. This will be conditioned and an additional condition will also ensure that the lights are switched off by 20.00 hours. It is considered that given the distance between the proposed lights and nearby surrounding properties, the lighting would not have a significant detrimental impact upon the living conditions of these occupiers.
30. Festoon lighting is also proposed and again, it is considered that would not result in a significant amount of light spillage into surrounding properties and is deemed acceptable.

#### Traffic and parking

31. The site has a PTAL 2 and there is a bus stop located close to the site and Strawberry Hill railway station within a short walking distance. There is an existing car park on site which has 27 spaces and 2 disabled spaces and this will be available for users of the ice rink. This will be secured by condition.
32. The ice rink can accommodate 100 skaters at any one time. Whilst it is acknowledged that there are concerns regarding parking provision and potential overspill onto surrounding roads, throughout the processing of the application data collected from the York House ice rink was provided by the applicant. This data indicates that 370 sessions took place with a total of 9,742 skaters attending the York House ice rink last year and 43.2% of the total number of skaters skated on a family ticket as part of a group of four.
33. In addition, data indicated that 66.5% of the 370 sessions had 33 skaters or less and 18.7% had 34-49 skaters. As such, it is considered a reasonable assumption that it is unlikely that 100 people will travel to the site by car for any one session. It is also noted that the ice rink will overlap for part of the time with St Mary's University Christmas holidays and again this will help minimise some of the potential impact for some of its duration.
34. It is worth noting that Strawberry Hill House has permission for up to 40 weddings and 12 corporate events within any calendar year. 14 weddings have taken place this year with one scheduled for 22 December 2014 when the ice rink will be closed, this will be secured by condition. In addition, Strawberry Hill House closes on 9 November 2014 and plans just four days of full opening in December. The Strawberry Hill Trust has also advised that during the rest of the rink operating period the shop and cafe will remain open but a total of 40 places on guided tours will be offered at additional cost to skaters or those accompanying them, bookable on the day only.
35. Whilst it is acknowledged that there is the potential for some overspill of parking onto surrounding roads, it is considered that given the temporary nature of the proposal, the limited number of skaters which can be accommodated on the rink at any one time and the proximity to public transport that on balance, the proposal is considered acceptable.

#### Trees

36. There are a number of TPO's within the site. Within the Design and Access Statement, the applicant has advised of a number of measures in order to minimise the potential impact upon the trees across the site and these include the following:



- Briefing for all plant operators and drivers
- Supervision of workers on site
- Adequate barriers, track way and signage
- Ensuring vehicles and plant do not drive close to trees
- Delivery lorries will park in the car park and be unloaded using a forklift truck then transported onto the site by hand cart

37. The applicant has also provided a plan indicating that a rope barrier will be erected in order to safeguard the trees on site. In addition, a tree report has been submitted and this states that there will only be one vehicle movement on the grass during the rig process and this will deliver the generator and chiller equipment. These measures will be secured by condition.

#### Disabled Access

38. The rink and marquees will be fully accessible for disabled guests with a ramp providing access to the skate exchange from the temporary floor. Disabled toilets are located in the visitor centre adjacent to the skate exchange next to the car park.

#### Archaeology

39. English Heritage have been consulted as part of the application and they has advised that as there are no groundworks then there is no need for any further archaeological assessment or conditions.

#### Waste

40. A condition is attached requiring all refuse to be stored within the recycling facilities situated in the adjacent site car park.

#### Conclusion

41. The application seeks planning permission for a temporary ice rink and various other structures for a 7 week (48 days) period (in addition to 2 weeks for rigging/de-rigging) between either November 2014 and February 2015 or November 2015 and February 2016, not both.

42. Whilst it is acknowledged that the proposal will have an impact upon the setting of the Listed Building and Registered Park and Garden throughout its operation, it is considered that given the temporary and reversible nature of the proposal, the proposal would not prejudice the long term aims of policies DM HD 2 and DM OS 4. Trees will be protected throughout the operation of the ice rink.

43. Up to 100 skaters can be accommodated on the rink at any one time and the existing site car park with 29 spaces will be made available for users of the facility. Data collected from the York House ice rink indicates that 43.2% of the total number of skaters skated on a family ticket as part of a group of four. In addition, data indicated that the rink was only used at full capacity on a limited number of occasions during the Season, 66.5% (246 sessions) of the 370 sessions had 33 skaters or less and 18.7% (70 sessions) had 34-49 skaters. Whilst concerns have been raised in regards to parking, given Strawberry Hill House can host up to 40 weddings and 12 corporate events every calendar year and a condition will ensure that these events cannot take place when the ice rink is in operation as well as the event partly overlapping with St Mary's University's Christmas holiday period, it is considered that the level of potential overspill onto surrounding roads would not be of a significant degree and is deemed satisfactory on a temporary basis. The site is also within close proximity to Strawberry Hill train station and a bus stop is located outside of the site.

44. Safeguarding conditions regarding noise, late night use, the proposed lighting and assembly/dismantling times will mitigate the proposal's impacts on neighbouring amenity in accordance with the requirements of DM DC 5.

I therefore recommend **PERMISSION** subject to the following conditions:

**Standard Conditions**

- ✓ DV30 - Refuse Storage
- ✓ DV48 - Approved Drawings TA-002, TA-003, TA-004 received 8<sup>th</sup> August 2014  
Acoustic Report by Ask Acoustics reference C/0038/A/02 dated 22/09/2014  
TA-001C, TA-006, A4 sheet of 150W metal halide lamp, TA-008, Tree Report received 24<sup>th</sup> October 2014

**Non-Standard Conditions**

- ✓ NS01 - Restricted hours  
The ice rink and associated food/beverage outlets shall not be used before 09:00hrs nor after 20:00hrs on any day.  
REASON: To safeguard the amenities of nearby occupiers and the area generally and local parking conditions.
- ✓ NS02 - Temporary Permission <sup>2</sup> *7 weeks*  
The use of the ice rink shall be for a single limited period of ~~4 months~~ only either between 1 November 2014 and 28 February 2015 (except Christmas Day) or 1 November 2015 and 29 February 2016 (except Christmas Day); but not for both periods set out above. The use hereby permitted shall be discontinued and the buildings and works carried out under this permission shall be removed from the site by either the 28 February 2015 or 29 February 2016 whichever is relevant.  
REASON: The prominent position within the grounds of a listed building and materials of construction are not considered suitable for a permanent building and to allow the Local Planning Authority to be in a position to review the use after a reasonable time period to ensure that it does not result in unreasonable levels of noise and general disturbance prejudicial to the enjoyment of neighbouring occupiers of their properties and private rear gardens nor generate levels of traffic that prejudice local parking conditions as well as to comply with the terms of the consent sought.
- ✓ NS03 - Noise Levels
  - a) The refrigeration plant hereby permitted shall be installed in strict accordance with the details provided in the acoustic report submitted by Ask Acoustics reference C/0038/A/02 dated 22/09/2014. The plant shall thereafter be retained as approved. A compliance report must be submitted and approved by the Local Planning Authority before the ice rink is open to the public which demonstrates that the noise limiting criteria detailed within the report have been achieved. The plant shall not be used unless the equipment is installed in compliance with these details.
  - b) The External Music and P.A. Operation scheme hereby permitted shall be installed in strict accordance with the details provided in the acoustic report submitted by Ask Acoustics reference C/0038/A/02 dated 22/09/2014. The plant shall thereafter be retained and operated as approved. A compliance report must be submitted before the ice rink is open to the public which demonstrates that

the noise limiting criteria detailed within the report have been achieved. The External Music and Public address system shall not be used unless the equipment is installed in compliance with these details.

REASON: To safeguard the amenities of nearby occupiers and the area generally.

NS04 - Setting up/Dismantling

No temporary structures required in connection with the purposes of open air ice skating shall be erected more than 7 days in advance of the first opening of the ice rink and all such structures shall be removed from the site within 7 days of the final closure of the ice rink hereby approved when the land will be returned to its previous state to the satisfaction of the Local Planning Authority.

REASON: To safeguard the amenities of the locality and the setting, appearance and character of the listed building and registered garden.

NS05 - Dedicated phone number

No later than 5 days before the ice rink becomes operational, a complaints hot line shall be set up and the relevant telephone number provided to all residents occupying properties within 400m of the site. This telephone number shall be manned at all times. Should complaints regarding music noise be received at any time during an event, the noise control consultant or member of the management team will, where possible, visit the area complaint and take any necessary action to ensure compliance with condition NS03.

REASON: To safeguard the amenities of the locality.

NS06 - Number of skaters

No more than 100 skaters will be present on the ice rink hereby approved at any one time.

REASON: To safeguard the amenities of the locality and local parking conditions.

NS07 - Weddings/Corporate Events/Woodland trail

The ice rink hereby approved shall not be used on any day when weddings, corporate events or woodland trails are scheduled to be held at Strawberry Hill House.

REASON: To safeguard the amenities of the locality and local parking conditions.

NS08 - Tree Protection

Prior to any development hereby approved, the measures detailed in the submitted Tree Report and the rope barrier as shown on approved drawing TA-008 received 24<sup>th</sup> October 2014 shall be installed and thereafter remain in situ for the duration of the permission.

REASON: To ensure that the tree (s) are not damaged or otherwise adversely affected by building operations and soil compaction

NS09 - Lighting

The proposed lighting around the perimeter of the ice rink hereby approved shall be positioned so that it is at all times angled towards the ice rink.

REASON: To safeguard the amenities of the locality.

NS10 - Car park made available

The 29 spaces located within the on-site car park shall at all times be made available for users of the ice rink during the approved hours of use under condition NS01.

REASON: To prevent overspill onto surrounding roads

✓ NS11

Construction/Dismantling times

No construction or dismantling of the ice rink and other temporary structures shall take place between the times of 18:00 hours and 08:00 hours.

REASON: To safeguard the amenities of occupants of neighbouring residential properties

✓ NS12

HGVs

No Heavy Commercial Vehicles associated with the construction or dismantling of the ice rink or other temporary structures shall enter or leave the site between the times of 18:00 hours and 08:00 hours.

REASON: To safeguard the amenities of occupants of neighbouring residential properties

✓ NS13

Ramped Access

Ramped access at a gradient of not more than 1:12 shall be provided to and within the ice rink at all times.

REASON: To secure inclusive access to the facility.

✓ NS14

Eleven Sessions Daily

No more than eleven skating sessions shall take place per day.

REASON: To safeguard the amenities of occupants of neighbouring residential properties and local parking conditions

✓ NS14

Acoustic Enclosure and Engine silencer

The refrigeration equipment and generators shall not be in operation unless fitted with the acoustic enclosure, vibration pads and engine silencer hereby approved.

REASON: To safeguard the amenities of occupants of neighbouring residential properties

**Standard Informatives**

COMH05 - Composite Informative ✓

IL25 - NPPF APPROVAL - Para. 186 and 187 ✓

SMP ✓

lets/birds/wildlife

Contl Ecology - before + during + after

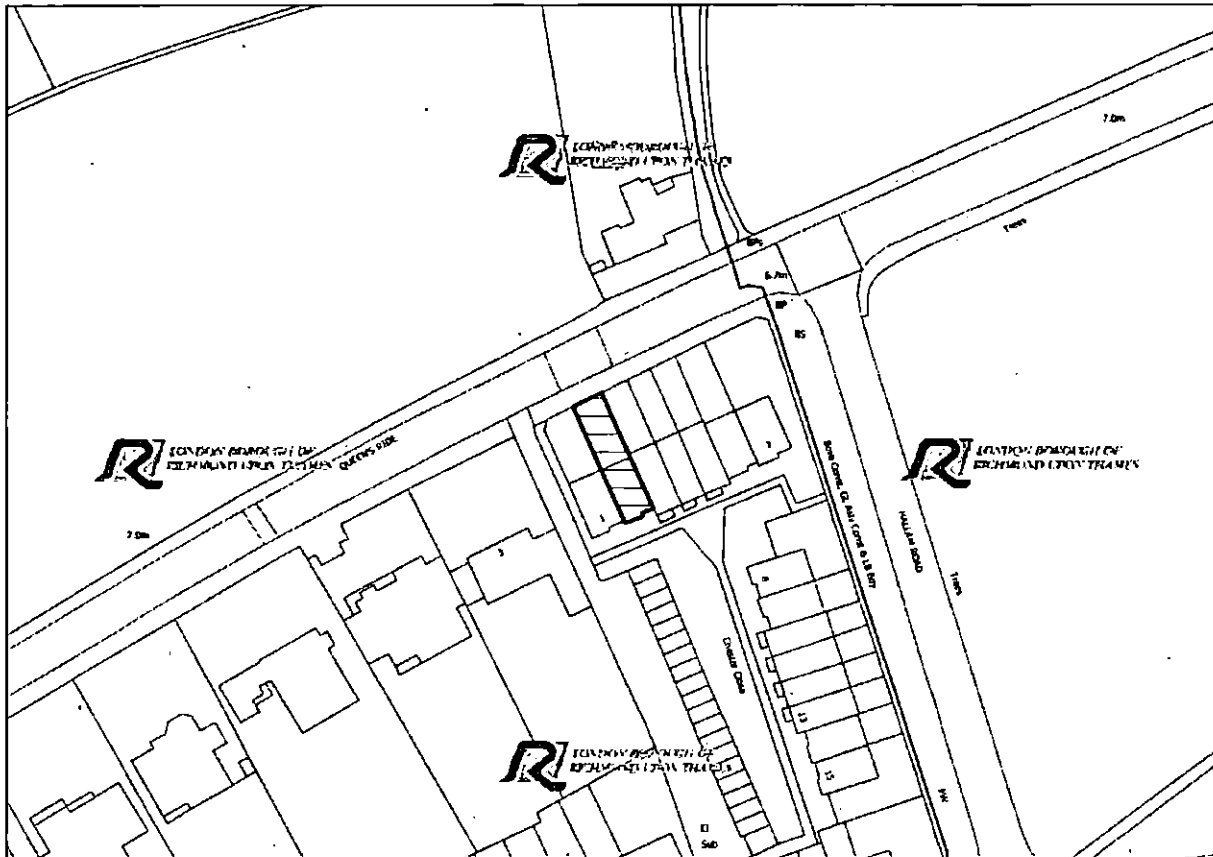
No noise before 10am

7 FOR AG /

14/3175/FUL  
2 CHESTER CLOSE  
QUEENS RIDE  
BARNES

BARNES COMMON WARD  
CONTACT OFFICER:  
A Jolly

[http://www2.richmond.gov.uk/PlanData2/Planning\\_CaseNo.aspx?strCASENO=14/3175/FUL](http://www2.richmond.gov.uk/PlanData2/Planning_CaseNo.aspx?strCASENO=14/3175/FUL)



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**Development:** Basement extension including front and rear lightwells. Alterations to rear fenestration at ground level.

**Applicant:** Mrs Tania Bailey

**Policies:**

National Planning Policy Framework

Core Strategy (adopted 2009) - Policy CP7

Development Management Plan (adopted 2011) – Policies DM DC 1, DM DC5 and DM HD1

Supplementary Planning Guidance 'Design Guidelines for House Extensions and External Alterations' (adopted 2002).

**Present use:** Dwellinghouse.

**SUMMARY OF APPLICATION**

The principle of a basement extension is considered to be acceptable in planning terms and the proposal, by reason of the acceptable scale, siting and design, would preserve the character, appearance and setting of the application property, terrace row and conservation area in accordance with policy DM HD1. In addition the proposal would not have an unacceptable impact on highway safety or parking provision, nor would the proposal represent an un-neighbourly form of development. For such reasons the scheme does not prejudice the aims and objectives of the National Planning Policy Framework, Core Strategy policy CP7, policies DM DC1, DM DC5 and DM HD1 of the Development Management Plan, and House Extensions and External Alterations SPG.

**RECOMMENDATION: PERMISSION**

**Site description:**

1. The application site relates to a two storey mid-terrace dwellinghouse located at the apex of Chester Close. The rear of the property backs onto Queens Ride. The site is located within Barnes Common Conservation Area.

**Planning history:**

2. None

**Public and other representations:**

3. Nine neighbouring properties have objected to the proposal. Their concerns are summarised as follows
  - Out of character with the conservation area
4. A number of other non material planning objections have also been received, including:
  - Structural issues with respect to the basement (non planning)
  - Noise and emissions pollution and traffic congestion during construction (non planning)

**Professional comments:**

Principle of a basement extension

5. The implications of a basement development on the structural integrity of neighbouring properties are a material planning consideration, in line with the NPPF, and a number of local planning authorities, such as the Royal Borough of Kensington and Chelsea and the City of Westminster have developed or are developing specific policies for basement development.
6. This Council does not have a specific policy for basement development. Each application is assessed on its merits but, in general terms, matters relating to the structural integrity of the development and the potential impact on the structure of neighbouring buildings are considered to be appropriately dealt with through the Building Regulations and the Party Wall Act.
7. The planning department does not hold any records of basements extensions being permitted at Chester Close, but there is no 'in principle' objection to them, with each application being determined on its individual planning merits according to the particular circumstances of the site. Indeed, certain types of basement extensions are deemed permitted development and do not require planning permission.
8. Where the specific circumstances of the site require it, a Construction Method Statement will be required, in order to minimise the impact of construction traffic, and details of foundations, in order to ameliorate noise and vibration during construction. This site is fairly constrained, being a mid terrace property, and as such, a condition requiring submission of a Construction Method Statement and details of foundations are considered to be justified in this case.

Design

9. The main thrust of the Council's design policies contained in the Core Strategy (CP 7) and the Development Management Plan (DM DC 1) is that areas of high quality should be protected from inappropriate development and that new development, including residential extensions, is of a high standard of design and compatible with the established character of an area. DMP policy DM HD 1 seeks to preserve and enhance the character and appearance of conservation areas.
10. The Council's adopted SPG: 'House Extensions and External Alterations', whilst making no specific reference to basements, requires extensions to be subservient to the host building and compatible with its design and scale.
11. The basement extension would be a discreet subterranean development and would not have a significant visual impact on the application property, terrace row or character of the surrounding conservation area as a result.
12. The front lightwell would be a subterranean development measuring some .055m by 2.25m, bordered by a low railing at the front. Given the subterranean nature and subservient size, the lightwell would not appear overtly prominent nor would not have a negative impact on the character of the conservation area. The front lightwell would replace some soft landscaping at the front of the property which could be removed without planning consent. A condition is recommended requiring additional soft landscaping in front of the front lightwell as a way of screening.
13. To the rear the basement extension would be served by a walk on glass roof located at ground level and steps up to the rear garden. The glass roof and steps would not be significantly visible within the surrounding area by virtue of the materials and discreet location at, and below ground level. In addition, this aspect of the proposal would be sited in proximity to the rear of the house and would be viewed in context with the house.
14. Alterations are also proposed to the ground floor rear windows. This aspect of the proposal would constitute a minor form of development which would not harm the character, appearance and setting of the conservation by reason of the ground floor location and screening by boundary treatment at the rear of the property. Additionally, these alterations constitute permitted development.
15. The council's conservation officer has not raised any design objection with respect to the impact on the conservation area.
16. Given the above the proposed development would be consistent with policy CP7 of the Core Strategy, policy DM DC1 and DN HD1 of the Development Management Plan and House Extensions and External Alterations SPG.

Residential amenity

17. Policy DM DC5 states the Council will seek to protect adjoining properties from unreasonable loss of privacy, pollution, visual intrusion, noise and disturbance. Daylight is assessed by BRE guidelines. The adopted SPG relating to house extensions and external alterations states extensions should not result in any substantial loss of privacy to adjoining dwellings and their gardens.
18. The basement extension would be a wholly subterranean development and would not lead to any unreasonable loss of neighbour amenity in terms of loss of light, outlook and privacy as a result.
19. The fenestration alterations to the rear of the property would not result in an unreasonable loss of privacy over or above the current situation.
20. Given the above the proposed development would be consistent with policy DM DC5 of the Development Management Plan and House Extensions and External Alterations SPG.

21. In light of the potential noise and vibration nuisance that may arise from the construction of the basement, and the constrained nature of the site and the proximity of neighbouring houses, it is recommended that a condition be imposed to secure details of the foundations to be used.
22. Noise nuisance during the development process can be addressed through Environmental Health legislation and disturbance and disruption can be mitigated by the Construction Method Statement, which is recommended to be secured by condition.

**Conclusion:**

The principle of a basement extension is considered to be acceptable in planning terms and the proposal, by reason of the acceptable scale, siting and design, would preserve the character, appearance and setting of the application property, terrace row and conservation area in accordance with policy DM HD1. In addition the proposal would not have an unacceptable impact on highway safety or parking provision, nor would the proposal represent an un-neighbourly form of development. For such reasons the scheme does not prejudice the aims and objectives of the National Planning Policy Framework, Core Strategy policy CP7, policies DM DC1, DM DC5 and DM HD1 of the Development Management Plan, and House Extensions and External Alterations SPG.

I therefore recommend **PERMISSION** subject to the following conditions and informatives:-

**Standard conditions:**

- AT01 - Development begin within 3 years
- LT06 - Soft Landscaping Required
- DV49 - Construction Method Statement
- U77258 - Details of foundations - piling etc

**Non-standard conditions:**

- U77256 - Approved drawings

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable.

430/AL(0)002, 430/AL(0)003, 430/AL(0)004, 430/AL(0)102, 430/AL(0)103, 430/AL(0)110, 430/AL(0)111, 430/AL(0)120; dated MAY14.

REASON: To accord with the terms of the application, for the avoidance of doubt and in the interests of proper planning.

**Standard informatives:**

- U84818 - Composite Informative
- U84819 - NPPF approval

**Non-standard informatives:**

**Thames Water Informative**

Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

**Surface Water Drainage** - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.



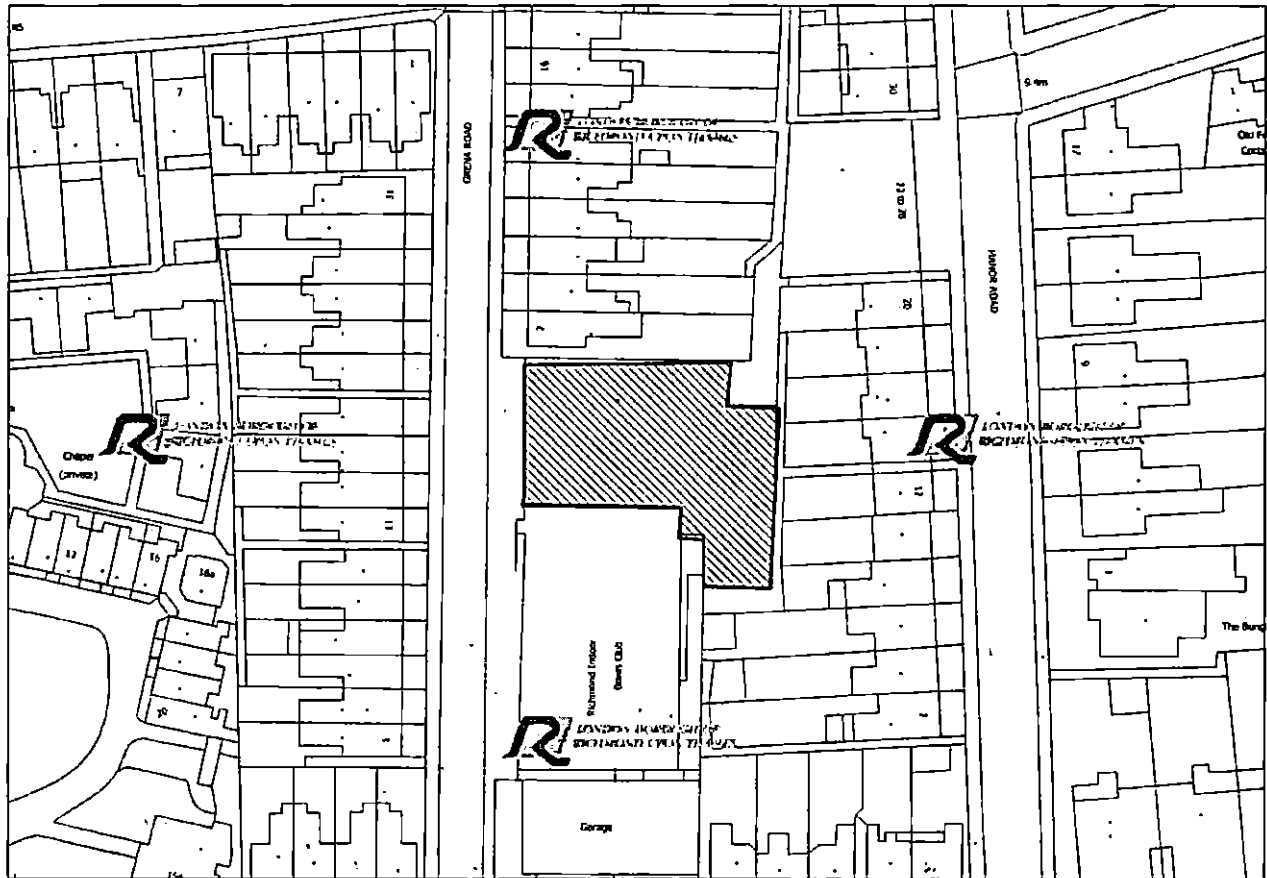
Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at [www.thameswater.co.uk](http://www.thameswater.co.uk)

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13/2029/FUL  
 HAPPY TIMES NURSERY  
 GRENA ROAD  
 RICHMOND

North Richmond Ward  
 Contact Officer:  
 A. Wilson

[http://www2.richmond.gov.uk/PlanData2/Planning\\_CaseNo.aspx?strCASENO=13/2029/FUL](http://www2.richmond.gov.uk/PlanData2/Planning_CaseNo.aspx?strCASENO=13/2029/FUL)



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**Proposal:** Site air conditioning plant and acoustic housing inside ground floor to front with new acoustic louvre to west elevation.

**Applicant:** D. Limb for Mrs S. Brown

**Application received:** 11<sup>th</sup> June 2013

**Main development plan policies:**

Local Development Framework Core Strategy Policies 2009: CP18

Local Development Framework Development Management Plan 2011 Policies: DM DC 1, DM DC 5, DM HD 1 and DM SI 1.

**Present use:** Nursery (Class D1)

**SUMMARY OF APPLICATION:**

The installation of air conditioning plant internally near the front of the building, can be accommodated without causing undue noise nuisance to residents, and the external alterations to the building would not have any adverse impact in the streetscene.

**RECOMMENDATION: PERMISSION**

**Site, history and proposal:**

1. Happy Times Nursery was granted permission under 99/3209, The building has approximately 1100 sq.m. internal floor area on 2 levels, with an open play area at the rear of the building between the rears of Grena Road and Manor Road residential gardens. An indoor bowls club adjoin the site to the south with residential properties to the north and opposite across Grena Road.

**Relevant History**

- 99/3031 – Indoor children's Playground for 1-12 year olds, crèche, toddler play area, ancillary play, baby changing areas, toilets, circulatory areas and café. Refused. Appeal dismissed.
- 99/3209 – Change of use from garage to Children's Day Nursery. Approved.
- 99/3209/DD04 - Details pursuant to NO01au (sound insulation of building), NO06au (sound attenuation of air conditioning). Approved.
- 02/1366 - Retention of cladding to north elevation. Approved.
- 09/3209/DD05 - Details pursuant to NS01U (Green Travel Plan). Approved.
- 11/3355/FUL – Demolish existing single storey rear extension and erect smaller single storey extension. New French doors and existing door replaced with window from classroom 3, incorporate railings, wall detail. Approved.
- 11/3355/NMA. Removal of existing external door and infilling of opening with facing brick to match the existing elevation to babies room 2 and removing existing French door arrangement in garden room, increase width of external door opening and install powder coated aluminium framed, double glazed sliding folding doors with frame finished in white to match existing doors. Refused.
- 13/0153/FUL - Alterations to provide new folding/sliding doors to replace existing into external play area. Approved.

**Proposal**

2. The proposal is for new mechanical ventilation equipment for the Nursery. As first proposed, the intention was to site 5 air conditioning units within an acoustic enclosure on the flat roof building towards at the rear of the site. The acoustic enclosure's dimensions were given as 5.1m x 2.1m x 1.5m.

**Public Consultations**

3. 8 objections received on the grounds of;
  - visual appearance;
  - noise pollution;
  - unnecessary;
  - health problems due to noise;
  - siting of the units with no adjoining wall to help attenuate noise;
  - errors in the consultants sound readings, need for live tests rather than manufacturers specifications;

- sound readings should also take into account gardens and not only windows;
- readings much higher than background noise levels;
- hours of air conditioning unacceptably long;
- other options to air conditioning have not been considered;
- should be device to switch units off when under temperature threshold;
- no confidence in the effectiveness of timer mechanism;
- require better access for maintenance

**Amendments:**

4. Re-siting proposed air conditioning plant into ground floor room at front of building.
5. An acoustic louvre to serve the new plant area would be positioned on the front of the building. A revised acoustic survey was also submitted.

**Re-Consultations:**

6. Letters have been received from 8 local addresses objecting on the following grounds:
  - noise;
  - visual impact of vents and louvers;
  - the mix of residents living in Grena Road with many at home during the day;
  - inadequate testing period for background noise level;
  - errors in noise level calculations;
  - would add to existing traffic noise and other disruption caused by the nursery;
  - operating hours of air conditioning should be reduced;
  - inefficient siting in relation to playrooms;
  - likely use during evening hours for other events;

**Professional comments:**

7. The main issues to be considered are concerning neighbour amenity (Policy DM DC5), due to the potential for noise nuisance, whilst the external alterations to the building in Grena Road streetscene (DM DC1) also require consideration. The site is not inside a conservation area, but the other side of Grena Road is inside the Sheen Road CA, and hence has to be considered against Policy DM HD1.

**Noise amenity**

8. With the re-location of the proposed air conditioning equipment from on top of the roof towards the rear of the site, to a position inside the building, there would be a distinctive reduction in the potential for noise pollution affecting nearby residential occupiers. The air source condensers would be within a dedicated plant room.
9. The applicants have submitted a Noise Impact Assessment for the proposed equipment. The Assessment has surveyed the impact on the residential properties on the opposite side of Grena Road, and the adjacent residential property at 2 Grena Road, which would be the residential properties closest to the equipment. The proposed plant would consist of one condensing unit, with fresh air for the plant drawn through the acoustic louvre and ducted out vertically through the roof. The Assessment measured background noise levels at various times of the 24 hour day.
10. British Standard BS 4142:1997 is the standard normally used in the UK to assess whether noise from 'commercial' activities is likely to give rise to complaints from nearby residents. The standard is relative to the background noise when the plant etc. is not operating. As general guidance, if the rating level is more than 10 dB above the background level, this is an indication that complaints are likely. If the rating level is 5 dB above the background, this is of 'marginal significance' and complaints are possible. A difference of minus 10dB is an indication that complaints would be unlikely. In this case,

the applicants are proposing that the equipment does not exceed a noise rating of 5dB below the lowest background levels recorded outside the nearest residential windows.

11. To calculate this, the Assessment has measured daytime ambient and lowest measured background noise levels. No additional allowance from irregular sounds, such as clicks, clatters or thumps, equivalent to an additional 5dB of noise, has been built in, as the consultants do not consider the equipment would have any additional tonal element.
12. Given the manufacturer's plant specifications, and taking into account attenuation measures which would be incorporated, predicted noise levels outside the nearest residential windows would be slightly lower than 5dB below the lowest measured daytime background level.
13. The Council's environmental health officer has reviewed the Assessment, and raises no objections to the project on noise grounds, subject to the following condition being imposed.

*"The air conditioning unit hereby permitted shall be installed in strict accordance with the approved details provided in section 7 of the acoustic report submitted by Environmental Equipment Corporation Ltd. (EEC), reference JJ/EC12655-003 dated 28 February 2014 (received by the Council 18<sup>th</sup> March 2014). The air conditioning shall thereafter be retained as approved. The air conditioning shall not be used unless the equipment is installed in compliance with these details."*

14. For certainty, a condition should also be imposed to ensure the equipment only operates between the hours of 7.00 a.m. and 7.00 p.m. from Monday to Friday.
15. With the imposition of these conditions, it is considered that the Nursery facilities can enjoy satisfactory ventilation, whilst not causing noise nuisance to the nearest residential occupiers in Grena Road.

#### Visual appearance

16. With the internalisation of the air conditioning condenser unit, rather than being on the rooftop as previously proposed, there are no issues to do with its visual appearance. (It could be argued that by itself, planning permission would not be required). However, there would be alterations to the front elevation of the building with the installation of the acoustic louvres on the elevation facing Grena Road. The building has no particular architectural merit, reflecting a previous use as a garage, and with the louvers replacing an area of panelling, there are no objections to its appearance in the Grena Road streetscene. These would be finished in a colour to be agreed with the Council (officers preference is that this matches the colour on the majority of this facade, which is currently blue). This would have a neutral impact on the appearance of the conservation area on the other side of Grena Road.

#### **Conclusion**

17. The air conditioning plant can be accommodated without causing undue noise nuisance to residents, and the external alterations to the building would not have any adverse impact in the streetscene.

#### **Recommendation**

I therefore recommend that the application be granted **PERMISSION** subject to the following conditions and informatives.

**Standard Conditions:**

- AT01 - Time, 3 years
- HM06 - Restricted hours machinery (adapted): No air condition equipment shall be operated on the premises before the hour of 7.00 a.m. nor after 7.00 pm from Mondays to Fridays and shall not be operated at any time on Saturdays or Sundays, without the prior written permission of the Local Planning Authority.
- DV48 - Drawings/Document: 104-01A, 104-03 received 11 June 2013, 104-14J, 104-15A, 104-31E, 104-30B, 104-32A and Environmental Equipment Corporation Plant Noise Impact Assessment Ref. JJ/EC12655-003 received 18<sup>th</sup> March 2014.

**Non-standard conditions:**

- NS01 - The air conditioning unit hereby permitted shall be installed in strict accordance with the approved details provided in section 7 of the acoustic report submitted by Environmental Equipment Corporation Ltd. (EEC), reference JJ/EC12655-003 dated 28 February 2014 (received by the Council 18<sup>th</sup> March 2014). The air conditioning shall thereafter be retained as approved. The air conditioning shall not be used unless the equipment is installed in compliance with these details." REASON: To prevent noise nuisance adversely affecting the amenity of nearby residential occupiers.
- NS02 - The colour of the proposed external louvres shall match the painted areas on adjacent parts of the elevation facing Grena Road unless otherwise agreed in writing with the Local Planning Authority. REASON: In the interests of the streetscene appearance.

**Informatives:**

- U84464 - Comp. Informative
- U84465 - NPPF advice

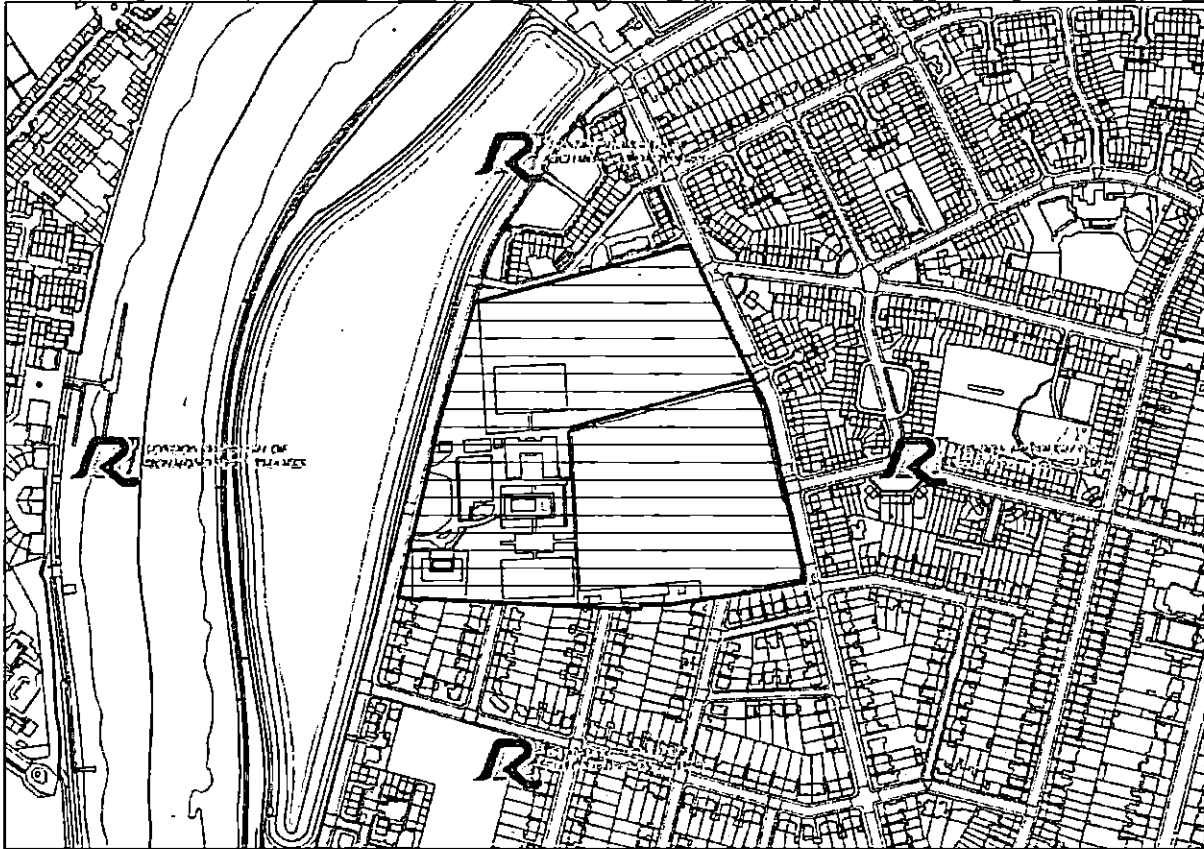
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14/1579/FUL  
THE HARRODIAN SCHOOL  
LONSDALE ROAD  
BARNES

BARNES WARD  
Contact Officer:  
B Sheehan

[http://www2.richmond.gov.uk/PlanData2/Planning\\_CaseNo.aspx?strCASENO=14/1579/FUL](http://www2.richmond.gov.uk/PlanData2/Planning_CaseNo.aspx?strCASENO=14/1579/FUL)



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**Proposal:**

Erection of a roof extension to the senior block building to accommodate additional sixth form classrooms and other school accommodation; and to allow an increase in the maximum number of pupils allowed to attend the school to 1055. Erection of a temporary portacabin for a period of up to two years.

**Applicant:**

Sir Alford Houstoun-Boswall  
The Harrodian School Limited

**Application received:**

22<sup>nd</sup> April 2014

**Site Notice:**

Departure from MOL

**Development Plan Policies:**

Core Strategy: CP1, CP2, CP3, CP4, CP7, CP10, CP18

Development Management Plan: DM SI 1, SD1, SD2, SD4, SD5, SD6, SD7, SD9, SD10, DM OS2, DM OS5, DM HD3, DM DP2, DM TP7, DM TP8, DM DC1, DM DC4, DM DC5

**Supplementary Planning Guidance:**

Sustainable Construction Checklist

**Summary of application:**

**Weighing in the balance the educational benefit of increasing pupil numbers and accommodation for the sixth form; that no unacceptable visual harm would occur to the character and openness of the Metropolitan Open Land; and the proposal to remove this part of the site from MOL in the pre-publication version of the Site Allocations Plan; it is considered that there are very special circumstances to justify a departure from MOL policy.**

**The engineer is satisfied that there would be no unacceptable impact on the highway network and the proposal would not result in any unacceptable car parking on the adjacent highway or site itself. The school has a Bronze Accreditation on the TfL Star on line system, and is working to a Silver Star accreditation. Given that the travel plan and working to a Silver Star accreditation has been a material consideration in the assessment of impact on the highway network, it is recommended that a travel plan is secured through a SECTION.106 planning agreement to include a financial contribution towards travel plan assessment and monitoring.**

**The proposal would where practicable be consistent with the Council's Sustainability policies.**

**RECOMMENDATION: PERMISSION SUBJECT TO A SECTION 106 PLANNING AGREEMENT**

**Site:**

1. The Harroddian private school is a site of 7.9 ha with a complex of buildings situated in the south west corner and is located on the eastern side of Lonsdale Road. The original Mill Lodge building which fronts Lonsdale Road, is a designated building of townscape merit. The remainder of the site comprises playing fields, tennis courts, an all weather pitch, and open parking, with rows of mature trees in the centre and along the site boundaries.
2. The whole of the site is designated Metropolitan Open Land (MOL). It is located next to the Leg of Mutton Reservoir Nature Reserve which is designated an other site of nature conservation importance and which in turn is bounded by the river, Thames. The reservoir and the river are also designated MOL and fall within the Thames Policy Area.
3. The school grounds are covered by an area TPO, no.543, made in 1998 and a group TPO G2 made in 2011.
4. There is a 4 storey block of flats to the north of the site separated by a line of mature/new conifers, Verdun Road to the east consists of two storey 1920's terraces

- and pairs of semi-detached houses, and there are interwar 2/3 storey semi-detached houses in the 3 cul-de-sacs which abut the site boundary to the south.
5. The Lonsdale Road frontage has a brick retaining wall with railings and hedge and row of London Plane trees behind and Verdun Road a tall concrete wall palisade fencing on the top with a bank and a line of very mature London Plane trees behind. The northern boundary of the site adjacent to the Windermere flats consists of a
  6. pre-cast concrete fence with palisade fencing to the top and a row of Leylandii trees.

**Planning History:**

7. The most recent pertinent planning history is a refusal for a new storey to the senior block (13/0744/FUL). This was refused on the grounds of that the extension would be inappropriate development in designated Metropolitan Open Land and by reason of the resultant three storey building would be detrimental to the character and openness of the Metropolitan Open Land. Further, that the proposal, by reason of the introduction of an uncharacteristic, bulky, top heavy, inelegant mansard and a third storey to the existing two storey building, which has carefully considered proportion and detailing, and which is a set piece which also reads with the music department block to the west, would unacceptably dominate the skyline of this group of buildings and interfere with the adjacent accent building of the group which has a hipped roof, and would detract from the openness and character of the designated Metropolitan Open Land and the visual amenities of the area.
8. In September 2013 an appeal for the erection of a sports hall with associated facilities; and replacement concrete wall and pedestrian gate on the Verdun Road boundary with a brick boundary wall with railings and a pedestrian gate was dismissed on appeal (11/2906/FUL).
9. The Inspector made the following key pertinent points in relation to the proposed Sports Hall of relevance to the current proposal:-
  - The frontage between the school buildings and the flats to the north is of sufficient length to determine the appearance of the local area which, in combination with the reservoir on the western side of the road, has a distinctly open character. In this setting, the sports hall would be a substantial increase in built form, projecting beyond the front line of the adjoining flats, and visible from a number of public view points, including in either direction along Lonsdale Road and the footpath alongside the reservoir. Whilst its impact would be softened in most instances, by intervening landscaping, the overall effect would be the introduction of a more urban character to the area.
  - The whole of the school premises fall within the MOL, so that any additional building would have an influence on openness. However, the choice of siting and of physical form affects the visual impact on openness. The location of the block at the front of the school, where it would be especially apparent from public areas and the adjoining parts of the MOL, and in a position away from the present cluster of school buildings, combined with its size and mass, would have a detrimental effect on the prevailing open appearance of the locality, which is an important part of its distinctive character.
  - A number of bat surveys had been carried out, indicating a range of species within the site and, whilst it is not possible to establish the routes used with certainty, it is

- reasonable to consider that bats cross through the school grounds linking the feeding opportunities around the Thames with habitats in the residential areas to the east.
- The identified benefits of the accommodation could be substantially achieved by a smaller scheme in a less prominent location on the site, and that such a scheme would have a less harmful effect on both openness and the visual impact of the building.
  - The building would reduce openness, which is an important quality of the MOL, and which defines the present character and appearance of the area.

**Earlier planning history:**

10. There has been a series of planning applications on the site over the years. Originally the site was owned by Harrods and occupied as a private sports ground for Harrods' staff with club premises in Mill Lodge. In the early 1990's the use changed to a non-residential day school. The site has been designated as MOL since at least 1988.
11. Whilst in use as a sports ground an outline application was made to construct a new club house and training centre, convert the main building from a club house into 12 flats and erect 6 semi and 2 detached houses (89/1048). This application was withdrawn. Permission was subsequently granted in 1989 for a stable with associated fodder store, tack room and paddock (88/2438).
12. The use of the site was granted permission for a non-residential day school in 1993 (93/0155). This was subject to a planning condition which restricted the school roll to 450 children. The reason for the condition was that an unrestricted student roll could lead to demand for additional buildings on the site which would be likely to detract from the open character of the MOL. The applicant was advised by way of informative, that whilst granting planning permission for the proposed change of use for educational purposes, proposals which included extensions outside of the existing footprint of buildings on the site, would be contrary to MOL policy which seeks to keep such land in predominantly open use. The grant of the permission should not be construed as agreement to any extension of the buildings.
13. Permission was subsequently granted for refurbishment of the existing buildings and extensions (94/0094).
14. In 1994 planning permission was granted for the replacement of 4 existing grass tennis courts with 4 synthetic courts (94/0555) and in 1996 for a 2 storey classroom block to the rear of Mill Lodge (95/3483). This measured 8.5m by 54m. This was considered to be acceptable in MOL terms, as it was located on the site of the former squash courts and the hard surfaced tennis courts; related to the existing building; had a lower eaves height than the squash courts it was replacing; related to the existing building when viewed from beyond the boundaries of the site; was set against the existing buildings and was considered not to detract from the open character or appearance of the site as a whole. It was also considered that the new buildings would consolidate the use of the site as a school and help ensure that it was kept in predominantly open use. This building is the subject of the current application.

15. Permission was subsequently granted for a single storey teaching laboratory block in 1998 (97/1764). This abutted other buildings and did not intrude upon views across the open playing fields, the character of MOL was not diminished, and therefore it was considered an exception to policy could be made. In 1998 permission was also granted for a first floor extension to the main building to provide a new classroom (98/1401).
16. In 1998 an appeal against a proposal for demolition of the existing timber buildings and the erection of a part single part two storey pre-preparation building in the south west corner of the site was dismissed (98/2717). The two storey part of the building had an eaves height of about 5.6m and ridge height of 8.4m. The inspector opined that the portion of the upper level of its superstructure and the roof would be visible from public views. Due to the size and bulk of the building, it would have a considerable presence and so impose itself in the foreground of views from Lonsdale Road. In his view, this would have a marked effect in reducing the openness of the area. He also considered it would be noted through the gateway onto Lonsdale Road (At this time there was a sizeable concrete post and panel fence at the back edge of the footway to Lonsdale Road). Overall he considered that the development would have the effect of extending urban development beyond the residential house to the south, 235 Lonsdale Road, and so harm the character and appearance of the area. It would undermine the significance of the appeal site as a visual open space and thus its contribution to MOL would be appreciably diminished to the detriment of the area as a whole. A second appeal considered at the same time for a single storey pre-preparation building (368 sq.m) was allowed in 2000 (99/3228). The inspector considered that whilst this had a larger footprint, it was more modest in height with a ridge level of about 5m. It would be very well screened by the existing vegetation along Lonsdale Road. It would not therefore interrupt the function of this stretch of land in providing an attractive break to development as perceived by those passing along the highway. He considered that this perception would not be altered by the very restricted views which might be obtained from the reservoir footpath of, possibly, part of the building's roof. In his view the predominantly open nature of the area would remain intact and along with it, its character and appearance. A further application was refused in 2000 (00/0089). This was a duplicate of 99/3228 above.
17. In 2000 permission was granted for the existing all weather playing surface to replace the existing (00/1145/FUL).
18. In relation to pupil numbers permission was granted in 2000 to increase the numbers on the roll from 450 to 550 (00/1926).
19. Permission was granted in 2001 retrospectively for the retention of the pre-prep building as sited in the wrong location. (01/0276). In 2001 permission was granted for a single storey building comprising changing facilities, groundsman's office, store and workshop (01/2448) and in 2001 for a new conservatory to the rear of the preparatory school building (01/2602).
20. In 2001 permission was refused for a 2 storey house for the head teacher to be sited on the Verdun Road frontage (01/2955). The grounds included siting, size and design, to

the detriment of the appearance and open character of the MOL. It was also refused on tree grounds.

21. Permission was granted for the demolition of existing buildings and erection of a tuck shop in 2001 (01/2957). This was sited to the rear of the building of townscape merit. A further permission was granted for demolition of the existing buildings and the erection of a 2 storey building for use by the Music Department and a new arch linking the building to Mill Lodge (01/2958) (history record missing). This appears to be the two storey building sited to the west of the senior block, the other side of the existing tuck shop, and of the same visual appearance as the proposal.
22. In 2001 an application for a part single, part two storey building comprising changing facilities, groundsman's office, store and workshop in conjunction with the main school was approved (01/2448). Subsequently in 2002 a similar application was refused (02/0713). This application was to vary the appearance and roof heights of the building approved under permission ref.no.01/2488. A subsequent appeal was dismissed. The inspector considered the changing room to be appropriate development in the MOL but that it shouldn't be retained in its present form but reduced in height. A later application for a 3 bay grounds equipment store was refused on the grounds that the size, height and siting in close proximity to another new building would give rise to a level of development that would be detrimental to the green, open character of MOL. This building was subsequently allowed on appeal subject to it being reduced in height from the proposed 4m (02/1395). Permission was subsequently granted for a 3 bay grounds equipment store sited on the southern boundary of the school site adjacent to 79 Lowther Road (03/1529).
23. In 2002 permission was refused for a new all weather playing surface 63m by 40m including 3m high wire mesh fencing (02/1800) in the north west corner of the site. This was on the grounds that a second all-weather pitch and associated fencing on land making a significant contribution to the green open character of this sensitive site would be harmful to the visual amenities of this Metropolitan Open Land and the Lonsdale Road street scene. Also, for the erection of a security station (02/1801), on the grounds that it's siting on raised ground and in close proximity to the Lonsdale Road frontage, would appear visually intrusive and out-of-character with the street scene and metropolitan open land. In the same year permission was refused for a grounds equipment store (02/3110). This was on the grounds of the size, height and siting in close proximity to another new site building which would give rise to a level of development that would be detrimental to the green, open character of the metropolitan open land. It was dismissed on appeal. The inspector did not find a need for the 4 bay store which would exceed the essential needs of the playing fields.
24. In 2002 an application was made to increase the school roll to 650 pupils. This application was withdrawn in December 2003 (02/1397).
25. Permission was granted for a 2 storey detached tuck shop and first floor 1 bed caretakers flat in 2002 (02/1396). A further application for a two storey detached house for use by the head teacher of the Harrodian School was refused in 2002 (02/1788). This was on the same MOL and tree grounds as the 2001 application, and also included a residential amenity reason for refusal, namely that it would be overbearing, un-

neighbourly and could be visually intrusive and give rise to an unreasonable loss of privacy to the occupants of neighbouring residential properties.

26. Details of a green travel plan pursuant to condition NS02 attached to planning permission ref.no.00/1926 were approved in 2003.
27. In 2004 permission was granted for alterations to the arcade of the changing rooms (04/1470) and for the reduction of the roof height of the changing rooms (04/1481).
28. In 2004 an application was made to extend the school roll to 750 pupils (04/0508). No decision was made on this application.
29. Permission was refused for a new single storey security station near the main gate in Lonsdale Road (07/2882). This was on the grounds of potential damage to an adjacent London Plane tree.
30. An application for the erection of a sports hall in the North West corner of the site was withdrawn in August 2007 (07/2883).
31. Permission was granted to extend the existing grounds equipment store to provide a further 2 bays in August 2007 (07/2884). This was considered to be acceptable development within MOL as it was small (approx.57 sq.m. a use in association with the open use of MOL, an extension to an existing outbuilding and away from the main public views. Permission was also granted in 2007 for a first floor extension to the existing cloister block to provide an additional classroom (07/2885). This was considered to be acceptable in MOL; given there was no increase in footprint and the relatively small scale increase in height (6.6m). A single storey security station was approved in 2007 (07/3830). An exception to MOL policy was considered sustainable, given that it was seen against the existing buildings and was small.
32. A second application for a sports hall with associated viewing facilities in the same location on the site was submitted in 2008 and withdrawn in 2009 (08/3185). This building had a smaller footprint measuring 30m by 58m. Following withdrawal of this application a letter dated March 2009 was sent to the applicant and agent setting out the reasons why the application would have been recommended for refusal. This was followed by a visit to the site by the development control officer and the conservation/design officer. The Council re-iterated their concerns and officers, the planning consultant and the Headmaster walked the whole of the site at which time the Headmaster gave a detailed justification for their proposal in the northwest corner of the site and why it couldn't be located elsewhere.
33. A third application for a 628 capacity multi-purpose sports hall was refused in January 2010 (09/2845). The proposal was larger than the previously withdrawn 2008 scheme measuring 60m long by 39m wide at its widest. It was to be end on facing the Lonsdale Road with a 3.4m wide colonnade to the west and east elevations with short returns to the south elevation. There would also be a similar colonnade to the front entrance area. The overall height would have been 7.6m to the top of the main building, 10m to the top of the plant screen and 12.2m to the top of the bank of solar panels. The height of the

side colonnades would have been 6.8m and the one adjacent to the entrance 7.5m. The whole of the roof area (except for the colonnades) was to comprise a green roof.

34. The application was refused on the following grounds:-
- 1) Inappropriate development in designated Metropolitan Open Land
  - 2) Breach of the designated green chain with built development
  - 3) Size, height, siting and bulk of the building in a prominent location which would detract from the green and open character of this part of the street scene, to the detriment of the visual amenities of the street scene, views from the public footpath at the Leg of Mutton Nature Reserve to the west, and the open and green character of the adjacent Metropolitan Open Land and Thames Policy Area.
  - 4) Design, size, siting, height and length of the building in conjunction with the existing disposition and height of the Windermere block of flats on the adjacent site, would result in an un-neighbourly development, which would result in an unacceptable increased sense of enclosure and oppressive environment to the lawned amenity area situated to the south of 43-54 Windermere Court, to the detriment of the amenities of the occupiers of the Mere Estate flats.
  - 5) In the absence of an up to date transport assessment and travel plan, it had not been demonstrated that there would be no unacceptable impact from the development on highway and pedestrian safety and residential amenity, and that it would encourage sustainable travel.
  - 6) In the absence of a full bat survey, it had not been demonstrated to the Council's satisfaction that the proposal would not result in unacceptable harm to a protected species.
35. An appeal was lodged against the refusal but subsequently withdrawn.
36. In February 2011 planning permission was granted to vary the maximum numbers of pupils on the school roll controlled under planning permission ref.no.00/1926, to a maximum of 1000 (10/2346/VRC). At the time of this application the agent (letter dated 13<sup>th</sup> August 2010) advised that there has been no need to build additional classrooms as the school roll is easily accommodated in the existing buildings (para.20). As such it was considered the initial reasoning behind the restriction of the school numbers is unfounded because the School has been able to easily accommodate over 900 pupils without requiring new buildings that impact on the openness of the MOL (para.26).

**Proposal:**

37. It is proposed to carry out the following:-
- 1) Erect a roof extension on the Senior Block building to accommodate new classrooms and other student accommodation. The extension will have a flat top roof and will be set 1m back from the perimeter balustrade. Materials will be Rivendale Eternit slates on battens with the corners of the roof dressed in lead. Windows would be constructed of timber.
  - 2) To vary the planning condition on planning application ref.no.10/2346/VRC to increase the maximum number of pupils allowed to attend the school to 1055 in light of the need to accommodate an increase in size of the sixth form
  - 3) To erect a portacabin to provide temporary classroom accommodation for up to two years during the construction and fit out of the senior block extension after which it will be removed and the site made good. The portacabin will measure 6m by 12m and



3m high and will have a timber finish. It will be sited to the east of the senior block building adjacent to the playing field.

38. The agent advises that the hours of the school will be for Monday to Friday only and will be staggered for each of the age groups from 08:00 for the older students and 08.30 onwards for the pre-preparatory and preparatory classes. The school day ends at 15:15 for reception students every day; 15:25 for the pre-preparatory Monday to Thursday and 15:15 Friday; 16:10 for the preparatory every day; 16:00 for the senior school Monday to Thursday and 6:10 Fridays; and 16:55 for the sixth form. Extra-Curricular activities are also held on weekday evenings and Saturday mornings. The private school has a current enrolment of around 1000 pupils and 200 staff.

**Representations:**

39. 6 letters received from residents in Suffolk Road, Lowther Road, Parke Road, Verdun Road, Belgrave Road objecting on the following grounds:-

- 1) Increase in traffic congestion and cars parked in front of the drive and neighbours' drives
- 2) Increase in buildings on the site
- 3) Noise and disturbance
- 4) Increase in traffic and resultant pollution
- 5) Detriment to highway safety

40. The Barnes Community Association Environment Group generally support the Harrodian School's desire to expand its sixth form and therefore would accept both the building work that it would entail (particularly as that building is not immediately obvious from the road) and the increase in overall numbers that would result. They therefore suggest that permission is granted only under the provision that all sixth formers come and go by public transport, or if they already drive their own cars that sufficient additional parking be provided on site for them to use.

41. Transport for London - Comment as follows:-

- If there had been a larger expansion of pupil numbers with less emphasis on sixth formers, TfL could need to pursue S.106 for bus service enhancements.
- TfL welcome a detailed construction management plan
- TfL directs the applicant to Chapter 8 of the draft London Cycling Design Standards (LDCS), which contains guidance on cycle parking including standard details and dimensions for different types of cycle stand.
- Suggest the provision of more than 8 additional cycle stands
- No Mayoral CIL is payable in this case as the proposal will provide education
- TfL support a condition which would restrict the number of pupils from reception to Year 11 to a maximum of 850. Any larger increase in the number of pupils from reception to Year 11 should be referred to TfL for approval and may require transport mitigation to be paid by the applicant in the form of S.106 funding for bus service enhancements.

42. Thames Water – No objection in relation to sewerage and water infrastructure capacity. Request that pro-actively consulted on all similar applications in future, that the adequate

provision of water industry infrastructure can be assessed and considered as part of the decision process.

**Professional Comment:**

43. The main issues in this case relate to the principle of development, with specific reference to Metropolitan Open Land and Education policy; impact on the visual amenities of the location, character and openness of the MOL and setting of the designated Building of Townscape Merit; evidential need for the school extension; traffic generation, car parking and highway safety and impact on biodiversity, trees and residential amenity.
44. The previous refusal for a new addition application ref.no. 13/0744 and the Inspector's decision on the sports hall application are material considerations which need to be taken into account.

MOL and Education policy

45. The whole of the Harrodian school site is designated as MOL. It is however proposed to remove the south west corner of the site, where the buildings are predominantly sited, including the existing senior block the subject of this application, from the MOL designation. The MOL change was included in the Publication version of the Site Allocations Plan and agreed by Cabinet on the 13<sup>th</sup> February 2014 and by Full Council on 4 March. Cabinet and Full Council agreed the use of the Site Allocations Plan Publication version for development control purposes. The GLA have not formally commented on the proposal. The Site Allocations Plan is likely to be subject to examination next year.
46. The MOL is part of the larger strategic area of MOL in the Barnes Area which runs along the river Thames corridor, and includes the adjacent Leg of Mutton Nature Reserve to the west of the school site, the school playing fields to St.Pauls school, the Wildlife and Wetland centre, the Barn Elms Schools Sports centre and playing fields , Barnes Common; and Dukes Meadow, Grove Park, Civil Service Sports Ground and Riverside Recreation Ground, allotments and school and Chiswick House, on the opposite bank of the river Thames. The open space on the Harrodian site is important as part of the larger strategic area of open space, clearly distinguishable from the surrounding built up area and which fulfils the larger green chain as a continuum of the river corridor, with an important role for biodiversity.
47. Policy 7.17 of the adopted London Plan 2011, states that the Mayor strongly supports the current extent of MOL, and its protection from development having an adverse impact on its openness. The strongest protection should be given to MOL and inappropriate development refused except in very special circumstances, giving the same level of protection as in the Green Belt. Essential ancillary facilities for appropriate uses will only be acceptable where they maintain the openness of MOL. The supporting text, para. 7.56, advises that the policy guidance of PPG2 on green belts applies equally to MOL. (PPG2 has since been superseded by the National Planning Policy Framework which includes a section on green belts (Section 9 Protecting Green Belt Land)). Further, that MOL has an important role to play as part of London's multifunctional green

infrastructure and the Mayor is keen to see improvements in its overall quality and accessibility. Appropriate development should be limited to small scale structures to support outdoor open space uses and minimise any adverse impact on the openness of MOL. Further, that green chains are important to London's open space network, recreation and bio-diversity.

48. National policy on protection of the Green Belt is now set out in Section 9 of the National Planning Policy Framework (NPPF) starting on p.19. Para.87 advises that 'as with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in 'very special circumstances'. Para.88 continues that 'when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. In relation to the Green Belt, it advises that the construction of new buildings inside a green belt is inappropriate unless it is for certain purposes. This includes appropriate facilities for outdoor sport and outdoor recreation, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it (para.89).
49. In relation to adopted local policy, CP10 of the Local Development Framework: Core Strategy 2009 (LDF: CS), states that the Borough's metropolitan open land will be safeguarded and improved for biodiversity, sport and recreation and for visual reasons. Para 8.2.4.2 of the supporting text advises that the MOL has a strategic function in south west London.
50. Policy DM OS2 of the adopted Development Management Plan 2011 (DMP) states that the Borough's Metropolitan Open Land will be protected and retained in predominantly open use. Further, that appropriate uses include public and private open spaces and playing fields, open recreation and sport, biodiversity including rivers and bodies of water and open community uses. It recognises that there may be exceptional cases where appropriate development such as small scale structures is acceptable, but only if it does not harm the character and openness of the MOL and is linked to the functional use of the MOL or supports outdoor open space. The policy continues that improvement and enhancement of the openness and character of the MOL and measures to reduce visual impacts will be encouraged where appropriate. The supporting text in para.4.4.4 refers to the removal or replacement of inappropriate fencing and screening as well as opening up views into and out of MOL.
51. The Thames Strategy Kew to Chelsea 2002 under the Character Reach no.3 para.4.26 identifies the Harrodian School as open space.
52. Neither the existing senior block, nor the proposed extension as indoor educational space, would be considered to be 'appropriate' uses in MOL in accordance with London Plan and Development Management Plan policy. By definition 'as an inappropriate use' the proposed extension would cause harm. Nor would it comprise a small scale structure which does not harm the character and openness of the MOL and is linked to the functional use of the MOL or supports outdoor open space. The extension would result

in a 3 storey building increasing the built development on the site and the bulk and height of this particular building within and adjacent to Metropolitan Open Land. Excepting for the main frontage building to Lonsdale Road, the buildings sit low (maximum of 2 storey's) in the landscape which allows the character and openness of the MOL to dominate the site. At prevailing heights of one and two storeys, the buildings also appear more suburban, than urban, appropriate to the MOL context. The uses proposed would not have a functional link with the outside space, except possibly 6 showers shown in the W.C's.

53. The key issue in this case is whether the harm arising out of inappropriate development in the Metropolitan Open Land and any other harm, would be clearly outweighed by other considerations, so as to amount to the 'very special circumstances' necessary to justify the development.
54. When considering what may constitute such very special circumstance, national, regional and local policy on development providing education facilities is relevant in this instance. Para.72 of the National Planning Policy Framework specifies that the Government places great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, and collaborative approach to meeting this requirement and to development that will widen choice in education.
55. Adopted London Plan 2011 policy 3.16 advises that development proposals which provide high quality social infrastructure will be supported in the light of local and strategic needs assessments. Para.3.88 of the supporting text states that proposals must also accord with the specific MOL policy (7.17). Specifically in relation to education Policy 3.18 advises that development proposals which enhance education and skills provision will be supported, including new build and expansion of existing facilities.
56. At local level, policy CP18 advises that the Council will ensure that the provision of schools and preschools are sufficient in quality and quantity to meet the needs of residents. The potential of existing educational sites will be maximised through redevelopment and refurbishment to meet educational needs. Further, facilities and services for the education and training of all age groups should be in locations that are conveniently accessible to users.
57. Development Management Plan policy DM SI 1 states that planning permission will be granted for extensions to existing social infrastructure where it provides for an identified need; is in a location accessible by public transport, walking and cycling; is of high quality design providing inclusive access for all; does not have a significant adverse impact on residential character and amenity; provides car parking in accordance with policy and does not have an unacceptable impact on on street parking conditions and local traffic conditions.
58. Para.5.2.3 advises that there should be evidential need.
59. Given the above, there is a strong policy presumption in favour of providing education facilities.

60. Furthermore, the applicant has advised that the extension is required for the following reasons:-

- To make good existing deficiencies in the existing 6<sup>th</sup> Form accommodation and to provide new accommodation to enable the school to increase its pupil roll in the sixth form by 40-55 pupils.
- More pupils are predicted to reach the sixth form quality grade than previously. The increase in prospective take up of offered places means the sixth form must increase in size or the school would be forced to reject those who meet the qualifying grade.
- The school is operating at or exceeding its capacity in terms of utilisation of space in that all classrooms and other available areas are in use all of the time. Some areas are being used inappropriately i.e. lessons in staff offices and students using break out areas for study and one to one tutorials. Areas are cramped, noisy and not appropriate areas to learn or teach. Some subjects need specialist rooms. Some quiet areas are essential for teachers to mark books and plan lessons.
- Over the past 3 years the number of students opting to study maths, Eng.Lit and history has increased. Subjects must be taught in large general use classrooms that allow seating for 12 students. Have logistics planning and taking into account past and together with increase in school roll, there will be a clear shortfall of 4 classrooms. Due to lack of large general classrooms in the morning have to teach the pre-prep pupils English, Maths, Science, Geography and History in the afternoon, when best to teach these subjects in the morning.
- The number of pupils studying art has grown over the years for all pupils. Currently have 3 classrooms. As the sixth form increases in size this is expected to grow. The Art suite is essential not only for producing art, but so pupils can leave their art work out and available to work on during their free lessons, encouraging independent study in their free time. It will also provide storage space.
- The existing photography and graphic design space and facilities are too small and cramped. As numbers grow in the 6<sup>th</sup> form and the addition of a year 9 and GCSE subject 3D Design which use the same facility a new photography and graphic design room is essential. Need to have space for bulky equipment.
- There is a growing interest in media studies at GCSE and A level. They are currently using the ICT rooms, and the numbers are expected to grow having done a poll of students considering A level subjects. There is a need for space for equipment.
- There is a need for 4 new classrooms, a photographic and graphic design room, art suite, a media studies suite, a learning support room, a study area, new offices area, wc's, and leadership tea and a seating area.

- Those who need learning support are overheard by other pupils result in poor concentration levels. There is a need for a dedicated space for the sixth form.
  - The senior library space is not adequate at present, there are 8 lessons each week when 12 or more pupils are not able to sit in the library to work. They currently sit on sofas in the corridors or in the school café. It is noisy and there is a lack of sufficient desk space to set out books. With the increase in the school roll the shortfall in study places will become critical.
  - The current office on the first floor of the senior block is very cramped and used by up to 23 teachers. They use desks in classrooms where teaching is taking place.
61. It is considered that the applicant has satisfactorily made an evidential need case for the proposed development.
62. In addition, the site of the senior block is currently being considered for removal from MOL under the "Pre-Publication Site Allocations Plan – New Additional Sites" (June 2014). Having regard to para.216 of the NPPF, the removal of this part of the site from MOL has gained significant weight. This change in the development plan has been consulted upon and is not subject to significant unresolved objections. This change is also at an advanced stage of preparation. As such, the protection afforded to this part of the site by its MOL designation has been significantly lessened.
63. The design of the mansard roof, as compared to the previously refused proposal, has been changed to minimise the bulk of the new storey as set out in the design section below.
64. Weighing in the balance, the educational benefit of increasing pupil numbers and accommodation for the sixth form, and no unacceptable visual harm would occur to the character and openness of the Metropolitan Open Land; and the proposal to remove this part of the site from MOL; it is considered that in this particular case there are 'very special circumstances' to justify a departure from MOL policy.
65. Given that the proposed portacabin is only proposed for a temporary period of time of up to 2 years until the time the extension to the senior block is occupied, and that it will not be prominent in views from Lonsdale Road or Verdun Road, it is considered that there are very special circumstances for the portacabin for a temporary period of 2 years.

#### Design

66. Policy 7.4 of the adopted London Plan 2011 states that development should have regard to the form, function and structure of an area, place or street, and the scale, mass and orientation of surrounding buildings. Further, that it should improve an area's visual or physical connection with local features. Buildings should provide a high quality design response that has regard to the pattern and grain of the existing spaces and streets, in orientation, scale, proportion and mass; contributes a positive relationship between the

urban structure and natural landscape features, including the underlying landform and topography of an area; is informed by the surrounding historic area.

67. DM DC1 of the adopted DMP states new development must be of a high architectural and urban design quality based on sustainable design principles. Development must be inclusive, respect local character including the nature of a particular road, and connect with, and contribute positively to its surroundings based on a thorough understanding of the site and its context. Further, that in assessing the design quality of a proposal, the Council will have regard to compatibility with local character including relationship to existing townscape and frontages, scale, height, massing, proportions and form; sustainable development and adaptability, subject to aesthetic considerations; layout and access; space between buildings and relationship to the public realm; detailing and materials. The supporting text para. 6.1.1 advises that it is expected that schemes have a sound understanding of the site and its context.
68. This policy is re-enforced by the Local Development Framework Core Strategy policy CP7 B which states that all new development should recognise distinctive local character and contribute to creating places of a high architectural and urban design quality that are well used and valued. Proposals will have to illustrate that they are based on an analysis and understanding of the Borough's development patterns, features and views and connect positively with their surroundings including layout, form and scale.
69. Para 2.1 Landscape of the Design Quality SPD 2006 states that a key theme is open space and natural features and advises that a consideration is how the site relates to areas of open space, wildlife corridors and the River Thames. Para.2.2 Public Realm advises that the Borough is valued not only for the design of buildings but also the spaces in between, including the 'public realm'. New development should make a positive contribution to the public life between buildings so that these spaces are pleasant places to be in. It also states that all proposals are likely to supplement the public realm in some way, and in its most basic form the street and a buildings relationship with it, will be the main consideration. New development will be expected to supplement and enhance the enduring character. Under the character area description in relation to Barnes (p.47), open space is included together with residential development.
70. The Thames Strategy Kew to Chelsea 2002 under the Character Reach no.3 para.4.26 identifies the Harrodian School as open space. Under issues and opportunities (para.4.38) North Barnes, there is a reference to the protection of the rural tranquil nature of the wooded southern bank and the Tow Path.
71. The proposed extension to the senior block will, not result in additional footprint in designated MOL. In relation to the previous application for an extension on the senior common block, it was considered that the increase from a two, to a three storey building and the form of the roof extension, including its bulk, would have a detrimental impact on the openness and character of the designated Metropolitan Open Land within which it lies and is surrounded by. Most of the other buildings on the site excepting for the main frontage building are single or two storeys which minimises their impact on the openness and character of the site.
72. The size of the roof extension has been reduced and its form changed. It is now flat topped instead of a double pitch which reduces the height of the extension and it has

been set further back from the balustrade. The height of the dormers has also been reduced to minimise the apparent bulk. It is considered that these changes, together with the fact that the extension is on an existing building have gone far enough to reduce the visual impact of the development on the character and openness of the designated MOL. It is also of a design more in keeping with the suburban character of the location.

73. The proposed portacabin is of a reasonable design and located in a discreet position and is considered acceptable for a temporary period of time of up to 2 years pending occupation of the extension to the Senior Block.

#### Sustainable Development

74. Policy CP1 of the Local Development Framework: Core Strategy advises that the Council will seek to maximise the effective use of resources including land, water and energy, and that development will be required to conform to the Sustainable Construction Checklist including the requirement to meet BREEAM 'excellent'. In addition policy CP2 states that the Borough will reduce its CO2 emissions by requiring measures that minimize energy consumption in new development, and that it will increase the use of renewable energy by requiring all new development to achieve a reduction in CO2 of 20% from on-site renewable energy generation, unless it can be demonstrated that such provision is not feasible.
75. Para.3.1 of the DMP for non-residential extensions of over 100 sq.m. advises which planning policies apply which includes Sustainable Construction (DM SD1), Renewable Energy and Decentralised Energy Networks DM SD2, Retrofitting DM SD3, and the Sustainable Construction Checklist.
76. Policy DM SD1 states that all development in terms of materials, design, landscaping, standard of construction and operation should include measures capable of mitigating and adapting to climate change to meet future needs. Further, that they should conform to the Borough's Sustainable Construction Checklist SPD.
77. Under policy DM SD2 new development is required to conform to the Sustainable Construction Checklist SPD and maximise opportunities for the micro-generation of renewable energy. Some form of low carbon renewable and/or de-centralised energy is expected in all new development. Developments of 100 sqm of non-residential floor space or more are required to reduce their total carbon dioxide emissions by following a hierarchy that first requires an efficient design to minimise the amount of energy used, secondly, by using low carbon technologies and finally, where feasible and viable, including a contribution from renewable sources.
78. High standards of energy and water efficiency in existing developments will be supported wherever possible through retrofitting (policy DM SD3). Proposals for extensions will be encouraged to comply with the Sustainable Construction Checklist SPD as far as possible and opportunities for micro-generation of renewable energy will be supported.
79. Policy DM SD4 requires new developments to take into account and adapt to higher temperatures, avoid and mitigate overheating and excessive heat generation to counteract the urban heat island effect and meet the need for cooling. All new development proposals should reduce reliance on air conditioning systems and demonstrate this in accordance with a cooling hierarchy to 1. minimise internal heat



generation through energy efficient design; 2. reduce the amount of heat entering a building in summer through shading, reducing solar reflectance, fenestration insulation and green roofs and walls; 3. manage the heat within the building through exposed internal thermal mass and high ceilings; 4. passive ventilation; 5. mechanical ventilation; 6. active cooling systems. Opportunities to adapt existing buildings to manage higher temperatures should be maximised.

80. The adopted SPD Sustainable Construction Checklist Guidance Document 2011 is mandatory for new non-residential development including extensions over 100 sq.m. Applicants are required to provide all the necessary information for the initial minimum policy compliance section of the checklist.
81. The extension will achieve a BREEAM 'Excellent' rating, and achieve a 'c' rating (minimal effort to improve sustainability beyond general compliance) under the Sustainable Construction Checklist.
82. Energy efficient measures will be used to minimise on site energy use compared to a building regulation compliant design including a localised high efficiency gas heating system, improved insulation levels, efficient glazing and energy efficient lighting. The development will achieve a 43% improvement over the Building Regulations 2010 through the inclusion of photovoltaics mounted on a shallow pitch bespoke frame system on the flat roof. The PV will offset a minimum of 24% of the predicted total CO2 emissions of the site, based on the predicted energy baseline.
83. Given the constraints of the existing site and the above the proposal is considered to be consistent with policy.

#### Bio-diversity

84. The site links through to the Leg of Mutton Reservoir Nature Reserve site and the Thames, both of which are designated sites of nature importance, and to the larger areas of open space to the east and south east. It therefore forms part of a larger green/river corridor.
85. Previous bat surveys of the site in connection with the Sports Hall applications indicated that the site is used for foraging and commuting by various bat species. The Council's ecology officer requested a biodiversity report as close to emergence time records of a Myotis bat close to the senior block indicated the possibility of roosts in the locality.
86. All areas of the flat roof of the building were surveyed and all potential bat roosting features were fully accessed and inspected. The lift overrun housing, gap between the render and roof overhang on the north-face of the southern portico, and the crack in the render on the inner facing parapet wall at the north-western corner showed no evidence of current or past bat use. The Council's ecology officer has advised that no bats will be impacted by the development and raises no objection.
87. The proposal would therefore be consistent with policies CP4 and CP10 of the adopted Core Strategy and policy DM OS5.

88. The provision of a green roof was encouraged, subject to visual impact, on the extension roof consistent with policy DM SD5 of the adopted DMP 2011. They have advised that due to the limited amount of roof and a greater area now being required to accommodate the PV's and that roof lights are proposed to the corridors below that it would not be practicable to provide one. Further that the additional roof structure required to support a living roof and height of the living roof itself would be greater than that required for PV's and presented as alternatives, their preference is for PV's. The provision of a green roof would be likely to have increased the bulk of the roof and this issue is considered in the design section below.

Traffic generation, car parking and highway safety

89. A Transport Assessment (TA) was prepared by EAS Transport Planning Ltd.
90. All access to the school (vehicles, cycles and pedestrian) would be off Lonsdale Road. No alterations are proposed to the existing access arrangements.
91. A PICADY assessment was undertaken to demonstrate that the current junction arrangement with Lonsdale Road has adequate capacity for the additional traffic associated with the increase in the number of sixth form pupils.
92. A turning count was undertaken by K and M Traffic Surveys on a normal school day Wednesday 5<sup>th</sup> March 2014 between 7am and 9.30am and 3pm and 7pm at the school entrance. The survey identified a morning peak between 7.30am and 8.30am with a two way count to the north of the school exit of 806 vehicles and an evening peak between 3.30pm and 4.30pm with a two way count of 646. The consultant advises that the level of traffic is considered to be moderate for the type and width of Lonsdale Road and does not raise any issues of capacity.
93. Based on the mode share taken from the sixth form survey a vehicle trip generation of 16 two way trips would result. The results illustrated only a single vehicle queue on both the AM and PM peak. There is significant capacity available in the junction, and no mitigation measures are required to accommodate the additional development traffic.
94. Access to the school and car park is managed at all times by a car parking attendant stationed in the security lodge at the entrance to the car park, assisted by teaching and administrative staff. (This was observed by the case officer and the engineer at the time of application ref.no. 10/2346/VRC to expand the school to 1000 pupils). This includes directing vehicles in and out of the school drive to facilitate the smooth flow of vehicles. The agent advises that this allows the majority of the school related parking to take place on the school premises and not on the public highway.
95. The residential streets within the area are generally over 8.5m in width with marked parking bays on both sides of the carriageway and room for two opposing traffic lanes between. Nearly all of the residential streets within a 10minute walk of the school are all within a controlled parking zone with parking for residents only between 10am and 12 noon.
96. The School Travel Plan (STP) was updated in April/May 2013 and uploaded to the TfL Star on line system, receiving a Sustainable (Bronze) accreditation. The agent has advised that the school is working towards a Silver Star accreditation and that this will be in place prior to the operation of the extension.
97. The school has access to regular bus services which stop on Lonsdale Road. Bus service 609 is a school only service which runs along Lonsdale Road. Service 419 serves Suffolk Road, Verdun Road, Howsman Road and Kilmington Road. Bus services

33, 72, 209, 419 and 485 all serve Castelnau which is around a 1km walk from the school entrance. Bus routes 609 and 419 serve Richmond, Mortlake, Barnes, Castelnau and Hammersmith. The agent advises that the buses are used by a large number of students as demonstrated by the STP survey results.

98. Barnes Bridge Rail Station is a 1km walk from the school. The agent advises that the service between Waterloo Central and Hounslow Stations is used regularly by staff; in addition to the Hammersmith Tube station located 2km to the northeast of the school.
99. In order to provide the most up to date information for the Senior Block proposals, a hands up survey of the sixth form classes was undertaken in March 2014. The results illustrated that the mode share for sixth form students travelling to school by car at 11% car share 5% is significantly lower than the general school population (at 37% by car in 2012/2013 and 10% by car share). The most common mode of travel for sixth form students is to walk (38%). In addition to this travel by cycle and public transport is significantly higher than surveyed for the rest of the school. The transport consultant advises that due to this any increase in the number of sixth formers is not matched by an increase in the number of vehicle movements. Further, that sixth form students are not permitted to park within the school car park and are discouraged from parking off site in the surrounding streets. The consultant therefore concludes that the small number of sixth formers travelling to school by car may be expected to have been dropped off.
100. Parking activity surveys were carried out by K and M Traffic Surveys on a normal school day, Wednesday 5<sup>th</sup> March, 2014 between 7am and 9.30am and 3pm and 7pm at the school entrance with Lonsdale Road.
101. In the morning period the car park started to fill from 7am and was roughly half full (allowing for double parking) by 8am with 60 vehicles parked. From 8am to 8.30am this increased to a maximum of 123 vehicles parking in the car park. In the morning period a maximum of 7 cars were observed on the school driveway area.
102. In the morning the number of vehicles parked along Lonsdale Road within the vicinity of the school went from a baseline of 5 vehicles at 7am to a maximum of 20 vehicles all to the north of the school at 8.30am which then dropped to 15 vehicles from 8.45 onwards.
103. In the evening period the car park started from a baseline of 92 vehicles parked at 3pm rising to a maximum of 110 at 4pm. After this point there was a drop from 70 vehicles parked in the car park at 5 pm to 40 at 5:15pm, and then a gradual drop down to 5 vehicles at 7pm. The school driveway was busier in the evening period due to the waiting time for picking up, with a maximum of 19 vehicles present in the driveway area at any one time.
104. In the evenings the number of vehicles parked along Lonsdale Road within the vicinity of the school went from a baseline of 11 vehicles at 3pm to a maximum of 29 vehicles (22 to the north of the school and 7 to the south) at 4pm, which then dropped quickly to a total of 10 vehicles by 4.15pm.
105. There is careful management of the parking area by the car parking attendant, and members of staff. This included the directing of vehicles in and out of the school drive to facilitate the smooth flow of vehicles. The attendant managed the arrangement of double parked cars where this was required, and in some instances keys were left with the attendant should a car need to be moved to allow another car out.
106. The school currently has 90 cycle parking spaces which meets the school's needs. Based on the mode share of 14% of sixth form pupils arriving by cycle, it is proposed that there is a minimum increase in the number of cycle spaces to match the proposed

increase in sixth form pupils. An additional 8 spaces are proposed to be installed within the school grounds.

107. A detailed construction management plan would be developed in close collaboration with Richmond.
108. The Council's engineer, following clarification, has no objection to the proposal subject to a planning condition which controls the number of sixth formers and how many children there are from reception to Year 11. Given that the travel plan and working to a Silver Star accreditation has been a material consideration in the assessment of impact on the highway network, it is recommended that a travel plan is secured through a S.106 planning agreement to include a financial contribution of £2000 towards travel plan assessment or monitoring.

#### Residential amenity

109. Given the considerable distance of the proposal from the nearest affected residential properties, in excess of 100m, it is considered that it would raise no unacceptable impact on residential amenity. Given the limited increase in traffic generation, similarly it is considered that it would not result in any unacceptable noise and disturbance.

#### **Conclusion:**

Weighing in the balance the educational benefit of increasing pupil numbers and accommodation for the sixth form; that no unacceptable visual harm would occur to the character and openness of the Metropolitan Open Land; and the proposal to remove this part of the site from MOL in the pre-publication version of the Site Allocations Plan; it is considered that there are very special circumstances to justify a departure from MOL policy.

The engineer is satisfied that there would be no unacceptable impact on the highway network and the proposal would not result in any unacceptable car parking on the adjacent highway or site itself. The school has a Bronze Accreditation on the TfL Star on line system, and is working to a Silver Star accreditation. Given that the travel plan and working to a Silver Star accreditation has been a material consideration in the assessment of impact on the highway network, it is recommended that a travel plan is secured through a S.106 planning agreement to include a financial contribution towards travel plan assessment and monitoring.

The proposal would where practicable be consistent with the Council's Sustainability policies.

**Recommendation:** I therefore recommend **PERMISSION** subject to a **Section.106 planning agreement and the following conditions and informatives:-**

#### **Conditions:**

AT01 - Development begun within 3 years.

DV48 - Decision drawing nos. 033B, 034B, 035B, 036D, 038A, 039A, 040, 053N, 054A received 29<sup>th</sup> July 2014.

NS01 - The number of pupils on the school roll shall at no time exceed 1055 pupils; comprising up to a maximum of 850 pupils from reception to Year 11 and the remainder from the sixth form, unless otherwise agreed in writing by the Local Planning Authority. The

means by which the school roll shall be made capable of verification at any time by the Local Planning Authority shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

**REASON:** To safeguard highway and pedestrian safety and residential amenity; and as an unrestricted student roll could lead to a demand for additional buildings on the site which would be likely to detract from the open character of this Metropolitan Open Land.

BD12 - Details of materials to be approved.

U76895 - Details of PV panels

DV48 - Construction Method Statement

DV46A - BREEAM for non-housing

DV28 - External illumination

NS01 - The senior block extension shall not be occupied until 8 additional secure cycle parking spaces have been provided on site, in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

**REASON:** To accord with this Council's policy to discourage the use of the car wherever possible.

NS02 - 28 days prior to the commencement of the senior block, the applicants shall notify the local planning authority of the proposed start date of the senior block construction. This permission for the temporary portacabin be for a limited period of 24 months from implementation of construction of the senior block when the buildings and works carried out under this permission shall be removed and the land reinstated to its former condition to the satisfaction of the Local Planning Authority.

**REASON:** The materials of construction are not considered suitable for a permanent building, and given the terms upon which this application has been assessed, whereby such development would normally be regarded as inappropriate development in designated Metropolitan Open Land.

NS03 - Prior to commencing any works associated with this application an Arboricultural Method Statement (AMS) specific to this scheme must be submitted and approved in writing by the Local Planning Authority. This AMS is to include a Tree Protection Plan.

The Tree Protection Plan and Arboricultural Method Statement must be written in accordance with sections 5.5, 6.1, 6.2 and 7 of British Standard 5837:2012 Trees in relation to design, demolition and construction - recommendations.

The scheme must be undertaken in accordance with the approved AMS.

**Reason:** To ensure that the tree (s) on the site subject to a tree preservation order are not damaged or otherwise adversely affected by building operations and soil compaction

LT15 - Site supervision

**Informatives:**

COMHO4 - Composite informative

IL15 - National Planning Policy Framework

**Background Papers:**

Application forms and drawings

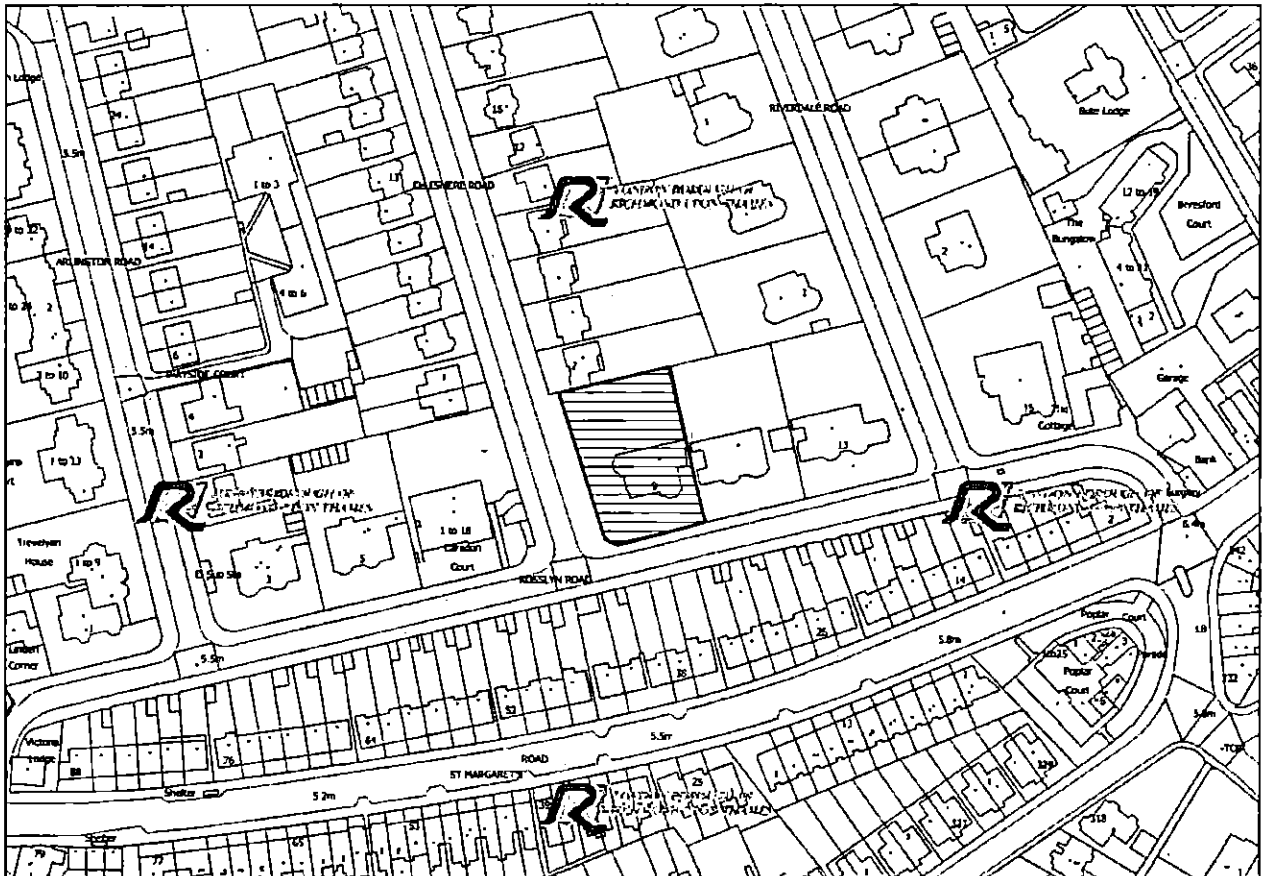
Letters of representation

Previous applications 00/1926, 01/2448, 01/2957, 01/2958, 02/0713, 02/1395, 02/1396, 02/1397, 02/1788, 02/1800, 02/3110, 04/0508, 04/1470, 04/1481, 07/2882, 07/2883, 07/2884, 07/2885, 07/3830, 08/3185, 09/2845, 10/2346/VRC.

14/1220/FUL  
9 ROSSLYN ROAD  
TWICKENHAM

TWICKENHAM RIVERSIDE WARD  
Contact Officer:  
A. Wilson

[http://www2.richmond.gov.uk/PlanData2/Planning\\_CaseNo.aspx?strCASENO=14/1220/FUL](http://www2.richmond.gov.uk/PlanData2/Planning_CaseNo.aspx?strCASENO=14/1220/FUL)



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**Proposal:** General maintenance to building exterior including replacing all rainwater goods, repairs to main roof and front entrance canopy roof. Lower ground floor windows replaced with double glazed windows. External doors to lower ground floor units to be replaced. Conversion of Flat 1 from a bed sit unit to a 2 bedroom unit with 2 new windows, erect 500mm fencing around 3 sides of building.

**Applicant:** Churchill Hui Architects for Paragon Community Housing Group

**Application received:** 27 March 2014

**Main development plan policies:**

Local Development Framework Core Strategy Policies 2009: CP5, CP7

Local Development Framework Development Management Plan 2011 Policies: DM HD1, DM HD 3, DM HO4, DM TP7, DM TP 8, DM DC 1.

**SUMMARY OF APPLICATION:**

The proposal is to convert a bedsit into a 2-bedroom unit in an existing building currently divided into 9 dwelling units for social rent. There are also external alterations proposed including installation of new windows at lower ground level. The conversion would comply with standards in the Residential Development Standards SPD. Although no agreement has been reached with the applicants to use a window design more appropriate to the Building of Townscape Merit, this would not be readily apparent from public viewpoints, due to the windows siting at lower ground level behind the proposed fencing. Regarding tenants objections to a possible increase in noise disturbance, the increase in occupancy of the building would only be marginal, and issues to do with adequate internal sound insulation are a matter for Building Regulations.

**RECOMMENDATION: PERMISSION**

**Site, history and proposal:**

1. No.9 Rosslyn Road is a large, detached brick-built building at the corner of Rosslyn Road with Ellesmere Road. It is on 4 floors, including one at semi-basement level, is a BTM and is inside the Twickenham Riverside Conservation Area. There are currently 9 flats at the site managed by Paragon Community Housing as social rent units. The main amenity area is on the northern side of the building and there are a significant number of mature trees both there and bordering Ellesmere Road and the site frontage. The property has a car park to the front of site which extends around part of the western side of the building.

Relevant History

2. 78/0097 - Conversion and use of premises as 9 units of accommodation to include 1 bedsitter and 6 two bedroom flats for the elderly and 2 two bedroom family flats and provision of 8 car parking spaces. Approved.
3. 04/3797/HOT (Flat 1) - Replacement of existing single glazed timber windows with new double glazed timber windows. All fenestration to match existing. Approved
4. -Various applications for works to trees.

Proposal

5. The application is to convert a bedsit at lower ground level into a 2-bedroom unit. In so doing, some redundant storage area would be brought into habitable accommodation. At the same time 3 new windows would be installed at lower basement level on the rear elevation to replace 4 existing ones. Also 2 new doors would be installed on the same rear elevation. On the west elevation 5 new windows and on the front elevation 4 new windows, and on the east elevation 2 new windows, all at lower ground floor level, would replace the existing, all to match up with the positions of existing openings.
6. There would also be further external works carried out above the lower ground floor. These include redecoration, but retention of windows, redecorate fascia, soffits and bargeboards on the tower feature at the south-west corner, install black polyester rainwater downpipes, gutters and junctions around the upper parts of the building, isolated repairs to roof, steel railings into main entrance, repairs to roof coverings. Also, a 500mm high fence is indicated around the outer edges of the building on 3 sides. The original plans also indicated the removal of 2 trees at the rear of the building, one of which is mature.



**Public Consultation**

7. 7 letters of objection from tenants in the property on the following grounds:
- long history of noise nuisance due to poor acoustics in building and lack of sound proofing. Additional tenants will increase noise;
  - scepticism on landlord's willingness to properly sound insulate building;
  - additional doors and windows would increase reverberations through building;
  - noise nuisance outside entrance to lower basement flat at the rear, above which are bedroom windows;
  - more activity will activate security lights more often;
  - dry lining walls not adequate to solve damp problem in this part of the building;
  - overlooking from new windows (across amenity area),
  - new windows will adversely affect appearance of BTM, out of proportion;
  - proposed fence out of keeping, unnecessary and marring the landscaped area, and blocking sunlight to lower ground floor windows;
  - increased parking demand may lead to overspill, and less space for washing, rubbish etc.
  - no consultations between housing association and tenants over plans;
8. One request to speak at Committee.
9. One letter of support from a tenant who would also wish to speak if it went to Committee.

**Amendments :**

10. Site plan re-submitted with retention of all trees to rear.

**Professional comments**

Conversion

11. There are no housing policy objections in converting the bedsit to a 2-bedroom flat. The additional larger unit would bring it more into line with Policy DM HO4 which favours family sized units outside of town centres. This is subject to adequate spacing standards and other design criteria being met. These are spelt out in the Residential Development Standards SPD. The new unit would meet minimum internal space standards and the large grass lawn to the rear of the building would continue to provide approximately 400 sq.m. amenity space for the 9 flats. This would continue to be well in excess of amenity space standards in the SPD and DM HO4 (5 sq.m. per 1-2 person dwellings).

Neighbour Amenity

12. A large number of objections have been received from other occupiers in the building fearing exacerbation of existing noise nuisance problems. Although this is not strictly a planning matter when to do with sound insulation measures inside a building, the applicants have been asked to respond. They state that part of their brief is to reduce the noise transfer between flats. The addition of double glazing windows on the lower ground floor would help reduce noise. Also, the new ceiling to flats 1 & 2 will use a Gyproc system which would reduce the sound transmission from the lower ground floor units to the floors above. A Gyproc lining would be used on the party wall between Flats 1 & 2 to help reduce the transfer of sound between those flats. The environmental health officer says that the Gyproc system is a recognised product for sound insulation. However, the extent to which its application could be enforced, would be a Building Regulations matter.
13. Otherwise, the increase in occupancy of the building would only be marginal and there can be no planning objections to it, even though external access may be close to other

dwellings. The close proximity of neighbouring occupiers is inherent to living in a building consisting of flats.

Overlooking

14. The overlooking from lower ground level windows across the amenity area is not a valid ground for objection. The nature of the amenity area is that it is communal and therefore not private.

Design and External alterations

15. The main external alterations would be the installation of replacement windows at lower ground level. The size and spacing of the windows would be generally satisfactory. Although conservation officers support the proposal in general terms, they have specific concerns about the design of the replacement windows. Whilst they have no concerns about the principle of double glazed white painted timber sashes, the larger scale drawings and sections requested, reveal a less appropriate design incorporating spacer bars. Conservation officers consider more solid glazing bars and slim lite glazing more suitable for this type of heritage building. However, officers were unable to reach agreement with the architects on this detail during on-going discussions. Whilst regrettable, it is not considered that this should form grounds for refusal. The windows in question would be at lower ground level, and with the 500mm fencing proposed approximately 1.5m in front, they would not be prominent from public viewpoints.
16. There are no issues with other external alterations.

Internal Lighting

17. Due to the lower ground floor in the existing building, the area around the building in front of habitable windows has been excavated so as to enable daylight to enter the rooms. Although the fencing would be erected close to the outside of the lightwells, it would be only 500mm high and would not breach the BRE daylighting standard.

Parking

18. Transport officers note that the building is inside a CPZ operational from Monday to Friday 10 a.m. to 4.30 p.m. The CPZ is over subscribed for permits. The property's car park is not formally laid out, and it is possible that all the parking requirements for the 9 flats cannot be accommodated from time to time. However, the adopted parking standard for 2-bedroom units is the same as for bedsits, and so there is unlikely to be any difference in parking demand. Although, the applicant has refused to agree a restriction on the issuing of permits for the new flat, an informative is added making it clear that the Council is under no obligation to issue any, given the current oversubscription in this zone.

Other Transport

19. A condition is added to ensure existing refuse storage areas near the front of the property are maintained for this purpose.

Trees

20. Earlier plans to remove trees close to the rear of the building have now been dropped at the request of officers. One of these trees is a significant mature specimen, and tree officers would have required a specialist report before agreeing to its removal. No such tree report was submitted with the application. However, the applicants may pursue this separately at a later date.

**Recommendation**

I recommend that permission be **APPROVED** subject to the following conditions and informatives.

**Standard Conditions:**

- AT01 - Development begun within 3 years
- BD14A - Materials to match existing
- DV48 - Decision Drawings: 5417-E101, E200, E201, E202, P101, P200, P201, P202, received 27 March 2014, rpt joinery ltd. horizontal and vertical section drawings x 5 received 19 August 2014, 5417-E100 Rev.A received 29 August 2014.

**Non standard conditions:**

- U77240 - The bin stores indicated on the plans hereby approved shall be maintained as indicated, for that use for occupiers of the flats at 9 Rosslyn Road. REASON: To safeguard the appearance of the property and the amenities of the area.

**Standard Informatives:**

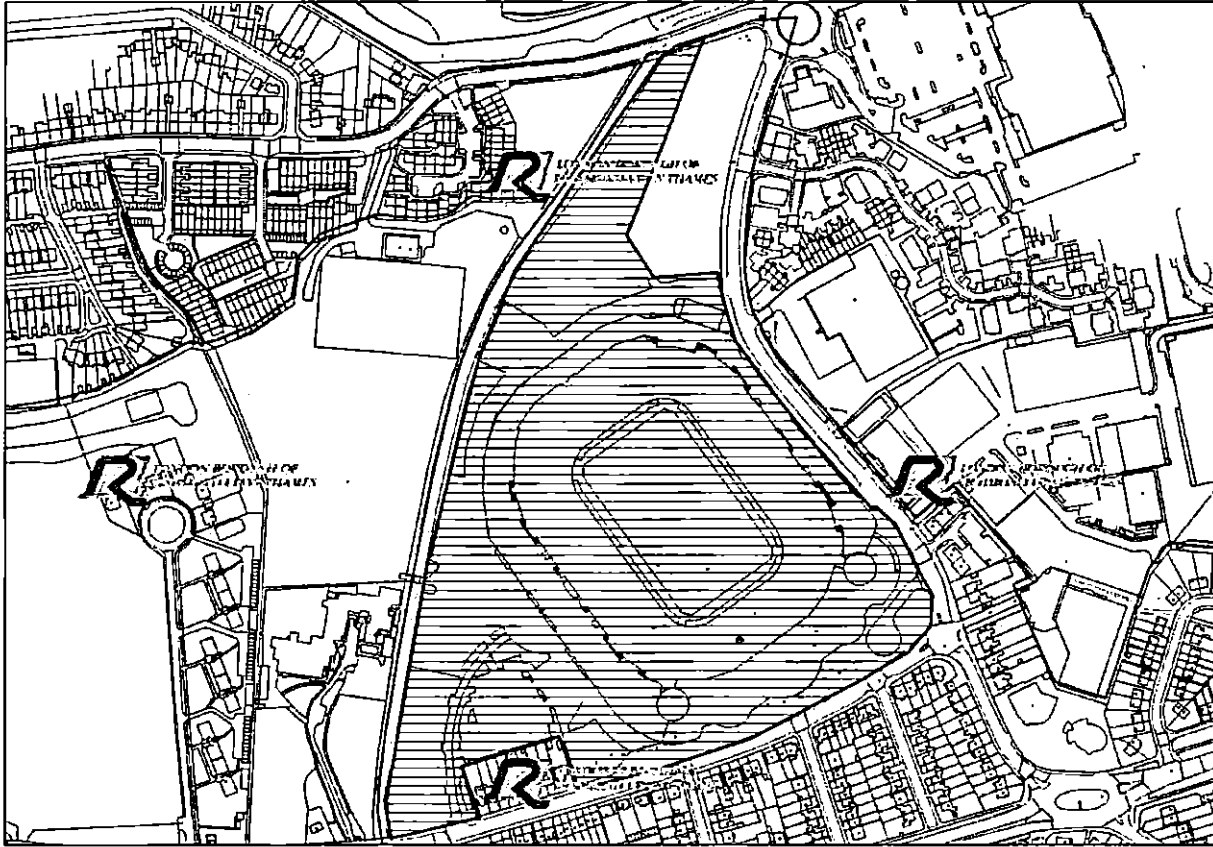
- U84795 - Composite informative
- U84796 - NPPF APPROVAL - Para. 186 and 187
- U84797 - The applicant is advised that whilst no exclusion for the rights to obtain CPZ parking permits has been agreed as part of this application, it should not be assumed that such would be forthcoming from the Council, in view of the need to limit parking congestion on nearby roads.

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13/4722/ADV  
 RFU TWICKENHAM STADIUM  
 200 WHITTON ROAD  
 TWICKENHAM

ST MARGARETS AND NORTH TWICKENHAM WARD  
 Contact Officer:  
 C Tankard

[http://www2.richmond.gov.uk/lbrplanning/Planning\\_CaseNo.aspx?strCASENO=13/4722/ADV](http://www2.richmond.gov.uk/lbrplanning/Planning_CaseNo.aspx?strCASENO=13/4722/ADV)



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**Proposal:** Various signage including 54No non-illuminated signs to external pillars (Advert 1), 5No. non-illuminated turnstile signs (Advert 2), 1No. high-level halo-illuminated 'Twickenham Stadium' sign to south east spiral (Advert 3), 1No. high-level non-illuminated 'South' sign to south west spiral (Advert 4) and 4No. non-illuminated lift shaft signs (Advert 5). White painted signage with red St George Crosses to south-west and south east spirals.

**Applicant:** Miss Stephanie Gray at Turnberry Planning on behalf of Rugby Football Union

#### Development Plan Policies

National Planning Policy Framework (NPPF)

LBRUT Core Strategy(2009): CP7

LBRUT Development Management Plan (2011): DM OS 2, DM DC 8

#### SUMMARY OF APPLICATION

The application seeks consent for various signage around and attached to the Stadium for a 5 year period. The sign's will comprise:

1. 54No non-illuminated signs to external pillars
2. 5No. non-illuminated turnstile signs

3. **4No lift shaft signs**
4. **1No. high-level halo-illuminated 'Twickenham Stadium' sign to south east spiral**
5. **1No. high-level non-illuminated 'South' sign to south west spiral**
6. **White painted signage with red St George Crosses to south-west and south east spirals**

The proposed adverts have been considered in the light of the Development Plan, comments from third parties (where relevant) and compliance with Supplementary Planning Guidance as appropriate. It has been concluded that there is not a demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding planning permission. The proposed high-level signage and painting of the two southern spirals is considered to offer enhancements to the appearance of the stadium when viewed from a distance while the scale of the red lettering and intensity and method (halo) of illumination is suitably restrained. Lower level signage to turnstiles is not intrusive whilst the lift shaft and pillar signs are seen against the backcloth of the stadium bowl and would not prove harmful to either highway safety or the amenity of residents or the area in general.

**RECOMMENDATION: APPROVE subject to conditions**

**Site, history and proposal:**

1. The application site, Twickenham Rugby Ground is bounded by the Duke of Northumberland River to the north and west, Whitton Road to the south and Rugby Road to the east. The application for advertising relates to the erection of signage on the south eastern corner spiral as well as on pillars surrounding Twickenham Stadium for a period of 5 years.
2. The application site, Twickenham Rugby Ground is bounded by the Duke of Northumberland River to the north and west, Whitton Road to the south and Rugby Road to the east. The western part of the site is designated as Metropolitan Open Land.
3. The history of signage applications at Twickenham Stadium is extensive, and only those recent or relevant are listed below:
  - 14/0220/ADV – permanent consent sought for various wayfinding and event advertisement signs on south-western spiral. Application refused for streetscape and traffic safety reasons on 03.03.2014.
  - 10/0037/ADV – 4 no. non-illuminated mesh banners fixed to stairwells for a period of 5 years. Granted on 03.03.2010.
  - 09/2101/ADV – Erection of a banner for 1 year period. Granted 01.10.2009.
  - 08/0685/ADV - 4 no. non-illuminated mesh banners fixed to stairwells for a period of 5 years. Granted on 16.04.2008.
4. The proposed application seeks consent for the following permanent signage:
  - **External Pillars - 54No.** Signage dimensions: 0.9m wide, 23m high. Colour: Red (Pantone ref 188c) to white face. Non-Illuminated. Graphics printed direct to panels cladding the concrete pillars. Pillars form fabric of the stadium on west, north and east elevations.
  - **Turnstiles – 5No.** Signage dimensions: 0.75m high and 12m wide situated on top of the turnstiles – centrally located. Colour: Red (Pantone ref 188/187c) to white face,

includes England rose logo. Non-Illuminated. Graphics printed direct to panels – base of panels are 3.5m above ground

- **South-east spiral** - Lettering Signage: 'Twickenham Stadium'. Signage dimensions: 1.0m high, 0.5m deep and 7.0m wide. Colour: Red (Pantone ref 187c) to white face. Halo-Illuminated. Lettering 20m above ground
- Concrete spiral to be painted white – base 14m above ground.
- Painted red St. George's Cross 16m above ground level – signage dimensions: 1m high x 7m wide. Colour: Red (Pantone ref 187c) to white face
- Vinyl branding above Virgin Active gym (now omitted)
- **South-west spiral** - Lettering Signage: 'South'. Signage dimensions: 1m high and 3.9m wide. Colour: Red (Pantone ref 187c) to white face. Non-Illuminated. Lettering 26m above ground
- Concrete spiral to be painted white – base 14m above ground.
- painted red St. George's Cross 23m above ground level – signage dimensions: 1m high x 7m wide. Colour: Red (Pantone ref 187c) to white face
- **Lift Shafts – 4No.** Signage: Banner height 32m and 5.8m wide. Lettering Signage North, East, South, West measuring 2.9m to 3.9m wide and 1.05m high Colour: Red (Pantone ref 188c) to white face, includes England rose logo. Non-Illuminated. Graphics printed direct to panels cladding the concrete lift shafts.

5. A period of consent for 5 years is sought.

#### **Letters of representation**

6. Four letters of objection have been received citing the following concerns:

- Painting pillars white will make the older section of the Stadium more prominent highlighting its ugliness.
- Virgin Active banner on third floor would significantly interrupt the architectural integrity of the whole building]
- Council should enforce against the large advertising above the rugby store and other poor quality vinyl posters which do not benefit from consent – together with the proposed signage they reduce the visual appeal of the building, mask its architectural details and pull the building forward thereby overpowering the low level residential houses opposite
- Signage is stark and garish – so much signage covering large areas of the building make the stadium appear as an immense sponsored display board
- If lit for evening matches the reflective light pollution will be excessive
- Detrimental to amenity value of road, in particular the proposals for the south west corner above the Virgin Active
- Too big, overpowering and intrusive;
- High level lettering of Twickenham Stadium is in a poor quality font
- White painted concrete at a high-level is difficult to maintain eg prone to water staining, should be buff
- Original consent for south stand was on the proviso that the stadium did not overpower the housing on the opposite side of the street and respected the street scene
- Could lead to wider general advertising on site;
- Signage should relate to the use of the site
- Out of character in residential area;
- Diminishes streetscene;

7. Hounslow Council has been consulted and has advised that it does not wish to comment.

**Amendments**

8. The following amendments have been sought and received.
  - Vinyl branding above Virgin Active Gym no longer proposed under this application
  - St George's Cross signs painted onto spirals instead of printed vinyl signage
  - Font style to high level lettering to 'Twickenham Stadium' changed to regular Apercu

**Reconsultations**

9. None considered necessary.

**Professional comments**

10. The main issues for consideration are whether the proposed signage would maintain the character and appearance of the host site and wider streetscene and have reasonable impacts on neighbouring residential amenity and highway safety.
11. Policy DM DC 8 (Advertising and hoardings) of the DMP states:

*The Council will exercise strict control over the design and siting of advertisement hoardings and other advertisements to ensure that the character of individual buildings and streets is not demonstrably harmed, having regard to the interests of amenity and public safety, including for disabled people, and highway safety.*

12. The policy is assessed within the report.

Amenity

13. Council's Urban Design Officer has been involved throughout the negotiations on the proposed advertisements and with the omission from this application of the 'Virgin Active' sign and the adjustments to the font, no objections are raised to the level of non-illuminated signage proposed in the context of the Stadium. Furthermore, the halo-illuminated 'Twickenham Stadium' sign at the top of the south-east drum is suitably scaled and lit and considered to offer enhancements to the appearance of the stadium from a distance while being respectful of its proximity to residential properties and the characteristic of the local street scene. The adverts are therefore considered compliant with Policy DM DC8.
14. The proposed signage facing the adjacent Metropolitan Open Land is restricted to low-level turnstile signage, 2 lift shaft signs and external column signs, all of which are non-illuminated. Against the backdrop of the existing stadium, these signs would have a low impact on the character of the land and views obtained from the MOL in adherence with policy DM OS 2.
15. Both the south western and south-eastern spirals are currently grey/concrete in colour which is considered recessive and muted in tone which helps to reduce the impact of the building's scale in this setting, and integrate the large site with the surrounding residential area. Nonetheless, the concrete is becoming stained and painting the top section of both spirals white with a painted drawing of the St George's Cross is considered acceptable within the large scale of the stadium structure. The painted area of the spiral and signage proposed is high above pavement level and recessed behind the South stands main building frontage and would not appear conspicuous or intrusive in many street views along Whitton and Rugby Roads. The red non-illuminated 'South' sign to the south-western spiral is also considered suitable in scale, design and colour.
16. The signage is not considered harmful to the character and appearance of the site, streetscene nor result in a degradation of the visual amenities afforded by residential properties along surrounding road contrary to Policy DM DC8 of the DMP.



Highway issues

17. Policy DM DC8 states that any advertising display must not have an adverse effect upon road traffic conditions, public safety or highway safety.
18. Council's Transport Planner has reviewed the application and initially raised concerns regarding the amount of advertising at the south-east corner near to the signal-controlled junction. This has now been omitted from this application.
19. The halo-illuminated 'Twickenham Stadium' sign is considered to be too small and positioned too high to be a significant driver distraction while the non-illuminated signage to the turnstiles, pillars and lift shafts are not strident or conspicuous enough to cause a highway safety concern.

I therefore recommend **APPROVAL** subject to the following conditions and informatives:

**Standard Conditions:**

- AH07 - Fixed lights
- U77431 - Restriction of candelas per m2~ #340#
- U77432 - Letters only showing illuminated
- DV44 - Approved drawings # O.S Extract, Drwg No: 11585 001 Rev A#; #19 March 2014# and 4No. A4 Sheets providing specification and illustrations of Advert 1. Twickenham Stadium - External Pillars, 3No. A4 Sheets providing specification and illustrations of Advert 2. Twickenham Stadium - Turnstiles, 3No. A4 Sheets providing specification and illustrations of Advert 3. Twickenham Stadium - South East Corner Stairwell Lit Signage, 2No. A4 Sheets providing specification and illustrations of Advert 4. Twickenham Stadium - Lift Shafts, 2No. A4 Sheets providing specification and illustrations of Advert 5. Twickenham Stadium - South Spiral Drum/Walkway#, #23 July 2014#

**Non-Standard Conditions:**

- NS01 - The advertisements hereby approved shall be for a period of 5 years and be removed and cleared from the site by 12 November 2019.  
REASON: To comply with the terms of the consent sought and to preserve the character and appearance of the site, adjacent street scenes and to safeguard the visual amenities of occupants of neighbouring residential properties and public safety on adjoining highways.

**Informatives:**

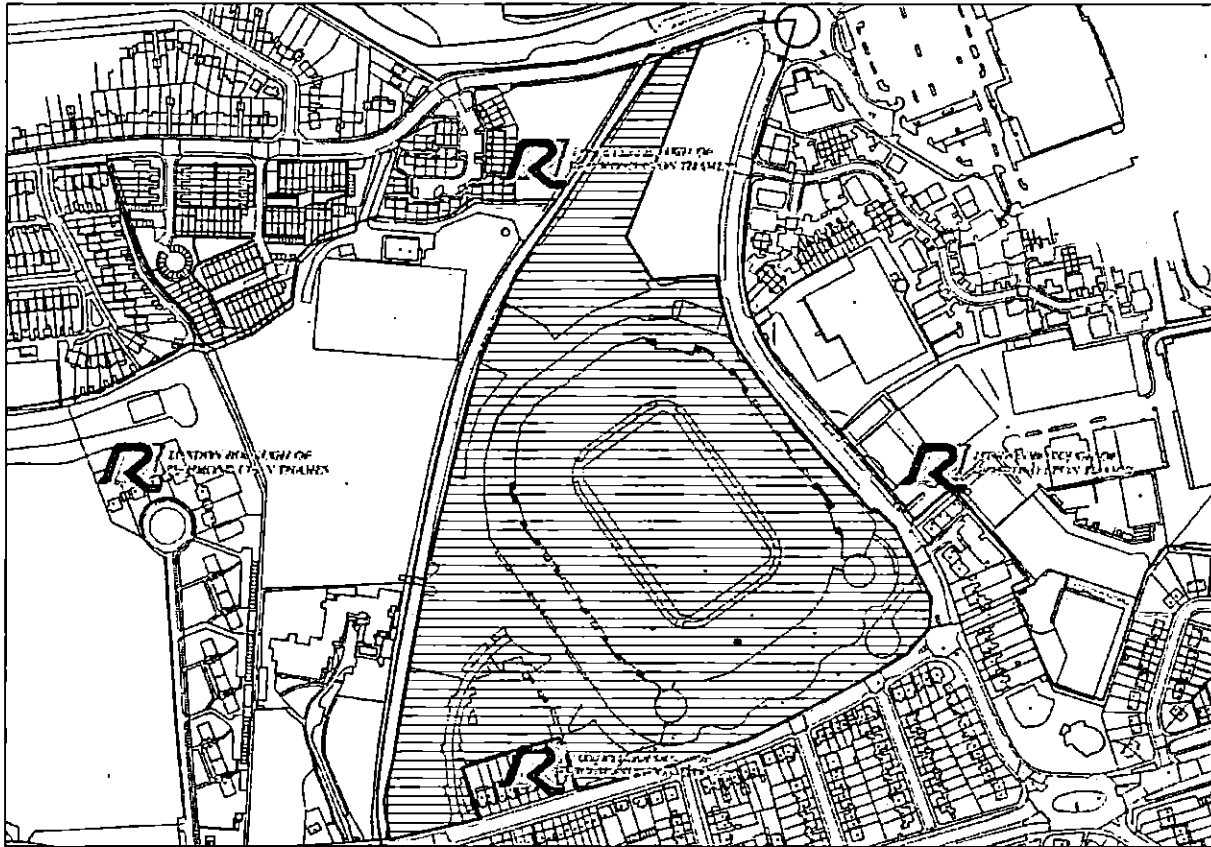
- U84921 - NPPF Approval

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14/1265/ADV  
 RFU TWICKENHAM STADIUM  
 200 WHITTON ROAD  
 TWICKENHAM

ST MARGARETS AND NORTH TWICKENHAM WARD  
 Contact Officer:  
 C Tankard

[http://www2.richmond.gov.uk/PlanData2/Planning\\_CaseNo.aspx?strCASENO=14/1265/ADV](http://www2.richmond.gov.uk/PlanData2/Planning_CaseNo.aspx?strCASENO=14/1265/ADV)



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**Proposal:** Temporary non-illuminated event signage for a period of 7 months comprising:  
 Sign 1: Vinyl graphic at south-east corner above Virgin Active (Advert 6)  
 Sign 2: Vinyl Wrap around south-west spiral drum/walkway to be installed for no more than 35 days per annum (Advert 7).

**Applicant:** Miss Stephanie Gray at Turnberry Planning on behalf of Rugby Football Union

**Development Plan Policies**

National Planning Policy Framework (NPPF)

LBRUT Core Strategy(2009): CP7

LBRUT Development Management Plan (2011): DM DC 8

14/1265/ADV

**SUMMARY OF APPLICATION**

The application seeks consent for the display of adverts for a 7 month period expiring 1<sup>st</sup> June 2015. The sign's location and style will be:

1. A vinyl graphic directly above Virgin Active: signage dimensions: 65.8m wide, 1.5m high. Colour: Red (Pantone ref 188c) with England Rose logo to white face. Non-illuminated. Font: Regular Apercu

2. A vinyl branding wrap around the lower south-west spiral drum: signage dimensions: 30m wide, 15m high. Colour: image will vary. Materials: PVC Mesh with eyebolts and tension wires. Non-illuminated. Base of sign 15m above ground

The timings for the vinyl wrap are further restricted to a set number of days per annum. As amended, the application proposed a wrap to be installed and removed for 2 rugby tournaments, the QBE Series and the 6 Nations, a combined time frame of approximately 35 day.

The proposed adverts have been considered in the light of the Development Plan, comments from third parties (where relevant) and compliance with Supplementary Planning Guidance as appropriate. It has been concluded that there is not a demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding planning permission. It is recognised that the proposal will have an impact upon both the amenity and highway safety when in situ however the terms of the consent will ensure that these impacts are limited to less than 10% of the year. The consent proposed is in effect a trial period during which the Council will be able to observe and assess the extent of the impacts and whether the arrangement approved needs to be more restrictive in terms of timings.

**RECOMMENDATION: APPROVE subject to conditions**

**Site, history and proposal:**

1. The application site, Twickenham Rugby Ground is bounded by the Duke of Northumberland River to the north and west, Whitton Road to the south and Rugby Road to the east. The western part of the site is designated as Metropolitan Open Land.
2. The history of signage applications at Twickenham Stadium is extensive, and only those recent or relevant are listed below:
  - 14/0220/ADV – permanent consent sought for various wayfinding and event advertisement signs on south-western spiral. Application was refused on 03.03.2014 for the following reason:

'The proposed advertising, by reason of its size, scale, siting and design, would constitute an overly dominant and visually intrusive advertisement harmful to the character and appearance of the application site, streetscene and surrounding residential environment, and would be harmful to the safety of pedestrians and drivers along this section of Whitton Road, contrary to Policy DM DC8 and DM DC5 of the Development Management Plan 2011.'

- 10/0037/ADV – 4 no. non-illuminated mesh banners fixed to stairwells for a period of 5 years. Granted on 03.03.2010.
- 09/2101/ADV – Erection of a banner for 1 year period. Granted 01.10.2009.
- 08/0685/ADV - 4 no. non-illuminated mesh banners fixed to stairwells for a period of 5 years. Granted on 16.04.2008.

3. The proposed application seeks consent for the following temporary signage only to be installed for certain events held at the Stadium:
  - Vinyl graphic directly above Virgin Active: signage dimensions: 65.8m wide, 1.5m high. Colour: Red (Pantone ref 188c) with England Rose logo to white face. Non-Illuminated. Font: Regular Apercu
  - Vinyl branding wrap around the lower south-west spiral drum: signage dimensions: 30m wide, 15m high. Colour: image will vary. Materials: PVC Mesh with eyebolts and tension wires. Non-illuminated. Base of sign 15m above ground
4. The consent sought is for a 7 month period expiring 1<sup>st</sup> June 2015. The timings for the vinyl wrap are further restricted to a set number of days per annum. As initially submitted, the application proposed a wrap to be installed and removed for each of 7 rugby tournaments and one concert, a combined time frame of approximately 3 months. This was later reduced to 43 days to comprise the QBE Series, 6 Nations and Marriott Sevens tournaments and the Barbarians game. This has finally been amended to 35 days.

### **Letters of representation**

5. Three letters of objection have been received citing the following concerns:
  - Temporary signs should be only allowed on exceptional events such as rugby world cup and not standard England fixtures
  - Allowing a 14 day window to put up and take down the signs, combined with the number of events, results in the possibility that the signage will be in place for one quarter of the year
  - The sign above the Virgin Active looks an incongruous bolt-on and makes the host building look ugly
  - Wrap on the south-west spiral drum is an enormous advertising sign. This could distract drivers outside of an infant/primary school and at a zebra crossing.
  - The advert displayed on the wrap should be controlled, many parents would be annoyed to see brewery sponsorships signs.
  - The new South Stand replaced a row of attractive Victorian House, their loss was permitted only because the negotiations for the new South Stand was designed to a high standard and built not to dominate the houses opposite. These signs undo this and bring forward the stadium to the point that it dominates the street scene.
  - Does the scheme comply with legal agreements/planning conditions attached to the South Stand
  - Council should ask for further information of the various signs, banners, marquees, tents that are put up on match days – conspicuous and unsightly jumble
  - Colour should be controlled, no primary colours, commercial/sponsorship logos, graphics should relate solely to rugby to prevent signage becoming like a normal billboard
  - Council is investing millions to uplifting parts of the borough, this application goes against that tide and makes one of the most significant buildings in the borough look more unsightly
  - Virgin Active signage previously refused and sets a precedent
  - Signage unnecessary, England games already fill the Stadium so no need for further promotion
6. No reply has been received from Hounslow Council.

### **Amendments**

7. The following amendments have been sought and received.

Vinyl wrap

- Tournaments when the wrap is installed has been reduced to the following 2 tournaments:
  - 6 Nations (10.5 days - wrap installed and removed after each home match)
  - QBE Series (24.5 days - in situ for full length of tournament)
- Number of days of display has been reduced to 35 occasions over a 12 month period
- Permission will be for a trial period for the 2015 rugby season ending 1<sup>st</sup> June 2015

**Reconsultations**

8. None necessary – amendments solely address timings

**Applicants Statement**

9. RFU has been through a comprehensive branding exercise which has included investigating external and internal branding opportunities at Twickenham Stadium. This process has led to the submission of both advertisement consent applications which are now under consideration by the Council.
10. The rationale behind the application for the South West Spiral PVC mesh is to continue the recent enhancement work on the stadium with the objective of creating a richer and more engaging fan experience on game days. The RFU has invested a lot of time and resource in upgrading the stadium and bringing to life more of the England Rugby brand personality and values.
11. These works have included infrastructure upgrades, rebranding of high footfall areas, experiential activities on the concourse, as well as pre and post-game entertainment inside the bowl.
12. The South West Spiral offers the RFU an opportunity to enhance the look of an otherwise tired section of the stadium that is in a prominent area facing into the West Car Park. It is proposed to use this space during events at the stadium as a prominent advertisement space primarily for England Rugby/specific rugby event creative.
13. In respect of the sign above Virgin Active, this position and visual is designed to link with Advert 3 - south east spiral (which reads 'Twickenham Stadium') in the permanent submission. This south east corner position is one of the first views of the Stadium from the south approach and when both signs are read together they provide a comprehensive and linked message 'Twickenham Stadium....The Home of England Rugby'.
14. The sign above Virgin Active is white in colour with modest red text which is considered to respond to the white elevations of the south stand without being overbearing in its setting.
15. The advertisement potential of the location above Virgin Active will be further reviewed and developed in due course by RFU. On this basis advertisement consent in this location is sought until June 2015.

**Professional comments**

16. The main issues for consideration are whether the proposed signage would maintain the character and appearance of the host site and wider streetscene and have reasonable impacts on neighbouring residential amenity and highway safety.
17. Policy DM DC 8 (Advertising and hoardings) of the DMP states:

*The Council will exercise strict control over the design and siting of advertisement hoardings and other advertisements to ensure that the character of individual buildings and streets is not demonstrably harmed, having regard to the interests of amenity and public safety, including for disabled people, and highway safety.*

18. The policy is assessed within the report.

Design and amenity

19. Council's Urban Design Officer raised initial objections to the vinyl wrap to the south-west spiral which is contrary to Policy DM DC8. The proposed location of the signage is near to Metropolitan Open Land. The lower half of the south western spiral is currently grey/concrete in colour which is considered to be recessive and of a muted tone which helps to reduce the impact of the building's scale in this setting, and integrates the large site with the surrounding residential area. Despite the large scale of the stadium structure, and the area of the wrap displaying primarily into the Stadium car park, the proposed wrap is visually prominent from Whitton Road. As recognised in the applicant's statement the wrap is designed to invigorate the match day experience and will change the appearance of the stadium and impact on the street scene and amenity of neighbours. As originally intended, the wrap was due to be in place for a significant time each year which was considered out-of-keeping with the character of the area during times when the activities at the RFU Stadium are not lending the area its more commercial and festive atmosphere. The reduction in times per year when the signage is now proposed to be in situ now corresponds with only 2 England rugby tournaments per annum which is considered to strike an acceptable balance between protecting the residential character of the area, ensuring the south-west spiral remains a recessive feature in the Whitton Road street scene for the majority of the year whilst recognising the changing context of this area during the 2 international rugby tournaments. The application is also for a limited period of 7 months preventing long-term harms and reserving the Council's position on a future permanent consent. This approach also offers the Council, local residents and the RFU an opportunity to gauge the true impact of the signage when in place on the visual amenity of residential properties along Whitton Road, the street scene, MOL and the RFU Stadium itself.
20. The proposed vinyl signage above the Virgin Active addresses both the Rugby Road and Whitton Road street scenes and now that a more appropriate font is being used, this graphic is considered to be suitable to this more commercial and trafficked location.
21. Members should note that the content of the vinyl wrap will vary from tournament to tournament. The advert consent sought is for the use of the lower half of the south-west spiral as a site for the display of advertisements and whilst the number, siting, size and illumination of the advert is specified, during the period of the grant the advert content itself can change without recourse to the Council each time. In view of the limited timings when the south-west spiral can be used to display the wrap, a change to the content between tournaments is considered acceptable but should an amenity issue arise for one of the designs, this issue, the scale of the wrap or even the principle of this particular site being used for the display of advertisements will need to be revisited.
22. Residents have raised concerns regarding the likely content of the signage. In response the RFU have noted that it is the responsibility of the Advertising Standards Authority (ASA) for regulating the content of advertisements and it is the ASA who respond to concerns from members of the public and industry about advertisements that may be misleading, harmful or offensive.

Highway issues

23. Policy DM DC8 states that any advertising display must not have an adverse effect upon road traffic conditions, public safety or highway safety.
24. The wrap will be in situ for less than 10% of the year and the applicant's note that on match days, Whitton Road is closed minimising public safety impacts at those times. Nonetheless, the Council's Transport Planner has reviewed the application and considers that the signs, in particular the large scale wrap, could be a distraction to drivers affecting in a prejudicial manner conditions of highway safety. The temporary consent will again allow the extent of this harm to be judged in situ to determine if it is indeed unreasonable should the applicants re-apply for consent for the 2015/16 rugby season.

I therefore recommend **APPROVAL** subject to the following conditions and informatives:

**Standard Conditions:**

- DV44 - Approved drawings #O.S Extract and 11585 001 Rev A#, #31 March 2014# and #2No. A3 Sheets of Advert 6 (South-East Corner, Vinyl Branding Above Virgin Active) and 5No. A3 Sheets of Advert 7 (South Spiral Drum)#, #23 July 2014#,

**Non-Standard Conditions:**

- NS01 - The display of advertisements (Adverts 6 and 7) hereby approved shall be for a temporary period of 7 months and be removed and cleared from the site by 1st June 2015.  
REASON: To preserve the character and appearance of the site and the adjacent street scenes and to safeguard the visual amenities of occupants of neighbouring residential properties and public safety on adjoining highways and allow the Local Planning Authority to monitor impacts over a trial period .
- NS02 - The display of advertisements on the south-west spiral (Advert 7) hereby approved shall take place on no more than 35 days per annum.  
REASON: To preserve the character and appearance of the site and the adjacent street scenes and to safeguard the visual amenities of occupants of neighbouring residential properties and public safety on adjoining highways.
- NS03 - The rigging and derigging of Advert 7 shall be included within the 35 days referenced in condition NSO2. Rigging shall take place no more than 2 days before an event and derigging shall occur the morning after said event unless otherwise agreed in writing by the local planning authority.  
REASON: To preserve the character and appearance of the site and the adjacent street scenes and to safeguard the visual amenities of occupants of neighbouring residential properties and public safety on adjoining highways.

**Informatives:**

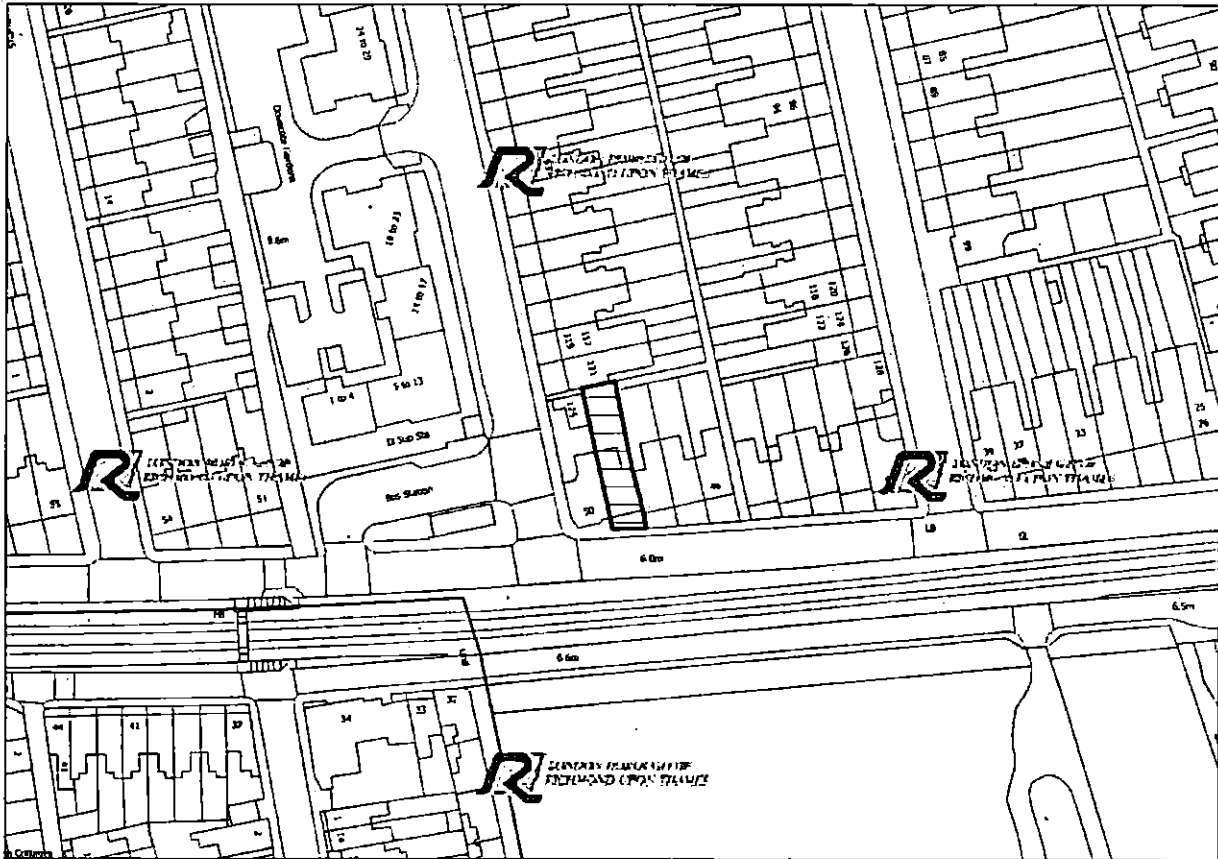
- NPPF Informative - approval



14/3591/VRC  
49 NORTH WORPLE WAY  
MORTLAKE

MORTLAKE AND BARNES COMMON WARD  
CONTACT OFFICER: A LIU

[http://www2.richmond.gov.uk/PlanData2/Planning\\_CaseNo.aspx?strCASENO=14/3591/VRC](http://www2.richmond.gov.uk/PlanData2/Planning_CaseNo.aspx?strCASENO=14/3591/VRC)



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LA 100019441[2014] - Do not scale

**Proposal:** Variation of condition U71315 (Decision Drawing) of planning permission 14/0997/HOT to account for an increase in wall height.

**Applicant:** Mr V. Thompson on behalf of Mr H. Peirse

**Development Plan Policies:**

National Planning Policy Framework (NPPF)

Core Strategy (2009)

CP 7 (Maintaining and Improving the Local Environment)

Development Management Plan (2011)

DM SD 6 (Flood Risk), DM DC 1 (Design Quality), DM DC 5 (Neighbourliness, Sunlighting and Daylighting)

Supplementary Planning Guidance (adopted 2002) - 'House Extensions and External Alterations'

**Present Use:** Residential

**SUMMARY OF APPLICATION:**

The applicant seeks permission for the variation of condition U71315 (Decision Drawing) of planning permission 14/0997/HOT. The alterations are not considered to be detrimental to the character and appearance of the host building, terrace to which it belongs, and wider area or cause unreasonable loss of neighbouring amenity. The development does not prejudice the aims and objectives of the National Planning Policy Framework and the development plan, including policy CP7 of the Core Strategy (adopted 2009), policies DM DC 1 and DM DC 5 of the Development Management Plan (adopted 2011) and Supplementary Planning Guidance (adopted 2002) 'House Extensions and External Alterations'

**RECOMMENDATION: PERMISSION**

**Site**

1. The site comprises of a 2-storey, terraced dwelling. The property is not designated as a Listed Building, a Building of Townscape Merit (BTM) or located within a conservation area. The land is, however, located within Flood Zone 2.

**Relevant Planning History**

2. 14/0997/HOT - single storey side to rear extension granted on 20 May 2014.

**Public and Other Representations**

3. Objections have been received. In summary:
  - Inconsistent plans and proposed materials
  - Failure to connect positively with surrounds in form and scale
  - Visual intrusion and overshadowing

**Revised Plans**

4. Revised plans were received which corrected inconsistencies and clarified materials. For clarity, the plans under consideration are A103 Rev B received by the Council on 25 August 2014 and A104 Rev B received on the 23 October 2014.

**Planning Assessment**

5. The applicant seeks a variation on condition U71315 (decision Drawings) to increase the height of the extension from 2.2m to 2.4m at the eaves.
6. The main issues for consideration relate to design, impact on neighbouring amenity and flood risk.

**Design and Appearance**

7. The NPPF advises that the Government attaches great importance to the design of the built environment stating that developments should be visually attractive as a result of good architecture. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
8. These aims and objectives are carried through in Policies CP7 of the Core Strategy and DM DC1 of the Development Management Plan which seeks to ensure that new

development is of high architectural quality and respects local character in terms of form, layout, scale, massing, frontages, detailing and materials.

9. Guidance in the Council's SPG on House Extensions and External Alterations is also relevant as it provides greater details on policies within the Local Development Framework to support decisions on planning applications. This document states that the overall shape, size and position of extensions should not dominate the existing house and should harmonise with the original appearance of the dwelling.
10. Although there are modest changes to the approved dimensions, the visual bulk of the revised proposal is still considered to be of a scale, height, massing and form that are proportionate and subordinate to the host dwelling so that the original lines of the house and terrace can still be appreciated. Approximately 50sqm of amenity space would remain to the rear, so it would not be cramped within the plot and thus appropriate for the site. Proposed materials would match the existing and proposed fenestration is considered to be suitably positioned and proportioned. The proposal would not be visible from North Worple Way and would therefore have no significant impact on the streetscape.
11. For these reasons the design and appearance is considered to be acceptable and would be consistent with the aims and objectives of the NPPF, local plan policies CP7 and DM DC1, and SPG: House Extensions and External Alterations.

#### Neighbouring Amenity

12. Policy DM DC5 states that the Council will seek to protect adjoining properties from unreasonable loss of privacy, pollution, visual intrusion, noise and disturbance, and loss of light.
13. The Council's SPG: House Extensions and External Alterations states that the effect of a single storey extension on daylight and sunlight is usually acceptable if the projection is no further than 3 metres for terraced houses. For the same reasons this is also considered to mitigate visual intrusion to a reasonable level.
14. In this case, the proposed rear extension would project approximately 1.8 metres along the boundary shared with 125 Avondale Road and 50 North Worple Way to the west. The rear extension therefore complies with the SPG, and due to this limited depth it is not considered to result in undue loss of light to or visual intrusion when viewed from habitable rooms or garden despite the increase in height.
15. In relation to the neighbouring to the east, 48 Worple Way, this property has received confirmation that prior approval is not required for a single storey side infill extension (14/0299/PDE) and at the time of the site visit it appears to have been substantially built. In this context, the proposal would only extend approximately 1.8m past the rear elevation. Due to this limited depth it is not considered to result in undue visual intrusion or loss of light to habitable rooms or garden despite the increase in height.
16. No flank windows have been proposed and so there are no privacy concerns. The roof lights on the side roof slope are not considered to result in unreasonable overlooking due to their angle and height.
17. The extension will provide accommodation incidental to the use of a single family dwelling house and so there are no concerns over pollution or noise and disturbance.
18. It is therefore considered that the proposal meets the aims and objectives of policy DM DC5.

Flood Risk

19. The applicant has indicated that the extension will be set no lower than existing levels and flood proofing will be incorporated where appropriate. As such, the proposal is not considered to conflict with DM SD6.

**Conclusion**

It is considered that the proposal will not cause any material harm to the character of the host, the surrounding locality or neighbouring residential amenity. It would not significantly increase flood risk. Therefore, the proposal is considered to meet the aims and objectives of Policies CP 7, DM DC 1, DM DC 5 and DM SD6, and advice given in the Council's SPG on House Extensions and External Alterations.

**Recommendation:** It is therefore recommended that **PERMISSION** be granted, subject to the following conditions and informatives.

**Conditions**

U77424 - Approved plans

The development hereby permitted shall not be carried out other than wholly in accordance with drawings ref: A103 Rev B received by the Council on 25 August 2014 and A104 Rev B received on the 23 October 2014.

REASON: To accord with the terms of the application, for the avoidance of doubt and in the interests of proper planning.

U77423 - 3 years from original consent

U77425 - Materials

**Informatives**

U84910 - Composite Informative

U84909 - NPPF APPROVAL - Para. 186 and 187

14/3664/HOT  
66 GERARD ROAD  
BARNES

BARNES WARD  
Contact Officer:  
S Walker

[http://www2.richmond.gov.uk/PlanData2/Planning\\_CaseNo.aspx?strCASENO=14/3664/HOT](http://www2.richmond.gov.uk/PlanData2/Planning_CaseNo.aspx?strCASENO=14/3664/HOT)



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**Proposal:**

Demolition of existing single storey rear extension and construction of single storey side to rear extension.

**Applicant:**

Mr Jeremy Rudge

**Application received:**

28 August 2014

**Main Development plan policies:**

Core Strategy (adopted 2009): Policy CP7;

Development Management Plan (adopted 2011): Policies DMDC1, DMSD6 and DMDC5;

Supplementary Planning Guidance: 'House extensions and external alterations' (adopted 2002).

**Present use:**

Single dwellinghouse

**Summary of application:**

The proposed side/rear extension is considered to be acceptable in design terms and would not unreasonably harm the amenities of neighbouring residential occupiers or unacceptably increase flood risk in the locality. The proposed development is consistent with policy CP7 of the Core Strategy, policies DMDC1, DMSD6 and DMDC5 of the Development Management Plan and the 'Design Guidelines for House Extensions and External Alterations' SPG.

**Recommendation: PERMISSION**

**Site description and relevant planning history:**

1. Two-storey semi-detached property located on southern side of Gerard Road, close to junction with Charlotte Road. Similar properties located in surrounding area. The property is located within flood zones 2, 3 and 3a but not subject to any other relevant designations.
2. A Certificate of Lawfulness was issued on 15/03/2006 for a rear dormer roof extension (06/0159/PS192).
3. A Certificate of Lawfulness was issued on 15/09/2014 for a loft extension with new rear mansard/dormer, ground floor rear side extension, ground floor rear extension, new roof windows to front elevation and replacement timber and render cladding with render (14/3061/PS192).
4. Planning permission was refused on 24/10/2014 for replacement of the existing single storey side extension with a two storey side extension (14/3667/HOT). That application was refused for the following reason:
  - The proposed side extension, by reason of its excessive width, height, inappropriate design and location, would harm the rhythm and character of the streetscene. As such, the proposal would be detrimental to the character and appearance of the surrounding area, contrary to the aims and objectives of the National Planning Policy Framework, and the development plan, including policy CP7 of the Core Strategy (2009), policy DMDC1 of the Development Management Plan (2011) and the 'Design Guidelines for House Extensions and External Alterations' Supplementary Planning Guidance (2002).

**Public and other representations:**

5. Several objections have been received. In summary, issues raised include:
  - Design and appearance of the resulting property will be out of keeping and bland.
  - Proposal would be visually intrusive, detrimental to privacy and would detrimental to the reasonable enjoyment of the neighbouring property.
  - Loss of light/resulting overshadowing.
  - Density of the proposed development too large for the site in question.
  - Substantial encroachment into the rear garden of the property as a result of the proposed development.
  - Cumulative impact of the resulting bulk proposed within this application and 14/3061/PS192.

6. Concerns have also been raised regarding the Council's assessment of lawful development certificate application ref: 14/3061/PS192. This is not material to the Council's assessment of this application.

**Professional comment:**

7. The National Planning Policy Statement confirms the presumption in favour of sustainable development but reiterates that applications must be determined in accordance with the development plan unless material considerations dictate otherwise. It particularly stresses the importance of design in the consideration of development proposals.
8. The main issues in this case are the design of the extension, its impact on neighbouring properties and flood risk.

Design

9. The main thrust of the Council's design policies contained in the Core Strategy (CP 7) and the Development Management Plan (DM DC 1) is that areas of high quality should be protected from inappropriate development and that new development, including residential extensions, is of a high standard of design and compatible with the established character of an area.
10. The Council's adopted SPG: 'House Extensions and External Alterations', requires extensions to be subservient to the host building and compatible with its design and scale.
11. It is appreciated that extensions are in place at the property but given the modest overall height and depth proposed and the extensions location to the rear of the property, it would constitute a subservient form of development when viewed in relation to the existing dwelling and when considered in conjunction with these existing extensions. It would not propose unacceptable or excessive mass or bulk. Its location to the rear of the property would also screen it from public view.
12. The proposal would therefore be in accordance with policy CP7 of the Core Strategy (2009), policy DMDC1 of the Development Management Plan (2011) and the 'Design Guidelines for House Extensions and External Alterations' SPG (2002).

Residential amenity

13. The extension would not unreasonably impact upon the privacy of adjoining occupiers. No side facing windows are proposed along the side elevations of the extension facing onto either neighbouring garden. Furthermore, rear facing doors are orientated toward the rear garden of the property and are largely screened by existing fencing whilst the rooflights proposed are orientated skywards. As such, these aspects of the development would not result in unreasonable loss of privacy through overlooking.
14. The daylight/sunlight offered to neighbouring properties would not be unreasonably affected by the proposal. The 'Design Guidelines for House Extensions and External Alterations' SPG (2002) advises that a depth/projection of up to 3.5m from a neighbouring wall (in a semi-detached setting) is usually acceptable with regard to daylight/sunlight. The proposed extension would project within 3.5m of the furthest neighbouring rear wall at no. 64 owing the existence of an extension at that property. With regard to no. 68, the proposed extension would project at an overall depth of around 4.3m beyond the closest neighbouring rear wall (at a height of 3m at the boundary). However, only the first 2.3m of the proposed extension would be set along the boundary with no. 68, with the remaining 2m inset approximately 1.2m in from the

boundary. The overall projection would be in excess of SPG guidance. However, the extension would be BRE compliant, passing a vertical 45 degree assessment.

15. It is considered that an acceptable outlook would be offered to neighbouring properties as a result of the extension. The scale of the extension at both boundaries (i.e. that with no. 64 and that with no.68) is considered not to be over-excessive and effort has been made to reduce the visual impact of the extension alongside the boundary with no. 68 by stepping-in part of the proposed extension from the boundary. It is acknowledged that relatively large gardens exist at the subject and neighbouring properties and the neighbouring property at no. 68 is set back from the boundary. The proposal would also have a modest projection along the boundary with no. 64 of 2 metres. Given the above, the proposal would not result in unreasonable visual intrusion for the occupiers of neighbouring properties.
16. Given the above, the proposal would be in accordance with policy DMDC5 of the Development Management Plan (2011) and the 'Design Guidelines for House Extensions and External Alterations' SPG (2002).

Flood risk

17. The application property is located within Flood Zones 2, 3 and 3a, an area identified as being at high risk of flooding by the Environment Agency.
18. The applicant has submitted a Flood Risk Assessment for the scheme, which is considered to be acceptable for the scale of development proposed and which demonstrates that flood risk has been considered at the design stage of the proposal, with floor levels within the proposed development to be set no lower than the existing levels abutting the extension.
19. As such the proposal is considered to comply with policy DM SD 6 of the Development Management Plan.

**Conclusion:**

The proposed side/rear extension is considered to be acceptable in design terms and would not harm the amenities of neighbouring residential occupiers or unacceptably increase flood risk in the locality. The proposed development is consistent with policy CP7 of the Core Strategy, policies DMDC1, DMSD6 and DMDC1 of the Development Management Plan and the 'Design Guidelines for House Extensions and External Alterations' SPG.

I therefore recommended that **PERMISSION** be granted, subject to the following conditions and informatives:

**Standard conditions:**

U77418 - Development begun within 3 years

U77419 - Approved drawings

The development hereby permitted shall not be carried out other than wholly in accordance with Drawing Nos. GR-LO, GR-B-EE, GR-BO-BL, GR-B-BE, GR-BO-LE, GR-F-BL, GR-F-LE, GR-GR-BL, GR-GR-LE, GR-L-BL, GR-S-BE, GR-S-EE and GR-L-LE received 28/08/2014.

REASON: To ensure a satisfactory development as indicated on the drawings.

U77420 - Materials to match existing



No new external finishes (including fenestration), including works of making good, shall be carried out other than in materials to match the existing, unless otherwise indicated on approved drawings or within submitted application form.

REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

**Standard informatives:**

U84903 - Composite informative

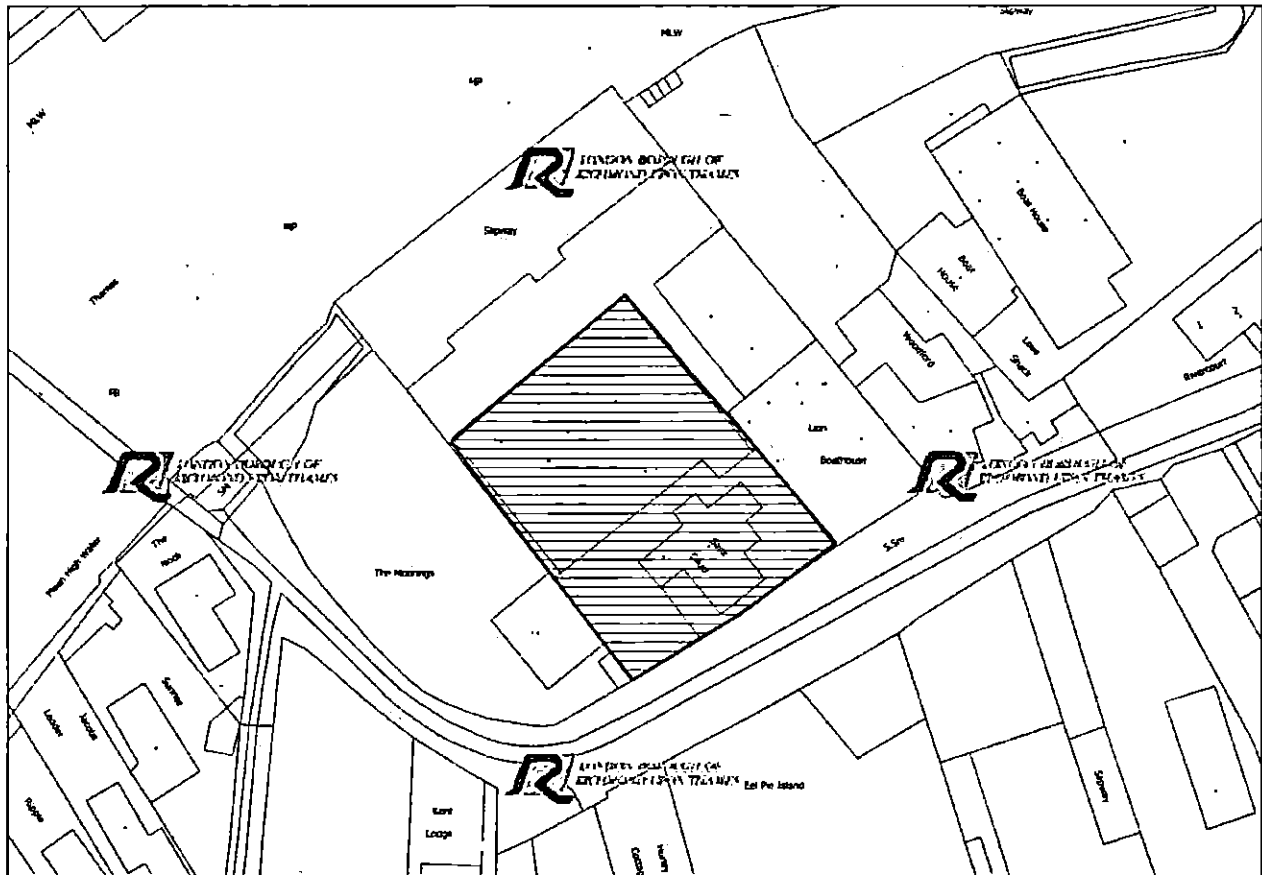
U84904 - NPPF approval

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10/1095/DD09  
 SYD'S QUAY & SANS SOUCI (bungalow)  
 EEL PIE ISLAND  
 TWICKENHAM

TWICKENHAM RIVERSIDE WARD  
 Contact Officer:  
 A Wilson

[http://www2.richmond.gov.uk/PlanData2/Planning\\_CaseNo.aspx?strCASENO=10/1095/DD09](http://www2.richmond.gov.uk/PlanData2/Planning_CaseNo.aspx?strCASENO=10/1095/DD09)



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**Proposal:** Details pursuant to conditions DV28 (external lighting) of planning permission 10/1095/FUL

**Applicant:** Mrs V Scott for Platonic Partnership

**Application received:** 17 January 2014

**Main Development plan policies:**

Development Management Plan - DM OS2, DM OS5, DMOS9, DM OS11, DM HD1, DM DC 5.

**SUMMARY OF APPLICATION**

The application is to discharge external lighting details pursuant to the approved application for a mixed use building and separate residential building on Eel Pie Island. The lighting being applied for is, with the exception of 6 security lights on the sides of buildings, embedded at ground, or close to ground level. These are considered to be sufficiently muted and low key so as not to adversely affect the semi-rural character of the island or the conservation area and Thames Policy Area. The security lights are considered acceptable for that purpose, if only activated intermittently.

The high level 'blue' lighting, also *in situ*, are not being applied for under this reference. Officers intend to take enforcement action for their removal or to establish the Council's position through a separate application.

**RECOMMENDATION: PERMISSION**

**Site and history**

1. This refers to an approved scheme (10/1095/FUL) for demolition of the existing buildings and erection of a 2-storey building to replace Syds Quay comprising 4 no. B1 use class units and 3 no. 1-bedroom flats, one studio and a 2-bedroom dwelling to replace Sans Souci. It is located within the Twickenham Riverside Conservation Area, the Thames Policy Area, and a site with past industrial land use. Furthermore, it lies adjacent to designated metropolitan open land and is opposite the Twickenham town centre.
2. Conditions covering tree protection, (LT03, LT13, LT14, LT15), solar panels (U41649), slipway (U434697), boundary fencing (DV02A), construction method statement (U41654), soft landscaping (LT08), ecological enhancement (U41647), ecological watching brief (U42886), noise mitigation (U41648), contaminated sites(DV29E), BREEAM (DV46), Sustainable Homes (DV44), (BD05) materials, DV18a (refuse), specified scale detail(BD04), cycle parking(PK06A), flood plan (U41650) have all been approved.

Proposal

3. This is a submission to discharge a condition requiring details of external illumination (DV28).
4. The condition is worded: *Any external illumination of the premises shall not be carried out except in accordance with details giving the method and intensity of any such external illumination which shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any part of the buildings. REASON: To protect/safeguard the amenities of the locality.*
5. The proposal is retrospective as the lights applied for are already *in situ*. However, this application for the discharge of the lighting details is not for all of the external lights currently installed, as it excludes the blue lighting sited under the eaves of the 3 gables on the mixed office/residential building facing the river, and under the eaves of the separate residential building. These are known to be contentious on amenity grounds, and following enforcement action by the Council, the owner has switched them off, with officers accepting this position for the time being.
6. The current submission therefore covers all other external lighting details, namely the retention of ground level lighting in the decking facing the slipway in front of the mixed

use building, along the pathways around the separate dwelling, and between the 2 new buildings and the grass areas either side of the separate dwelling.

**Public Consultation :**

7. Objection letters have been received by one resident on Eel Pie Island due to;
- excessive illumination, estimated as 90 x high intensity blue LED lights out of character with the island;
  - lighting not restricted to office hours only;
  - would attract extra visitors to island;
  - in breach of planning condition , i.e. it has not been discharged;
  - harmful to bats;
  - plan and lighting specifications misleading;
  - the walkover lighting (A) designed to illuminate building, rather than the path ;

**Amendments:**

8. Revised lighting plan received showing 4 types of lights.
- A) a series of 3 watt recessed walkover lights at ground level, with amber filters, with adjustable beam upwards to a maximum of 45 degree angle;
  - B) a series of 1 watt marker lights with aluminium cowels so as to direct light horizontally, also at ground level.
  - C) 6 x 1 watt security lights downward facing wall lights, only activated by movement
  - D) a series of 7.1 watt driveover lights embedded in the pathway, upward facing with amber filters.

These are sited as follows.

- A) The walkover lights A are positioned close to the front and rear edges of the main mixed use building, and close to the front and side (north-east facing) of the separate dwelling. All are close to ground level with beams adjusted upwards towards the buildings at a maximum of 45 degree.
- B) The marker lights are along the front edge of the decking adjacent to the slipway, bordering the boundary fence at the front of the dwelling, bordering the garden and the grass area in front of the office.
- C) The security lights are mounted on the walls of the separate dwelling adjacent to the pathway leading to the site entrance and between the 2 buildings, as well as adjacent to the front and rear doors serving the single storey part of the mixed use building.
- D) The driveover lighting is embedded in the pathway entrance leading from the site entrance to the main building

9. The 'blue lighting' under the eaves facing the river does not form part of this submission.

**Re-consultations:**

10. 17 further objection letters have been received due to;
- lighting overly commercial and detrimental to the 'rural' character of the island, riverside and conservation area
  - detrimental to wildlife;
  - contrary to Thames Landscape Strategy which was not consulted;
  - encouraging fruitless visits to the island for entertainment;
  - light pollution in gardens areas and front rooms of The Moorings

with 12 of these letters endorsing the following objections in a circular letter;

- use of 'blue' LED lighting;

- lack of amber filters on lighting currently installed;
  - light pollution to adjacent property and glow appearing on adjacent buildings,
  - unnecessary amount of lighting for safety;
  - inaccurate description of lighting;
  - not accepting that security lights only triggered by movement;
  - the presence of blue LED lights under gable eaves to the front and rear excessive and detrimental to character of the island. **Officer Note: The blue LED lights referred to are not being applied for under this application.**
11. One letter of support from island residents considers that the lights enhance the appearance of the property.

**Further Amendment:**

12. A section has been provided through the lighting installed on the riverside decking (the 'walkover' lights), indicating that adjustable beam would be angled back to the lower part of the building facade.

**Professional comments:**

Local Character

16. The lighting being applied for is considered sufficiently muted and low key so as not to have a detrimental impact on the character and appearance of the riverside, the island and the Twickenham Riverside Conservation Area. With the exception of the security lights, which are not on permanently, the lighting is embedded at ground or just above ground level. The 'walkover' lights can be controlled so as not view at an angle of no more than 45 degree upwards, and the 'marker' lights have cowlings preventing upward beams. These features enable beams to be controlled so as not to light up the night sky. The 'driveover' lights, are purely directional to assist pedestrians accessing the entrances from the public footway, and with amber filters, as proposed, will not emit any excess illumination.
17. The security lighting is accepted as necessary for safety and security, and on the basis that it is not on permanently.
18. Officers favour white, rather than blue lighting, as being less 'commercial' in appearance, and consider this should be controlled by planning condition.
19. Although, the proposal is retrospective and is largely *in situ* as described above: where any details, such as the absence of amber filters or where 'blue', as opposed to white bulbs, have been installed, conditions will specify the details hereby approved.

Light pollution of properties

20. The closest residential property to the site, which is the Moorings bungalow, to the south-west, has no side windows, and there would be no direct light beams to any of its front or rear windows. Other residential properties are set well back to the south of the public footpath and there are no light beams facing any of these properties. The scheme is therefore not harmful in terms of DM DC5.

Wildlife

21. The Council's ecology officer has examined the proposals, and is satisfied that with the restrictions to upward light beams on the amended plans, that there would be no significant detriment to the livelihood of bats.

Unauthorised Lighting

22. Whilst a significant number of objection letters have been written, a large number refer to the high level blue LED lighting on the front and rear gables, which is not being applied for as part of this submission. These are unauthorised, and the Council will either take enforcement action for their removal, or will require that planning permission for their retention is applied for.

**Conclusion and Recommendation**

23. Whilst the lighting could not be considered as floodlighting, the proposal can still be assessed against policy DM OS9, which considers impact of lighting on character, biodiversity and amenity. There are not considered to be grounds for refusal against those criteria. Neither could it be considered detrimental to the conservation area, Thames Policy Area or adjacent MOL.

I therefore recommend that the condition DV28 (external lighting) is **APPROVED** with the following conditions.

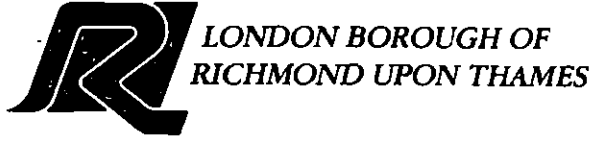
**Conditions:**

- DV48 - Approved drawings – RD501 Issue 2.0, received 14 April 2014, unnumbered section L/L wall washers drawing received 13 August 2014.

**Non standard conditions**

- NS01 - The external lighting hereby approved shall consist of (using the Lighting Schedule labelling on the site plan hereby approved), A – Aurora IP67 Adjustable LED 3 watt walkover lights with amber filters. This lighting shall be adjusted so that the beams are angled towards the lower part of the adjacent building. B- Aurora IP67 fixed 1 watt LED marker lights, C- Aurora IP65 Fixed Wall Light. These lights shall incorporate motion sensors and the lighting shall not be permanently switched on. D- Aurora IP67 Fixed LED driveover lights. These shall include amber filters. REASON: In the interests of the local environment and wildlife.
- NS02 - Otherwise than where amber filters are specified, all lighting shall consist of white and not blue illumination. REASON: In the interests of the local environment and wildlife.

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## SUPPLEMENTARY AGENDA - ADDENDUM

For a meeting of the  
**PLANNING COMMITTEE**  
to be held on  
**WEDNESDAY 12 NOVEMBER 2014**  
at  
**7:00 PM**  
in the  
**SALON, YORK HOUSE, RICHMOND ROAD, TWICKENHAM**  
Gillian Norton, Chief Executive

Nese keni veshtersi per te kuptuar kete botim, ju lutemi ejani ne receptionin ne adresen e shenuar me poshte ku ne mund te organizojme perkthime nepermjet telefonit.

Albanian

এই প্রকাশনের অর্থ বৃদ্ধিতে পাওয়া যদি আপনার কোন সমস্যা হয়, নিচে দেওয়া ঠিকানায় যোগাযোগ করুন-এ চলে আসুন যেখানে আমরা আপনাকে টেলিফোনে দোআঁসীয়ে সেবা প্রদানের ব্যবস্থা করতে পারবো।

Bengali

જો તમને આ પુસ્તિકાની વિગતો સમજવામાં મુશ્કેલી પડતી હોય તો, કૃપયા નીચે જણાવેલ સ્થળના રિસેપ્શન પર આવો, જ્યાં અમે ટેલિફોન પર ગુજરાતીમાં ઉ-ટર-સિટિંગ સેવાની ગોઠવણ કરી આપીશું.

Gujarati

اگر در فهمیدن این نشریه مشکل دارید، لطفاً به مهل پذیرش در آدرس قید شده در زیر رجوع فرمایید تا سرویس ترجمه تلفنی برایتان فراهم آورده شود.

Farsi

إذا كنت لديك صعوبة في فهم هذا المنشور، فنرجو زيارة الإستقبال في العنوان المعطى أدناه حيث بإمكاننا أن نرتب لخدمة ترجمة شفوية هاتفية.

Arabic

اگر آپ کو اس اشاعت کو سمجھنے میں کوئی مشکل ہے، براہ کرم یہ دیکھیں کہ اس اشاعت کے ترجمے پر چاہ کر سکتے ہیں۔ جہاں ہم آپ کیلئے ٹیلیفون انٹرمیڈیٹ سروس (ٹیلیفون پر ترجمہ) کا انتظام کر سکتے ہیں۔

Urdu

ਜੇਕਰ ਤੁਹਾਨੂੰ ਇਸ ਪਰਚੇ ਨੂੰ ਸਮਝਣ ਵਿਚ ਮੁਸ਼ਕਲ ਪੇਸ ਆਉਂਦੀ ਹੈ ਤਾਂ ਹੇਠਾਂ ਦਿੱਤੇ ਜਾਏ ਪਤੇ ਉੱਪਰ ਰਿਸੈਪਸ਼ਨ 'ਤੇ ਆਓ ਜਿੱਥੇ ਅਸੀਂ ਟੈਲੀਫੋਨ ਤੇ ਗੱਲਬਾਤ ਕਰਨ ਲਈ ਇੰਟਰਪ੍ਰਿਟਰ ਦਾ ਪ੍ਰਬੰਧ ਕਰ ਸਕਦੇ ਹਾਂ।

Punjabi

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Polish

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## Planning Committee – 12th November 2014

### Addendum

The Addendum details amendments made to the agenda reports since their publication. It may include corrections to the report, additional information (such as extra informatives and conditions) and late correspondence received in relation to the agenda items.

#### Pages 15-26, (4A) 14/3393/FUL – STRAWBERRY HILL HOUSE, WALDEGRAVE ROAD, TWICKENHAM

Additional conditions:

+ Ecology surveys + No music before 10  
+ SMP

✓ NS15 - Travel surveys shall be undertaken throughout the operation of the ice rink hereby approved and these shall demonstrate how people travelled to the ice rink. Within 3 months from the last day of the permission implemented under condition NS02, results of the survey shall be submitted to the Local Planning Authority.

REASON: To monitor the traffic implications of the event

✓ NS16 - This permission is for a limited period of 1 year only expiring on the 28th February 2015 or the 29<sup>th</sup> February 2016, when the use hereby permitted shall be discontinued.

Reason: To safeguard the amenities of the surrounding area and those enjoyed by occupants of neighbouring properties within the borough and to comply with the terms of the application

✓ NS17 - The intensity of illumination shall not at any time exceed a lux value of 1 lux measured at a point 1m above ground level at a distance of 10m to the east of the eastern elevation of any part of the ice rink and associated structures hereby approved. A compliance report must be submitted and approved to the Local Planning Authority prior to the commencement of use of the ice rink by the public which demonstrates that the criterion detailed above has been achieved. The ice rink shall not be operational unless the lighting remains at all times in compliance with these details.

REASON: To preserve nature conservation interests in the area.

✓ NS18 - The floodlights lighting the ice rink shall not be used after 20:30 hours on any day.

REASON: To preserve nature conservation interests in the area and amenities of occupants of neighbouring residential properties.

✓ NS19 - No upward lighting shall be used at the application site without the prior agreement in writing of the Local Planning Authority.

REASON: To preserve nature conservation interests in the area and amenities of occupants of neighbouring residential properties.

✓ Amend NS02 to read:

The use of the ice rink shall be for a single limited period of 7 weeks only either between 12 November 2014 and 28 February 2015 (except Christmas Day) or 1 November 2015 and 29 February 2016 (except Christmas Day), but not for both periods set out above. The use hereby permitted shall be discontinued and the buildings and works carried out under this permission shall be removed from the site by either the 28 February 2015 or 29 February 2016 whichever is relevant.

REASON: The prominent position within the grounds of a listed building and materials of construction are not considered suitable for a permanent building and to allow the Local Planning Authority to be in a position to review the use after a reasonable time period to ensure that it does not result in unreasonable levels of noise and general disturbance prejudicial to the enjoyment of neighbouring occupiers of their properties and private rear gardens nor generate levels of traffic that prejudice local parking conditions as well as to comply with the terms of the consent sought.

( DV48 – Delete TA-001C and A4 sheet of 150W metal halide lamp )

Undelete

Insert after para 37:

#### Ecology

The Council's Ecologist has visited the site and has identified features on 2 trees which mean that they have the potential for habitation as roosting places for bats. The London Wildlife Trust have advised that their database indicates that there are no bat roost records on the grounds of Strawberry Hill House. Given the distance of approx. 16m between the closest of the identified trees and the proposed ice rink, it is recommended that no lighting shall be installed at the ice rink that will create a level of light spillage that exceeds 1 LUX within 10m from the east elevation of any part of the ice rink in order to mitigate any potential harm upon bats within the locality. This will be secured by condition. ( NS17 )

#### Representations

##### **Two further letters from Strawberry Hill Residents Association**

-Figures do not support a need to start operating at 9am, for schools and charities there is ample time for them to skate from 10am, less impact on traffic

-Proposal to push back the start time and if possible to limit the operating time period to 6 weeks (as last year)

-Council will not be undertaking a check of ambient noise levels which we had considered necessary before lending our support, we understand prior to the rink opening the applicants must file a compliance report and the Council will only get involved if there are complaints

-Concerned that the ambient night time acoustic reading derived from a reading taken at 11.10pm in late May, concern that this may not provide a

representative base reading for typical night time (11pm – 7am) and particularly one in the winter months when the rink will be operating

-Concern was reinforced by the applicants advising us that the night time ambient noise level at Strawberry Hill House was higher than that for last year's rink at York House which was difficult to understand given the seclusion of Strawberry Hill House

-Consider that it would be better if the Council checked the accuracy of the ambient noise levels prior to the rink becoming operational however, since in the event of complaints the Council will get involved to ensure compliance with its planning requirements, we believe this should provide assurance that residents living close by will be protected from any continuing disturbance during the operation of the rink, on this basis the application has our support

#### **One further representation from Bonser Road**

-Noise from the PA system, music particularly from the bass travels very far. Can you ensure the bass is turned off and the loudspeakers are positioned as to not flood residential houses

-Same applies for generator noise which is usually left on overnight

-Parking in Bonser Road (particularly at the top) already suffers from student parking. What guarantee that this will not worsen

-Light pollution

-If generators are diesel powered, will appropriate filters be fitted?

#### **Further comments from neighbour in Michelham Gardens**

-Committee date brought forward by 1 week, natural to assume that the ice rink installation date deadlines have driven the committee meeting

-Reservations for ticket sales and events dates and current radio promotions/competitions already happening (also raised by another neighbour – breach of the application)

-Have reviewed the report relating to the York House rink last year, only 6% skaters skated between 10-11am, of these 63% on Saturday and Sunday, of these 2% skated on weekdays during 10-11am. No need to open at 9am

-Request that the opening hours is from 10am not 9 and reduced period of 6 weeks is considered

#### **Biodiversity**

The planning application contains no plan to address the detrimental impact of the proposed ice rink on the biodiversity of Strawberry Hill and more specifically the garden of Strawberry Hill House which is a registered Historic Park.

A rich habitat exists in the land between Michelham Gardens and the open grass area of Strawberry Hill House. Owls, woodpeckers, foxes are heard and seen regularly amongst the more regular woodland wildlife.

This planning application for an ice rink with a capacity of 100 skaters a session running 11 hours a day with generator, pump and chiller equipment running 24 hours a day over 7 week period + 2 weeks disruption for installation and dismantling as well as lighting and music for the same period will have a negative impact on the area's biodiversity.

This does not support the National Planning Policy Framework which states that planning authorities should:

P.118 "When determining planning applications, local authorities should aim to conserve and enhance biodiversity"

P.123 "protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason"

-Photos showing parking on an average week day, Tower Road (CPZ 8-10.30am) and Michelham Gardens, showing neither street can take any additional parking during the day. Michelham Gardens is first street from the station where parking is not controlled

-There is a required crossover time, arrival of people/no need for visitors to leave the site immediately so not obliged to vacate any parking

-In the event that planning is granted, we would ask that ice rink customers are informed via the website or via ticketing information that additional parking is available along Waldegrave Road (outside the college) if they are not able to park in the Strawberry Hill House car park.

#### **Letters signed by 12 households**

The Design and Access Statement submitted indicated that a resident consultation was carried out on 15 August (document TA005), 12 household have signed letters confirming they were not invited and therefore did not have the opportunity to express their initial views

#### **Applicant response**

-Has provided a mobile number which will be available in the Strawberry Hill Residents Association newsletter

-9-10am slot is a quiet time which is ideal for parents with toddlers, disability groups including those in wheelchairs, no music will be played through the PA system during the 9am session

-Success of the rink and the calculations to cover costs are based on a 7 week period, in addition, this year a proportion of all sales will go to Strawberry Hill House

-Conditions will still be in place for the 7<sup>th</sup> week and there is no planning reason to curtail the rinks operation

**Pages 27 – 32, (4B) 14/3175/FUL – 2 CHESTER CLOSE,  
QUEENS RIDE, BARNES**

Correction to committee report

Paragraph 12 – Replace *'The front lightwell would be a subterranean development measuring some .055m by 2.25m'* with:

*'The front lightwell would be a subterranean development measuring some 0.55m deep by 2.25m wide'*

Paragraph 12: correction. There will not be a low railing to the front lightwell.

Additional Representations:-

Further representations have been received from a local resident / speaker. The objections largely reiterate previous objections already set out in the committee report and also include:

- No Construction Management Plan (CMS) and neighbours will not be able to comment on the CMS if agreed as a condition
- Lightwell at front not dimensioned
- Design and Access Statement makes no reference to how the development is to be designed or constructed.
- The front lightwell encroaches onto communal gardens
- Pedestrian access path to nos. 1 to 15 of Chester Close restricted

Officer's response to the additional objections.

- CMS not required at decision stage. A CMS condition is included. As advised in the committee report the structural integrity of the development and the potential impact on the structure of neighbouring buildings are considered to be appropriately dealt with through the Building Regulations and the Party Wall Act.
- The front lightwell measures some 0.55m deep by 2.25m wide
- Design and Access Statements are not a statutory requirement for this type of application.
- The applicant has signed ownership certificate A (section 12. of the application form) confirming the proposed development would be wholly located within their property.
- The drawings indicate that the front lightwell would not encroach onto the pedestrian path.

**Add informative -IE06 - Details of piling-EHO consultation**

**Add condition – details of front light well enclosure**

**Pages 61-66, (4E) 14/1220/FUL – 9 ROSSLYN ROAD,  
TWICKENHAM**

One additional Planning Condition recommended;

U78247 - The 500mm high fencing hereby approved shall not be constructed otherwise than in accordance with details to be submitted to and approved in writing by the Local Planning Authority, such details to specify the design and external finishes thereof.

REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

**Pages 79-82, (4H) 14/3591/VRC – 49 NORTH WORPLE WAY**

Late Representation: A further representation and photographs (included with the file) has been received from no. 48 to the scheme in addition to their original representation. In summary:

- Reiterates increase in height would be visually intrusive and out of character
- No. 49 projects further than other properties in the terrace which means rear extension will protrude 2.5m, not 1.8m as stated in report
- Example of incremental development, to the detriment of surroundings and neighbouring impact
- Requests that side extension should be finished in slate and velux not glass as shown on the plans to be more in keeping

Amend the paragraph 14 on page 81 to read:

"In this case, the proposed rear extension would project approximately 1.8-2.5 metres along the boundary shared with 125 Avondale Road and 48 North Worple Way. The rear extension therefore complies with the SPG, and due to this limited depth it is not considered to result in undue loss of light to or visual intrusion when viewed from habitable rooms or garden despite the increase in height."

**Pages 83-88, (4I) 14/3664/HOT; 66 Gerard road, Barnes**

Further letters of representation have been received on behalf of the owners at No. 64 Gerard Road:

- Loss of sunlight to rear patio
- Lack of site visit
- Validity of the Certificate of Lawful Development
- Proposed project is out of character with area and harmful to its appearance; and harmful to neighbouring amenities.
- Other examples in area which are not complaint with policy – No. 33 Gerard Road

- Use of accommodation

Add condition: DV11 - Use of roof restricted

**Pages 89-93, (4J) 10/1095/DD09 – SYD'S QUAY & SANS SOUCI (bungalow), EEL PIE ISLAND, TWICKENHAM**

Late Representations

An additional set of photographs and layout plan of Eel Pie Island submitted by Eel Pie Island resident.

Amend condition NS01 to read:

The external lighting hereby approved shall consist of (as shown on the Lighting Schedule labelling on the site plan hereby approved), A – Aurora IP67 Adjustable LED 3 wall walkover lights with amber filters which shall be adjusted so that the beams are angled towards the lower part of the adjacent building; B – Aurora IP67 fixed 1 watt LED marker lights; C – Aurora IP65 Fixed Wall Light which shall be operated by PIR motion sensors only and shall not be permanently switched on; D – Aurora IP67 Fixed LED driveover lights which shall include amber filters. REASON: In the interests of the local environment and wildlife.

Amend condition NS02 so as to read;

NS02 – All lighting hereby approved shall consist of white and not blue illumination, and in addition, the lighting indicated on the approved plan as "walkover lights A" and as "driveover lights D" shall be covered by amber filters within a period of 6 weeks from the date of this permission. REASON: In the interests of the local environment and wildlife, and to accord with the details proposed by the applicant.



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# AGENDA

*For a meeting of the*  
**PLANNING COMMITTEE**  
*to be held on*  
**WEDNESDAY 12 NOVEMBER 2014**  
*at*  
**7:00 PM**  
*in the*  
**SALON, YORK HOUSE, RICHMOND ROAD, TWICKENHAM**  
Gillian Norton, Chief Executive

<b>Committee Members:</b>	Councillor Curran (Chairman), Councillor Head (Joint Vice-Chairman), Councillor Seymour (Joint Vice-Chairman), Councillor Allen, Councillor Boyle, Councillor Chappell, Councillor Churchill, Councillor Coombs, Councillor Dias, Councillor Elengorn, Councillor Fleming, Councillor Frost, Councillor Hambidge, Councillor Healy, Councillor Hill, Councillor Howard, Councillor Linnette, Councillor Marcel, Councillor Martin, Councillor Dr Mathias, Councillor Nicholson, Councillor O'Malley, Councillor Percival, Councillor Roberts, Councillor Sale, Councillor Speak, Councillor Thompson and Councillor Tippett.
<b>Expected Attendance:</b>	Councillor Martin Seymour (Joint Vice-Chairman), Councillor Piers Allen, Councillor Susan Chappell, Councillor Jennifer Churchill, Councillor Benedict Dias, Councillor Martin Elengorn, Councillor Pamela Flen, Councillor Stephen Speak and Councillor Robert Thompson
<b>Committee Manager:</b>	Henry Langford, Democratic Services Officer, 020 8891 7244, henry.langford@richmond.gov.uk
<b>Register to speak:</b>	You can now register your request to speak at Planning Committee by using our new online form:  <a href="http://www.richmond.gov.uk/apply_to_speak">http://www.richmond.gov.uk/apply_to_speak</a>  Please note that you can still register to speak by calling the Customer Service Centre on 020 8891 1411. <b>All requests to speak must be received by 12noon the working day before the meeting.</b>

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### **1. APOLOGIES**

To receive any apologies for absence.

### **2. DECLARATIONS**

In accordance with the Members' Code of Conduct and the Planning Protocol, Members are requested to declare any interests orally at the start of the meeting and again immediately before consideration of the matter. Members are reminded to specify the agenda item number to which it refers and the nature of the interest.

Members are also asked to declare whether they have been subject to lobbying from interested parties, if they have carried out any site visits and whether they have predetermined their view on any item to be considered.

### **3. MINUTES**

To consider the minutes of the Planning Committee held on 22 October 2014 –*Attached*.

### **4. APPLICATIONS FOR DEVELOPMENT PERMISSION; LISTED BUILDING CONSENT; AND ENFORCEMENT OF PLANNING CONTROL**

Reports of the Development Control Manager attached – see list below.

The recommendations contained in the attached reports are those of the officers and are not binding upon the Committee.

The Chairman will confirm the order in which the attached reports are to be heard at the start of the meeting. Members are asked to note that there may be an adjournment of the meeting for a period of approximately 10 minutes starting at a convenient time from 8.30pm.

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15 - 26	<b>4a) 14/3393/FUL - STRAWBERRY HILL HOUSE, WALDEGRAVE ROAD, TWICKENHAM (Mr Berkley Driscoll)</b>	<b>SOUTH TWICKENHAM WARD</b>
	<p>Temporary change of use and erection of temporary structures to permit open air ice skating seven days a week (except Christmas Day) between the hours of 09.00am and 8.00pm for seven weeks (plus two weeks for rigging/de-rigging) per annum between either the months of November 2014 and February 2015 or between November 2015 and February 2016. Temporary structures to include an open air ice rink, marquees to accommodate ticketing/viewing and skate hire, area for ice rink machinery (chillers, generator, bunded fuel tank and pumps) housed in an acoustic enclosure; beverage and food concessions within 4 gazebos, decorative and safety lighting and PA system for background music.</p>	OT
	Recommendation: <b>PERMISSION</b>	
27 - 32	<b>4b) 14/3175/FUL - 2 CHESTER CLOSE, QUEENS RIDE, BARNES (Mrs Tania Bailey)</b>	<b>MORTLAKE, BARNES COMMON WARD</b>
	<p>Basement extension including front and rear lightwells. Alterations to rear fenestration at ground level.</p>	UT
	Recommendation: <b>PERMISSION</b>	
33 - 38	<b>4c) 13/2029/FUL - HAPPY TIMES NURSERY, GRENA ROAD, RICHMOND (D. Limb for Mrs S. Brown)</b>	<b>NORTH RICHMOND WARD</b>
	<p>Site air conditioning plant and acoustic housing inside ground floor to front with new acoustic louvre to west elevation.</p>	ND
	Recommendation: <b>PERMISSION</b>	
39 - 60	<b>4d) 14/1579/FUL - HARRODIAN SCHOOL, LONSDALE ROAD, BARNES (Sir Alford Houstoun-Boswall, The Harrodian School Limited)</b>	<b>BARNES WARD</b>
	<p>Erection of a roof extension to the senior block building to accommodate additional sixth form classrooms and other school accommodation; and to allow an increase in the maximum number of pupils allowed to attend the school to 1055. Erection of a temporary portacabin for a period of up to two years.</p>	BS
	Recommendation: <b>PERMISSION</b> <b>Subject to a Section 106</b> <b>Planning Agreement</b>	

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61 - 66	<p><b>4e) 14/1220/FUL - 9 ROSSLYN ROAD, TWICKENHAM (Churchill Hui Architects for Paragon Community Housing Group)</b></p> <p>General maintenance to building exterior including replacing all rainwater goods, repairs to main roof and front entrance canopy roof. Lower ground floor windows replaced with double glazed windows. External doors to lower ground floor units to be replaced. Conversion of Flat 1 from a bed sit unit to a 2 bedroom unit with 2 new windows, erect 500mm fencing around 3 sides of building.</p>	<p><b>TWICKENHAM RIVERSIDE WARD</b></p> <p><i>ND</i></p>
<p>Recommendation: <b>PERMISSION</b></p>		
67 - 72	<p><b>4f) 13/4722/ADV - RFU STADIUM, WHITTON ROAD, TWICKENHAM (Miss Stephanie Gray at Turnberry Planning on behalf of Rugby Football Union)</b></p> <p>Various signage including 54No non-illuminated signs to external pillars (Advert 1), 5No. non-illuminated turnstile signs (Advert 2), 1No. high-level halo-illuminated 'Twickenham Stadium' sign to south east spiral (Advert 3), 1No. high-level non-illuminated 'South' sign to south west spiral (Advert 4) and 4No. non-illuminated lift shaft signs (Advert 5). White painted signage with red St George Crosses to south-west and south east spirals.</p>	<p><b>NORTH TWICKENHAM WARD</b></p> <p><i>G</i></p>
<p>Recommendation: <b>PERMISSION</b></p>		
73 - 78	<p><b>4g) 14/1265/ADV - RFU STADIUM, WHITTON ROAD, TWICKENHAM (Miss Stephanie Gray at Turnberry Planning on behalf of Rugby Football Union)</b></p> <p>Temporary non-illuminated event signage for a period of 7 months comprising:</p> <ul style="list-style-type: none"> <li>• Sign 1: Vinyl graphic at south-east corner above Virgin Active (Advert 6)</li> <li>• Sign 2: Vinyl Wrap around south-west spiral drum/walkway to be installed for no more than 35 days per annum (Advert 7).</li> </ul>	<p><b>NORTH TWICKENHAM WARD</b></p> <p><i>Addendum</i> <i>- 2yr</i> <i>G</i></p>
<p>Recommendation: <b>PERMISSION</b></p>		
79 - 82	<p><b>4h) 14/3591/VRC - 49 NORTH WORPLE WAY, MORTLAKE (Mr V. Thompson on behalf of Mr H. Peirse)</b></p> <p>Variation of condition U71315 (Decision Drawing) of planning permission 14/0997/HOT to account for an increase in wall height.</p>	<p><b>MORTLAKE, BARNES COMMON WARD</b></p> <p><i>LT</i></p>
<p>Recommendation: <b>PERMISSION</b></p>		

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**83 - 88**     **4i) 14/3664/HOT - 66 GERARD ROAD, BARNES (Mr Jeremy Rudge) BARNES WARD**

Demolition of existing single storey rear extension and construction of single storey side to rear extension.

Recommendation: **PERMISSION**

**89 - 94**     **4j) 10/1095/DD09 - SYDS QUAY AND SANS SOUCI, EEL PIE ISLAND, TWICKENHAM (Mrs V Scott for Platonic Partnership) TWICKENHAM RIVERSIDE WARD**

Details pursuant to conditions DV28 (external lighting) of planning permission 10/1095/FUL.

Recommendation: **PERMISSION**

**PLEASE NOTE:**

1. The next scheduled meeting of the Planning Committee will be held on **Wednesday 19 November 2014** at 7:00 pm.
2. Members are reminded that they are required to securely dispose of agenda packs that contain private information.
3. All members of the public and non-voting Members who wish to address the Committee must register with the Customer Service Centre on 08456 122660. The deadline for registration is 12noon on the day prior to the meeting.
4. For those members of the public with hearing difficulties infra-red hearing systems have been fitted in the Council Chamber, Terrace Room, Salon and Room 7. Neck loops and headsets are available in the Reception Office.

York House  
Twickenham  
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4 November 2014

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Nese keni veshtersi per te kuptuar kete botim, ju lutemi ejani ne receptionin ne adresen e shenuar me poshte ku ne mund te organizojme perkthime nepermjet telefonit.

Albanian

এই প্রকাশনার অর্থ স্বতন্ত্রে পাবার যদি আপনার কোন সমস্যা হয়, নিচে দেওয়া ঠিকানায় রিসেপশন-এ চলে আসুন যেখানে আমরা আপনাকে টেলিফোনে সোভারীক সেবা প্রদানের ব্যবস্থা করতে পারবো।

Bengali

જો તમને આ પુસ્તિકાની વિગતો સમજવામાં પુછેલી પડતી હોય તો, કૃપયા નીચે જણાવેલ સ્થળના વિગતો પર આવો, જ્યાં અમે ટેલિફોન પર ગુજરાતીમાં ઉ-ટરપિટીંગ સેવાની ગોઠવણ કરી આપીશું.

Gujarati

اگر در فهمیدن این نشریه مشکل دارید، لطفاً به مین پذیرش در آدرس آید شده در زیر رجوع فرمایید تا سرویس ترجمه تلفنی برایتان فراهم آورده شود.

Farsi

إذا كانت لديك صعوبة في فهم هذا المنشور، فنرجو زيارة الإستقبال في العنوان المعطى أدناه حيث بإمكاننا أن نرتب لخدمة ترجمة شفوية هاتفية.

Arabic

اگر آپ کو اس اشاعت کو سمجھنے میں کوئی مشکل ہے، براہ کرم نیچے دیے گئے ایڈریس کے استقبال پر جا کر ملیے۔ جہاں آپ کیلئے ٹیلیفون انٹرپرائزنگ سروس (ٹیلیفون پر ترجمانی کی سروس) کا انتظام کر سکتے ہیں۔

Urdu

ਜੇਕਰ ਤੁਹਾਨੂੰ ਇਸ ਪਰਚੇ ਨੂੰ ਸਮਝਣ ਵਿਚ ਮੁਸ਼ਕਲ ਪੇਸ਼ ਆਉਂਦੀ ਹੈ ਤਾਂ ਹੇਠਾਂ ਦਿੱਤੇ ਗਏ ਪਤੇ ਉੱਪਰ ਰਿਸੈਪਸ਼ਨ 'ਤੇ ਆਓ ਜਿੱਥੇ ਅਸੀਂ ਟੈਲੀਫੋਨ ਤੇ ਗੱਲਬਾਤ ਕਰਨ ਲਈ ਇੰਟਰਪ੍ਰਿਟਰ ਦਾ ਪ੍ਰਬੰਧ ਕਰ ਸਕਦੇ ਹਾਂ।

Punjabi

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**PLANNING COMMITTEE**

Minutes of the meeting held on Wednesday 22 October 2014.

**PRESENT:** Councillor Gemma Curran (Chairman), Councillor Martin Seymour (Joint Vice-Chairman), Councillor John Coombs, Councillor Benedict Dias, Councillor Pamela Fleming, Councillor Helen Hill, Councillor Kate Howard, Councillor Suzette Nicholson and Councillor Helen Lee-Parsons

**ALSO PRESENT:** Councillor Martin Elengorn and Councillor Stephen Knight

**55. APOLOGIES**

No apologies were received.

**56. DECLARATIONS**

Councillor Elengorn, who was in attendance to speak as an interested Councillor on application **14/0914/FUL**, requested that it be noted that he was a member of the Twentieth Century Society but that application **14/0914/FUL** had not been discussed in his presence.

Councillor Curran declared that she has already pre-determined her view for application. She undertook to leave the Committee for the duration of this item and would speak as an interested Councillor.

Councillor Seymour declared a pecuniary interest in application **14/2823/FUL** by virtue of his wife working for the company representing the applicant. He undertook to leave the room for the duration of this item.

Councillor Fleming declared that she has already pre-determined her view for application **14/3648/HOT**. She undertook to leave the Committee for the duration of this item and would speak as an interested Councillor.

Councillor Curran declared that she has already pre-determined her view for application **14/1295/VRC**. She undertook to leave the Committee for the duration of this item and would speak as an interested Councillor.

**57. MINUTES**

The minutes of the meeting held on 1 October 2014 were approved as a correct record of proceedings and the Chairman authorised to sign them.

**58. APPLICATIONS FOR DEVELOPMENT PERMISSION; LISTED BUILDING CONSENT; AND ENFORCEMENT OF PLANNING CONTROL****59. 14/0914/FUL - TEDDINGTON STUDIOS, BROOM ROAD, TEDDINGTON (MR K GOODWIN AT CGMS ON BEHALF OF HAYMARKET MEDIA)**

The Development Control Officer introduced the item and made amendments to the report as set out in the published addendum.

The Committee heard a representation against the application from Mr Callan, a local resident.

The Committee heard a representation in support of the application from Mr Costello, the applicant.



The Committee heard representations from Councillor Elengorn and Councillor Knight who spoke as interested Councillors.

The Committee considered the points raised by speakers and information provided by officers in conjunction with the report.

Members discussed the Heads of Terms for the Section 106 legal agreement, including the £8 million contribution towards affordable housing. Some Members felt that there was not enough affordable housing being developed on the site and that even though there was an £8 million contribution towards affordable housing elsewhere in the borough, it was difficult to secure sites for this. However, the majority of the Committee felt that the contribution would provide a range of opportunities across the borough for units that met the needs of those requiring affordable housing.

The Committee considered the design of the proposed development. It was acknowledged that there were some shortcomings in the design in relation to policy compliance, particularly the density which exceeded the guidance given in the London Plan Density Matrix, and the amenity space which did not meet the policy guidelines. However the majority of the Committee agreed that overall the benefits of the scheme outweighed the shortcomings and that in relation to amenity space, there would be extensive communal open spaces available to future occupants.

It was noted that there was a proposal to retain the riverside walk and open communal spaces of the site for public use and Members felt that this was an important benefit of the scheme and that in negotiations over the Heads of Terms the Council should seek to maximise the assurance they receive that the Riverside Walk would pre-dominantly retained for public access once the units are occupied save for times where maintenance is carried out or where health and safety regulations dictate so.

The Committee considered the additional elements of the proposal, including the technology hub, the funding for a new college and school and the jobs that would be created as well as the proposed public open spaces. On balance, the majority of the Committee felt that the benefits of the scheme in its totality justified the departure from policy on some aspects of the scheme. In furtherance to condition NS21, Members were sympathetic to the heritage of the site and wanted to encourage the applicants to recognise the history of Teddington Film Studios on the site.

It was **RESOLVED**:

That the application be **APPROVED** subject to the conditions and informatives set out in the officer's report and addendum, a Section 106 legal agreement, no adverse direction from the Greater London Authority (GLA).

**60. 14/2823/FUL - 1 CHURCH ROAD, BARNES (MR COLIN THOMPSON)**

The Committee heard representations against the application from Mr Mindel, Mr Dingemans and Mr Frearson, local residents.

The Committee heard a representation in support of the application from Mr Beamish, a consultant on behalf of the applicant.

The Committee heard a representation from Councillor Curran who spoke as an interested Councillor.

The Committee considered the points raised by speakers and information provided by officers in conjunction with the report.

Members discussed the impact of the removal of four horizontal transom glazing bars on the Conservation Area and the host building which was a designated Building of Townscape Merit (BTM). Some Members felt that the replacement windows looked more like a traditional shop front and therefore enhanced both the Conservation Area and the BTM; however the majority view was that the alterations did not preserve or enhance the Conservation Area or BTM and the Committee agreed that the applicants should reinstate the four horizontal transom glazing bars.

It was **RESOLVED**:

1. That the application be **REFUSED** for the following reason:

The removal of glazing bars has resulted in the loss of a traditional shopfront design, to the detriment of the character and appearance of this Building of Townscape Merit and the Barnes Green Conservation Area. The development is therefore contrary to the National Planning Policy Framework and the development plan, including policy CP7 of the Core Strategy (adopted 2009), policies DM HD1, DM HD3, DM DC1 and DM DC7 of the Development Management Plan (adopted 2011) and the Shopfronts Supplementary Planning Document (adopted 2010).

2. That enforcement action be taken requiring that the four horizontal transom glazing bars be reinstated.

**61. 14/3648/HOT - 10A BERWYN ROAD, RICHMOND (MR PETER TALBOT)**

*[Having declared that she had pre-determined her view on this application, Councillor Fleming left the Committee for this item and spoke as an interested Councillor.]*

The Development Control Officer introduced the item and made amendments to the report as set out in the published addendum.

The Committee heard representations against the application from Mr Levene, a neighbour not adjoining the site and Mr Buckland, a neighbour adjoining the site.

The Committee heard a representation from Mr Leigh, a consultant on behalf of the applicant, and Mr Talbot, the applicant.

The Committee heard a representation from Councillor Fleming who spoke as an interested Councillor.

The Committee considered the points raised by speakers and information provided by officers in conjunction with the report.

Members discussed the extent of overlooking to Number 10 Berwyn Road. The majority of the Committee agreed that a 50 metre gap between the proposed window and the closest window on the adjoining property would mean that the extent of overlooking would not cause substantial harm to adjoining neighbours. It was noted that the garage in between the proposed windows and the adjoining property would further screen the adjoining property from overlooking. Whilst sympathetic to the adjoining neighbours, the Committee did not perceive that there was substantial harm in the application to warrant refusal.

It was **RESOLVED**:

That the application be **APPROVED** subject to the conditions and informatives set out in the officer's report.

**62. 14/1496/FUL - 188 AMYAND PARK ROAD, TWICKENHAM (MR JAMES PARGETER)**

The Development Control Officer introduced the item and made amendments to the report as set out in the published addendum.

The Committee heard a representation against the application from Mr Meredith, a neighbour not adjoining the site.

The Committee heard a representation in support of the application from Mr de Lotbiniere, the agent.

The Committee considered points raised by speakers and information provided by officers in conjunction with the report.

Members discussed the development at the rear of the site which proposed studio offices as well as access to a basement car park for the two proposed houses. The consensus view was that by increasing the size of the residential units as well as constructing a basement and studio offices at the rear of the garden, this would over develop the site in relation to residential density.

Some members of the Committee discussed whether there would be an adverse effect on the amount of sunlight to adjoining properties, however officers advised that this was not previous cited as a reason for refusal.

It was **RESOLVED**:

That the application be **REFUSED** for the following reason:

The proposal by reason of the scale, height, design, layout and density of development comprising 1No 3-bed house and 1No 5--bed house each with double basements and mansards, basement parking and rear garden buildings, would represent an overdevelopment of the site that would be out-of-keeping with the prevailing domestic scale and character of Amyand Park Road and the local surrounding area.

**63. 14/1295/VRC - 48 WHITE HART LANE, BARNES (MRS MARIE TRUELOVE)**

*[Having declared that she had pre-determined her view on this application, Councillor Curran left the Committee for this item and spoke as an interested Councillor.]*

The Development Control Officer introduced the item and made amendments to the report as set out in the published addendum.

The Committee heard a representation from Councillor Curran who spoke as an interested Councillor.

The Committee considered the points raised by the speaker and the information provided by officers in conjunction with the report.

Members discussed the impact of the development on the upper neighbour. The Committee were advised that the roof lights that were originally approved did not

protrude out of the roof, however the approved lights were closer to the balcony of the upper neighbour. Whilst mindful of the need to consider the application before them, some Members felt that the original approved roof lights would be more intrusive to the upper neighbour. However the majority view was that the domed design of the roof lights and the height of the extension was visually intrusive to neighbours.

It was **RESOLVED**:

1. That the application be **REFUSED** for the following reason:

The extension, by reason of its excessive height and the inappropriate design and location of rooflights, is visually intrusive and overbearing and causes unreasonable light pollution for the occupiers of neighbouring properties, including the first floor flat above. The development is therefore contrary to the National Planning Policy Framework and the development plan, including policy DM DC5 of the Development Management Plan (adopted 2011).

2. That enforcement action be taken against the applicant to reinstate the roof lights as per the approved drawings and the period of enforcement to be delegated to the Head of Development Control.

**64. 14/1345/FUL - THE LION GATE HOTEL, HAMPTON COURT ROAD (SCD ARCHITECTS FOR BUSHY PARK LODGE LTD)**

The Development Control Officer introduced the item and made amendments to the report as set out in the published addendum. The Development Control Officer corrected the report and explained that a Section 106 legal agreement was not required for this application.

The Committee heard a representation against the application from Ms Laughrin, a local resident.

The Committee heard a representation in support of the application from Mr Clifton, the architect.

The Committee considered the points raised by speakers and information provided by officers in conjunction with the report.

Members recognised that the application was not fully policy compliant, however they were mindful of the requirement for a development to preserve or enhance an area and the majority of Members felt that the proposed scheme was a vast improvement on the host building. The Committee welcomed the inclusion of a pedestrian gate and whilst some concerns were raised about cycle parking, particularly in relation to the proposed cycle shop, it was felt that this could be mitigated through conditions.

The Committee considered the proposed retail unit and felt that whilst a cycle shop was appropriate to the locality, another A1 use may not be and it was appropriate to limit the retail use to a personal permission.

It was **RESOLVED**:

That the application be **APPROVED** subject to the conditions and informatives set out in the officer's report and the following additional conditions:

1. No part of the development hereby approved shall be occupied until cycle

parking facilities and the arrangement for access thereto has been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the position, design, materials and finishes thereof.

REASON: To accord with this Council's policy to discourage the use of the car wherever possible and to ensure adequate off-street cycle parking provision.

2. With regard to the retail unit, this permission shall be for the benefit of the applicant (Mr and Mrs Simon) only, for the use as a bicycle store and for only such period of time as they may be controlling the letting of the premises.

REASON: To safeguard the amenities of nearby occupiers and the area generally having regard to potential traffic generation of alternative retail uses.

**65. 14/1986/VRC - PHELPS HOUSE, 125-135 ST MARGARETS ROAD, TWICKENHAM (ANGLE PROPERTY (ST MARGARETS) LTD)**

The Development Control Officer introduced the item. There were no amendments to the report.

The Committee heard a representation against the application from Mr Smith, a neighbour not adjoining the site.

The Committee heard a representation in support of the application from Mr Best, the agent.

The Committee considered the points raised by speakers and information provided by officers in conjunction with the report.

The Committee did not perceive that there was substantial harm in the application to warrant refusal.

It was **RESOLVED**:

That the application be **APPROVED** subject to the conditions and informatives set out in the officer's report.

**66. 14/3563/PS192 - PHELPS HOUSE, 125-135 ST MARGARETS ROAD, TWICKENHAM (JONATHAN BEST ON BEHALF OF ANGLE PROPERTY (ST MARGARETS) LTD)**

The Development Control Officer introduced the item. There were no amendments to the report.

The Committee heard a representation against the application from Mr Jacobs, a neighbour not adjoining the site.

The Committee heard a representation in support of the application from Mr Best, the agent.

The Committee considered the points raised by speakers and information provided by officers in conjunction with the report.

The Committee accepted the legal advice obtained by officers that in the absence of a specific definition, a general view of restricted mobility should be applied which includes those with disabilities, the elderly and young children.

Despite some members feeling that the wider definition was not in the spirit originally intended by the Committee, in the absence of further clarity being provided at the time of the decision, the Committee accepted the legal definition of the term restricted mobility.

It was **RESOLVED**:

That a Lawful Development Certificate be **GRANTED**.

**CHAIRMAN**

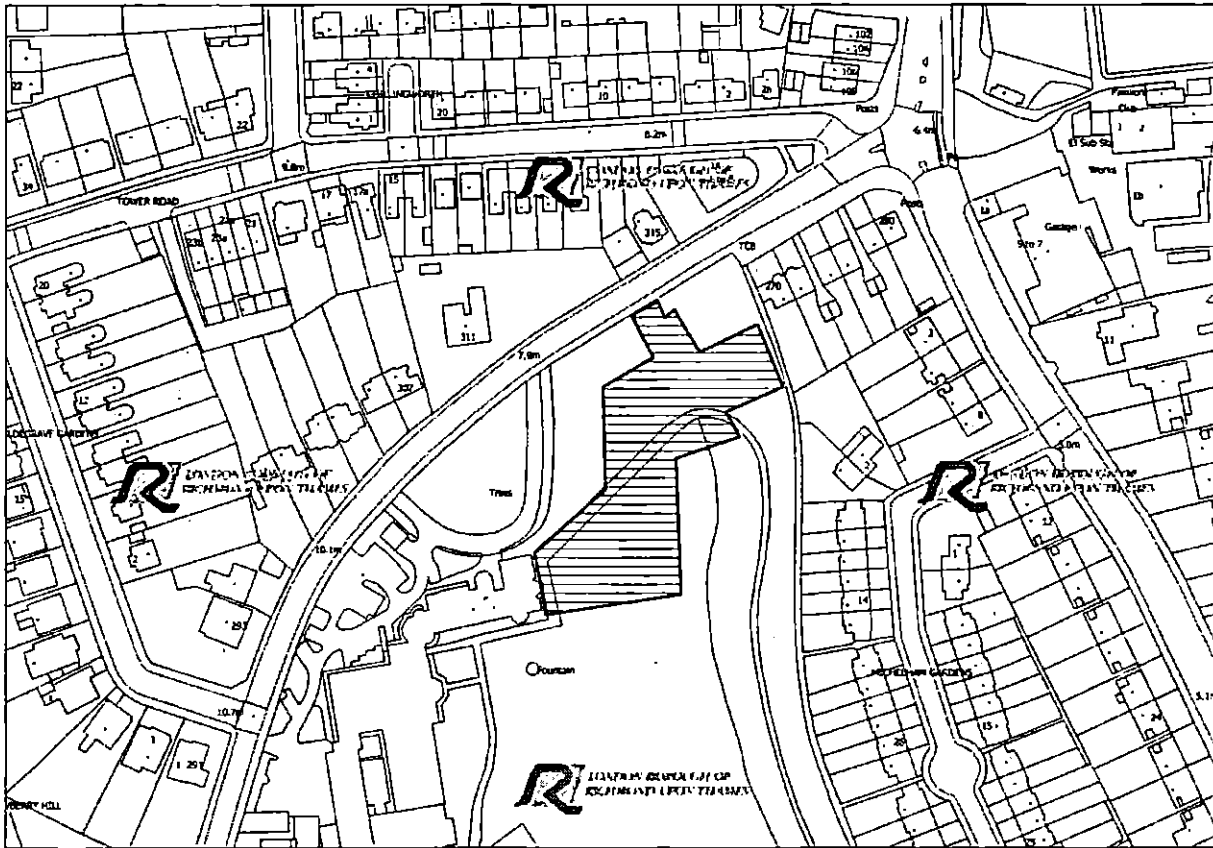
The meeting, which started at 7.00pm, and adjourned between 8.45pm and 9pm, ended at 11.45pm.

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14/3393/FUL  
 STRAWBERRY HILL HOUSE  
 WALDEGRAVE ROAD  
 TWICKENHAM

SOUTH TWICKENHAM  
 Contact Officer:  
 C Molloy

[http://www2.richmond.gov.uk/PlanData2/Planning\\_CaseNo.aspx?strCASENO=14/3393/FUL](http://www2.richmond.gov.uk/PlanData2/Planning_CaseNo.aspx?strCASENO=14/3393/FUL)



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**Proposal:** Temporary change of use and erection of temporary structures to permit open air ice skating seven days a week (except Christmas Day) between the hours of 09.00am and 8.00pm for seven weeks (plus two weeks for rigging/de-rigging) per annum between either the months of November 2014 and February 2015 or between November 2015 and February 2016. Temporary structures to include an open air ice rink, marquees to accommodate ticketing/viewing and skate hire, area for ice rink machinery (chillers, generator, bundled fuel tank and pumps) housed in an acoustic enclosure; beverage and food concessions within 4 gazebos, decorative and safety lighting and PA system for background music.

**Applicant:** Mr Berkley Driscoll

**Application received:** 8 August 2014

**Development Plan Policies:**  
 Core Strategy – CP7, CP10, CP20

**Development Management Plan (DMP)** – DM OS 4, DM HD 2, DM TP 2, DM TP 8, DM DC 1, DM DC 4, DM DC 5, DM HD 4

**National Planning Policy Framework (NPPF)**



**SUMMARY OF APPLICATION**

The application seeks planning permission for a temporary ice rink and various other structures for a 7 week (48 days) period (in addition to 2 weeks for rigging/de-rigging) between either November 2014 and February 2015 or November 2015 and February 2016, not both.

Whilst it is acknowledged that the proposal will have an impact upon the setting of the Listed Building and Registered Park and Garden throughout its operation, it is considered that given the temporary and reversible nature of the proposal, the proposal would not prejudice the long term aims of policies DM HD 2 and DM OS 4. Trees will be protected throughout the operation of the ice rink.

Up to 100 skaters can be accommodated on the rink at any one time and the existing site car park with 29 spaces will be made available for users of the facility. Data collected from the York House ice rink indicates that 43.2% of the total number of skaters skated on a family ticket as part of a group of four. In addition, data indicated that the rink was only used at full capacity on a limited number of occasions during the Season, 66.5% (246 sessions) of the 370 sessions had 33 skaters or less and 18.7% (70 sessions) had 34-49 skaters. Whilst concerns have been raised in regards to parking, given Strawberry Hill House can host up to 40 weddings and 12 corporate events every calendar year and a condition will ensure that these events cannot take place when the ice rink is in operation as well as the event partly overlapping with St Mary's University's Christmas holiday period, it is considered that the level of potential overspill onto surrounding roads would not be of a significant degree and is deemed satisfactory on a temporary basis. The site is also within close proximity to Strawberry Hill train station and a bus stop is located outside of the site.

Safeguarding conditions regarding noise, late night use, the proposed lighting and assembly/dismantling times will mitigate the proposal's impacts on neighbouring amenity in accordance with the requirements of DM DC 5.

**RECOMMENDATION: PERMISSION**

**Site and History**

1. Strawberry Hill House is a large, Grade I Listed Building located on the south side of Waldegrave Road, Strawberry Hill. The site reopened to the public in September 2010 following extensive refurbishment with a visitor centre having been more recently constructed, ref: 12/2948/FUL. The site is a designated a Historic Park and Garden and is subject to a number of Tree Preservation Orders (TPO). The site is also within an Archaeological Priority Zone.
2. There are a number of planning applications which relate to the site. The applications which are relevant are as follows:
3. **13/1344/VRC** Variation of Conditions U30145 (Number of Events), U30436 (One Event Per Day) attached to planning permission 09/2416/COU to permit up to 40 weddings per year and to allow two weddings per day. Removal of Condition U30442 (Closure of Strawberry Hill House) to allow visitors on wedding days. Granted. This allows for up to 40 civil wedding ceremonies and up to 12 corporate functions in any one calendar year. This is between the hours of 10.00am and 23.00pm.

4. **12/2948/FUL** New single storey timber clad building containing visitor and staff facilities. Alterations to existing landscape, planting, and car park, and the formation of new footways. Granted.
5. **09/2416/COU** Proposed Change Of Use To Allow The Registration Of Up To 10 Civil Ceremonies And Marriages Between The Hours Of 10.00 And 17.00 And Up To 12 Corporate Dinners Between The Hours Of 12.00 And 23.00 Per Annum To Take Place In The Gallery And Round Drawing Room On The First Floor Of Walpole's Villa, Strawberry Hill House. Granted.

**York House, Twickenham – Ice Rink**

6. **12/1850/FUL** Temporary structures erected on the tennis courts and grounds at York House as part of the winter festivities for visitors. The facilities will be open to visitors seven days a week (except Christmas Day) and will operate for six weeks (plus two weeks for rig/de-rig) between November 2012 and February 2013 between the hours of 10.00am and 8.00pm or between November 2013 and February 2014 between the hours of 10.00am and 8.00pm. Granted.

**Proposal**

7. The application seeks planning permission for the following temporary structures to be erected on the East Lawn of Strawberry Hill House comprising:
  - Open-air, temporary ice rink covering a surface area of 352m<sup>2</sup> (22m x 16m) with white/clear safety barriers surrounding the edges. The barriers will be embedded in the ice. The ice rink will be constructed from an aluminium frame and will be white in appearance.
  - Marquees to accommodate ticketing, viewing and skate hire and covering a surface area of 108m<sup>2</sup> (18m x 6m);
  - Area for ice rink machinery (chillers, generator, bunded fuel tank and pumps) housed in an acoustic timber enclosure;
  - Licensed beverage concession located in 3m x 6m heavy duty gazebos in a royal blue colour on temporary flooring adjacent to skate exchange;
  - Food concessions located in three 3m x 3m gazebos in a royal blue colour on temporary flooring adjacent to skate exchange;
  - Decorative & safety lighting to illuminate rink, skate exchange and public areas;
  - PA system to play background music on rink.
8. The main arrival and exit point for customers will be through the Strawberry Hill House car park gates and via the main entrance to the grounds. This route consists of paved pathway with safety lighting already in place. Access to the rink area will then be via temporary flooring and additional safety lighting.
9. The facilities will be open to visitors seven days a week (except Christmas Day) and will operate for seven weeks (plus two weeks for rig/de-rig) either between November 2014 and February 2015 between the hours of 09.00am and 8.00pm OR between November 2015 and February 2016 between the hours of 09.00am and 8.00pm.

10. The ice rink has the potential to accommodate 100 skaters per session for eleven, 55 minute sessions each day.
11. The compound will be enclosed in a white coloured wooden panelled acoustic enclosure, approx. 2.44m high.

#### **Public and Other Representations**

12. **English Heritage** have advised that they do not wish to comment in detail and raise no objection in principle to this temporary ice rink and associated structures as the revenue generated will hopefully assist the Trust in their work. It is asked that the design of the temporary buildings be as in-keeping as possible with their historic surroundings and that they are maintained to a high standard.

#### **Local Residents/Amenity Groups**

13. Following public consultation, 63 letters of support and 73 letters of objection have been received.
14. In summary, the representations received are as follows:

##### **Strawberry Hill Trust (Director)**

- The planning application contains clear proposals to deal with the potential of mechanical noise and amplified music pollution. This will be by containment of mechanical noise within an acoustic enclosure and by engaging a consultant to work with the Council to ensure that music is not audible in neighbouring properties.
- Lighting will be present on the rink until 8pm. The application explains that the lights will be adjusted to focus onto the rink surface itself to minimise leakage to neighbouring properties.
- Regarding parking, have examined average and peak attendance and the mix of family and individual tickets sold for the 2013/14 rink at York House, and compared these to our knowledge built up through a visitor survey run continuously since 2010. Believe that our car park facilities are sufficient and that the impact on parking locally will not be any greater than during the summer months.
- Strawberry Hill House closes on 9 November 2014 and plans just four days of full opening in December. During the rest of the rink operating period our shop and cafe will remain open but a total of 40 places on guided tours will be offered at additional cost to skaters or those accompanying them, bookable on the day only.
- Gardener in charge understands the nature of the rink and will be able to reinstate the lawn before our formal reopening to the public on 1 March 2015. The operating budgets have been adjusted to take this into account.
- This proposal offers the Strawberry Hill Trust an opportunity to generate additional income for the maintenance of the house and garden at a time of year when Strawberry Hill and the grounds are otherwise unused, in a way which we believe will have minimal impact on our community. It also offers people from the borough including families an enjoyable sporting opportunity in a memorable setting.

##### **Friends of Strawberry Hill**

- Biggest fund-raising event of the year is the Summer "Music and Fun Day" at which there are bands and which attracts a large crowd, we have never received even one complaint either about noise or traffic congestion.
- Ice Rink will attract far fewer people, limited by the size of the rink itself, it will attract families, many of whom will be local and able to reach Strawberry on foot, furthermore, the proposed hours social and noise minimal.

Strawberry Hill Residents Association

- Considerable local opposition to, and local support for as well as both support and opposition from less local sources.
- Concern as the local residents association is particularly with those living closest to the proposed site and concerns about noise, light pollution, privacy and issues with additional traffic and parking.
- Assurances have been given to Strawberry Hill Residents Association following discussions with representatives of the applicant and the Director of Strawberry Hill House on the following matters:
- Acoustic readings of existing background noise levels during the day and night have been undertaken by acoustic experts and the Council's Environmental Health Department will take their own independent day and night time readings prior to the rink becoming operational. Monitored by a noise sensitive receiver set close to the nearest residential property to the rink. Assured that if these limits are adhered those living in nearby properties will not be subject to any additional noise. The Council will check again prior to the rink being allowed to formally open. In the event that agreed noise levels are exceeded, the rink will cease operating until additional measures have been put in place
- The floodlights will be angled directly into the rink and turned off at 8pm
- Sale tickets for York House indicated that over 40% were family tickets, parking spaces available at Strawberry Hill House should be able to accommodate expected parking demand. Peak usage was during holiday period and if repeated would coincide with non-term parking at St Mary's University
- 'Woodland Walk' will be closed for duration of the rink
- Mobile number provided to local residents if they wish to complain

15. Following confirmation that the Council has not agreed to undertake background readings and monitoring prior to the event, at the time of writing the Strawberry Hill Residents Association has asked for their letter to be temporarily withheld.

Chairman of Sport Richmond

- Support the provision of an ice rink for community use in the strongest possible terms.
- Skating is not only an activity with strong appeal to young people but it also makes a significant contribution in terms of physical activity and well being.

Twickenham Society

- In favour of the Ice Rink at Strawberry Hill as it will bring joy and happiness to all of those who use it.

16. The 73 objections are based on the following grounds:

- Noise and disturbance
- York House is a more suitable location
- Already problems associated with events at Strawberry Hill House and St Marys University with regard to traffic, parking, noise, litter
- Light pollution
- Traffic congestion
- Visitor number projections have been based on very low numbers
- Lack of parking/No extra provision/ previous venue at York House was served in close proximity by 4 car parks with a combined capacity of 677 spaces for cars. Strawberry Hill house does not even offer 1/10 that number of spaces, nor are there any NCP car parks close by, hence surplus cars will resort to neighbouring streets which are not geared up to provide overflow car parking.
- Overlooking/Loss of privacy as tree screening will be lessened in winter months
- Anyone wanting to skate can quite easily use the Hampton Court Palace rink that has a lovely backdrop but which is not in the heart of a residential area
- The addition of seasonal music will affect the character and setting of a listed building, the adjoining conservation area which is a haven for birdlife and the local residential streets
- No proposed barriers, so visitors will be able to wander through the woodland area
- Issues regarding extent of neighbour consultation
- Loss of tranquillity of local area
- Residents were not invited to a consultation event
- Other non-planning issues also raised

17. In summary, the 63 letters of support are based on the following grounds:

- Strawberry Hill House would make a beautiful setting
- brings the community together
- Great exercise
- Unlike the skating rink on the York House tennis courts last year, this location has ample space
- Fact that some profits from the rink will go towards the house is a cultural plus
- Local schools and families will benefit enormously, only regret is that there is not a permanent rink in Richmond
- Ideal setting
- Great for other local businesses

**Professional comments**

18. The main issues to consider are visual amenity including the impact upon the Grade I Listed Building and Historic Park and Garden, residential amenity, traffic and parking in addition to impact on trees and archaeology.

**Impact upon the Grade I Listed Building and Historic Park and Garden**

19. DM HD 2 states that the Council will require the preservation of Listed Buildings and will protect the setting of Listed Buildings where proposals could have an impact. In addition, policy DM OS 4 states that parks and gardens of special historic interest will be protected and enhanced.

20. As previously stated, Strawberry Hill House is a Grade I Listed Building and designated a Historic Park and Garden. This means that the site is a very sensitive one when assessing development on or close by. The proposed ice rink would be located to the

east of the Listed Building and whilst it is acknowledged that these structures will have an impact upon the setting of the Listed Building and Historic Park and Garden and would not be deemed acceptable on a permanent basis, given the temporary nature of the proposal, and given that the impact is wholly reversible, it is considered that the proposal would not prejudice the long terms aims of policies DM HD 2 and DM OS 4.

21. Given the overall size of the site and that the main façade of Strawberry Hill House can be appreciated from Waldegrave Road, it is considered that on balance, given the temporary nature of the proposal, the short term impact would not unduly compromise the setting of the Listed Building.
22. A condition will ensure that the site is reinstated to its current state to the Council's satisfaction in order to mitigate any long term harm.

Residential amenity

23. Policy DM DC 5 states that in considering proposals, the Council will seek to protect adjoining properties from unreasonable loss of privacy, pollution, visual intrusion, noise and disturbance.

Noise and disturbance

24. It is acknowledged that a number of representations received from nearby residents have been in regards to the potential noise and disturbance from the ice rink. The nearest properties to the site are the properties in Michelham Gardens who have rear gardens backing onto Strawberry Hill House.
25. There was a potential for loss of amenity for nearby residents identified by the Council's Environmental Health Officer stemming from noise from the ice rink refrigeration equipment, generators and music from the PA system. An acoustic report was required and has been submitted by the applicants noise consultant as part of the application to demonstrate that the proposal can actually comply with the upper noise/sound levels that the Council considers acceptable. In summary, the Noise Impact Assessments in the applicant's report demonstrate that during the daytime period (ie. 07.00 hrs up to 23.00 hrs with the full equipment schedule operating at the site) inclusive of the noise mitigation measures (ie. Acoustic Enclosure and Engine silencer), the scheme should be capable of achieving a sound pressure level of **L<sub>Aeq,5-mins</sub> 41.2 dB**. This assessment is considered to be 0.8 dB less than the Council's limiting criterion of 5db existing background noise level. Similarly, during the mid night-time period (ie. 23.00 hrs to 07.00 hrs with a reduced equipment schedule operating) inclusive of the noise mitigation measures (ie. Acoustic Enclosure and Engine silencer) should be capable of achieving a sound pressure level of **L<sub>Aeq,5-mins</sub> 39.0 dB**. This assessment is considered to be exactly within the limiting criterion. Subject to the imposition of the recommended conditions requiring compliance with this report, the Council's Environmental Health Officer raises no objection to the scheme.
26. The properties of Michelham Gardens would be located approximately 20m away from the proposed ice rink with intervening fencing and trees. Subject to compliance with the sound level limitations set, this is deemed a sufficient distance for the proposal to not result in a significant harm to the amenities of these occupiers in terms of noise and disturbance. A condition will also ensure that the ice rink and associated music does not operate beyond 20.00hrs and again this will help minimise the potential harm upon surrounding residents.
27. The Council's Environmental Health department have advised that in regards to the York House ice rink in operation last year, the Council received one complaint from a resident of Lebanon Court as well as a Councillor enquiry throughout its operation.

28. A hot line will be provided for residents and in the event that there are complaints during the site's operation and this will be secured by condition.

#### Lighting

29. The ice rink would to be lit by 6 outdoor floodlights located around the ice rink. The skate changing area will be lit with 6 similar units. The rink lights will be mounted on 4m scaffold uprights and angled down onto the ice in order to help mitigate any light spillage. This will be conditioned and an additional condition will also ensure that the lights are switched off by 20.00 hours. It is considered that given the distance between the proposed lights and nearby surrounding properties, the lighting would not have a significant detrimental impact upon the living conditions of these occupiers.
30. Festoon lighting is also proposed and again, it is considered that would not result in a significant amount of light spillage into surrounding properties and is deemed acceptable.

#### Traffic and parking

31. The site has a PTAL 2 and there is a bus stop located close to the site and Strawberry Hill railway station within a short walking distance. There is an existing car park on site which has 27 spaces and 2 disabled spaces and this will be available for users of the ice rink. This will be secured by condition.
32. The ice rink can accommodate 100 skaters at any one time. Whilst it is acknowledged that there are concerns regarding parking provision and potential overspill onto surrounding roads, throughout the processing of the application data collected from the York House ice rink was provided by the applicant. This data indicates that 370 sessions took place with a total of 9,742 skaters attending the York House ice rink last year and 43.2% of the total number of skaters skated on a family ticket as part of a group of four.
33. In addition, data indicated that 66.5% of the 370 sessions had 33 skaters or less and 18.7% had 34-49 skaters. As such, it is considered a reasonable assumption that it is unlikely that 100 people will travel to the site by car for any one session. It is also noted that the ice rink will overlap for part of the time with St Mary's University Christmas holidays and again this will help minimise some of the potential impact for some of its duration.
34. It is worth noting that Strawberry Hill House has permission for up to 40 weddings and 12 corporate events within any calendar year. 14 weddings have taken place this year with one scheduled for 22 December 2014 when the ice rink will be closed, this will be secured by condition. In addition, Strawberry Hill House closes on 9 November 2014 and plans just four days of full opening in December. The Strawberry Hill Trust has also advised that during the rest of the rink operating period the shop and cafe will remain open but a total of 40 places on guided tours will be offered at additional cost to skaters or those accompanying them, bookable on the day only.
35. Whilst it is acknowledged that there is the potential for some overspill of parking onto surrounding roads, it is considered that given the temporary nature of the proposal, the limited number of skaters which can be accommodated on the rink at any one time and the proximity to public transport that on balance, the proposal is considered acceptable.

#### Trees

36. There are a number of TPO's within the site. Within the Design and Access Statement, the applicant has advised of a number of measures in order to minimise the potential impact upon the trees across the site and these include the following:

- Briefing for all plant operators and drivers
- Supervision of workers on site
- Adequate barriers, track way and signage
- Ensuring vehicles and plant do not drive close to trees
- Delivery lorries will park in the car park and be unloaded using a forklift truck then transported onto the site by hand cart

37. The applicant has also provided a plan indicating that a rope barrier will be erected in order to safeguard the trees on site. In addition, a tree report has been submitted and this states that there will only be one vehicle movement on the grass during the rig process and this will deliver the generator and chiller equipment. These measures will be secured by condition.

#### Disabled Access

38. The rink and marquees will be fully accessible for disabled guests with a ramp providing access to the skate exchange from the temporary floor. Disabled toilets are located in the visitor centre adjacent to the skate exchange next to the car park.

#### Archaeology

39. English Heritage have been consulted as part of the application and they has advised that as there are no groundworks then there is no need for any further archaeological assessment or conditions.

#### Waste

40. A condition is attached requiring all refuse to be stored within the recycling facilities situated in the adjacent site car park.

#### Conclusion

41. The application seeks planning permission for a temporary ice rink and various other structures for a 7 week (48 days) period (in addition to 2 weeks for rigging/de-rigging) between either November 2014 and February 2015 or November 2015 and February 2016, not both.

42. Whilst it is acknowledged that the proposal will have an impact upon the setting of the Listed Building and Registered Park and Garden throughout its operation, it is considered that given the temporary and reversible nature of the proposal, the proposal would not prejudice the long term aims of policies DM HD 2 and DM OS 4. Trees will be protected throughout the operation of the ice rink.

43. Up to 100 skaters can be accommodated on the rink at any one time and the existing site car park with 29 spaces will be made available for users of the facility. Data collected from the York House ice rink indicates that 43.2% of the total number of skaters skated on a family ticket as part of a group of four. In addition, data indicated that the rink was only used at full capacity on a limited number of occasions during the Season, 66.5% (246 sessions) of the 370 sessions had 33 skaters or less and 18.7% (70 sessions) had 34-49 skaters. Whilst concerns have been raised in regards to parking, given Strawberry Hill House can host up to 40 weddings and 12 corporate events every calendar year and a condition will ensure that these events cannot take place when the ice rink is in operation as well as the event partly overlapping with St Mary's University's Christmas holiday period, it is considered that the level of potential overspill onto surrounding roads would not be of a significant degree and is deemed satisfactory on a temporary basis. The site is also within close proximity to Strawberry Hill train station and a bus stop is located outside of the site.



44. Safeguarding conditions regarding noise, late night use, the proposed lighting and assembly/dismantling times will mitigate the proposal's impacts on neighbouring amenity in accordance with the requirements of DM DC 5.

I therefore recommend **PERMISSION** subject to the following conditions:

**Standard Conditions**

- ✓* DV30 - Refuse Storage  
*✓* DV48 - Approved Drawings TA-002, TA-003, TA-004 received 8<sup>th</sup> August 2014  
Acoustic Report by Ask Acoustics reference C/0038/A/02 dated 22/09/2014  
TA-001C, TA-006, A4 sheet of 150W metal halide lamp, TA-008, Tree Report received 24<sup>th</sup> October 2014 *Ⓞ*

**Non-Standard Conditions**

- ✓* NS01 - Restricted hours  
The ice rink and associated food/beverage outlets shall not be used before 09:00hrs nor after 20:00hrs on any day.  
REASON: To safeguard the amenities of nearby occupiers and the area generally and local parking conditions.

- ✓* NS02 - Temporary Permission *2*  
The use of the ice rink shall be for a single limited period of ~~4 months~~ *7 weeks* only either between 1 November 2014 and 28 February 2015 (except Christmas Day) or 1 November 2015 and 29 February 2016 (except Christmas Day); but not for both periods set out above. The use hereby permitted shall be discontinued and the buildings and works carried out under this permission shall be removed from the site by either the 28 February 2015 or 29 February 2016 whichever is relevant.  
REASON: The prominent position within the grounds of a listed building and materials of construction are not considered suitable for a permanent building and to allow the Local Planning Authority to be in a position to review the use after a reasonable time period to ensure that it does not result in unreasonable levels of noise and general disturbance prejudicial to the enjoyment of neighbouring occupiers of their properties and private rear gardens nor generate levels of traffic that prejudice local parking conditions as well as to comply with the terms of the consent sought.

- ✓* NS03 - Noise Levels  
a) The refrigeration plant hereby permitted shall be installed in strict accordance with the details provided in the acoustic report submitted by Ask Acoustics reference C/0038/A/02 dated 22/09/2014. The plant shall thereafter be retained as approved. A compliance report must be submitted and approved by the Local Planning Authority before the ice rink is open to the public which demonstrates that the noise limiting criteria detailed within the report have been achieved. The plant shall not be used unless the equipment is installed in compliance with these details.

- b) The External Music and P.A. Operation scheme hereby permitted shall be installed in strict accordance with the details provided in the acoustic report submitted by Ask Acoustics reference C/0038/A/02 dated 22/09/2014. The plant shall thereafter be retained and operated as approved. A compliance report must be submitted before the ice rink is open to the public which demonstrates that

the noise limiting criteria detailed within the report have been achieved. The External Music and Public address system shall not be used unless the equipment is installed in compliance with these details.

REASON: To safeguard the amenities of nearby occupiers and the area generally.

NS04 - Setting up/Dismantling

No temporary structures required in connection with the purposes of open air ice skating shall be erected more than 7 days in advance of the first opening of the ice rink and all such structures shall be removed from the site within 7 days of the final closure of the ice rink hereby approved when the land will be returned to its previous state to the satisfaction of the Local Planning Authority.

REASON: To safeguard the amenities of the locality and the setting, appearance and character of the listed building and registered garden.

NS05 - Dedicated phone number

No later than 5 days before the ice rink becomes operational, a complaints hot line shall be set up and the relevant telephone number provided to all residents occupying properties within 400m of the site. This telephone number shall be manned at all times. Should complaints regarding music noise be received at any time during an event, the noise control consultant or member of the management team will, where possible, visit the area complaint and take any necessary action to ensure compliance with condition NS03.

REASON: To safeguard the amenities of the locality.

NS06 - Number of skaters

No more than 100 skaters will be present on the ice rink hereby approved at any one time.

REASON: To safeguard the amenities of the locality and local parking conditions.

NS07 - Weddings/Corporate Events/Woodland trail

The ice rink hereby approved shall not be used on any day when weddings, corporate events or woodland trails are scheduled to be held at Strawberry Hill House.

REASON: To safeguard the amenities of the locality and local parking conditions.

NS08 - Tree Protection

Prior to any development hereby approved, the measures detailed in the submitted Tree Report and the rope barrier as shown on approved drawing TA-008 received 24<sup>th</sup> October 2014 shall be installed and thereafter remain in situ for the duration of the permission.

REASON: To ensure that the tree (s) are not damaged or otherwise adversely affected by building operations and soil compaction

NS09 - Lighting

The proposed lighting around the perimeter of the ice rink hereby approved shall be positioned so that it is at all times angled towards the ice rink.

REASON: To safeguard the amenities of the locality.

NS10 - Car park made available

The 29 spaces located within the on-site car park shall at all times be made available for users of the ice rink during the approved hours of use under condition NS01.

REASON: To prevent overspill onto surrounding roads

✓ NS11

Construction/Dismantling times

No construction or dismantling of the ice rink and other temporary structures shall take place between the times of 18:00 hours and 08:00 hours.

REASON: To safeguard the amenities of occupants of neighbouring residential properties

✓ NS12

HGVs

No Heavy Commercial Vehicles associated with the construction or dismantling of the ice rink or other temporary structures shall enter or leave the site between the times of 18:00 hours and 08:00 hours.

REASON: To safeguard the amenities of occupants of neighbouring residential properties

✓ NS13

Ramped Access

Ramped access at a gradient of not more than 1:12 shall be provided to and within the ice rink at all times.

REASON: To secure inclusive access to the facility.

✓ NS14

Eleven Sessions Daily

No more than eleven skating sessions shall take place per day.

REASON: To safeguard the amenities of occupants of neighbouring residential properties and local parking conditions

✓ NS14

Acoustic Enclosure and Engine silencer

The refrigeration equipment and generators shall not be in operation unless fitted with the acoustic enclosure, vibration pads and engine silencer hereby approved.

REASON: To safeguard the amenities of occupants of neighbouring residential properties

**Standard Informatives**

COMH05 - Composite Informative ✓

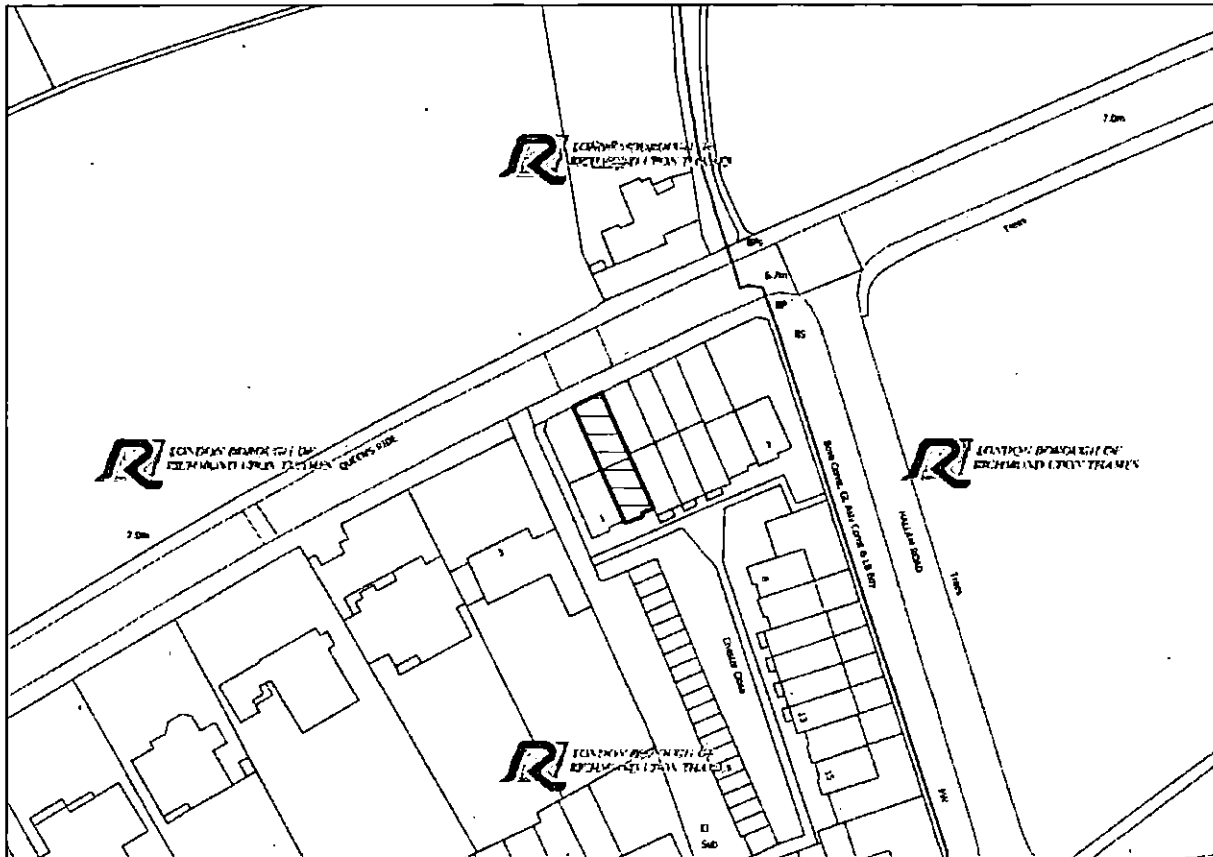
IL25 - NPPF APPROVAL - Para. 186 and 187 ✓

SMP ✓  
Cont'l Ecology → before + during + after  
lets/birds/wildlife  
No music before 10am  
7 FOR AG /

14/3175/FUL  
2 CHESTER CLOSE  
QUEENS RIDE  
BARNES

BARNES COMMON WARD  
CONTACT OFFICER:  
A Jolly

[http://www2.richmond.gov.uk/PlanData2/Planning\\_CaseNo.aspx?strCASENO=14/3175/FUL](http://www2.richmond.gov.uk/PlanData2/Planning_CaseNo.aspx?strCASENO=14/3175/FUL)



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**Development:** Basement extension including front and rear lightwells. Alterations to rear fenestration at ground level.

**Applicant:** Mrs Tania Bailey

**Policies:**

National Planning Policy Framework

Core Strategy (adopted 2009) - Policy CP7

Development Management Plan (adopted 2011) – Policies DM DC 1, DM DC5 and DM HD1

Supplementary Planning Guidance 'Design Guidelines for House Extensions and External Alterations' (adopted 2002).

**Present use:** Dwellinghouse.

**SUMMARY OF APPLICATION**

The principle of a basement extension is considered to be acceptable in planning terms and the proposal, by reason of the acceptable scale, siting and design, would preserve the character, appearance and setting of the application property, terrace row and conservation area in accordance with policy DM HD1. In addition the proposal would not have an unacceptable impact on highway safety or parking provision, nor would the proposal represent an un-neighbourly form of development. For such reasons the scheme does not prejudice the aims and objectives of the National Planning Policy Framework, Core Strategy policy CP7, policies DM DC1, DM DC5 and DM HD1 of the Development Management Plan, and House Extensions and External Alterations SPG.

**RECOMMENDATION: PERMISSION**

**Site description:**

1. The application site relates to a two storey mid-terrace dwellinghouse located at the apex of Chester Close. The rear of the property backs onto Queens Ride. The site is located within Barnes Common Conservation Area.

**Planning history:**

2. None

**Public and other representations:**

3. Nine neighbouring properties have objected to the proposal. Their concerns are summarised as follows
  - Out of character with the conservation area
4. A number of other non material planning objections have also been received, including:
  - Structural issues with respect to the basement (non planning)
  - Noise and emissions pollution and traffic congestion during construction (non planning)

**Professional comments:**

Principle of a basement extension

5. The implications of a basement development on the structural integrity of neighbouring properties are a material planning consideration, in line with the NPPF, and a number of local planning authorities, such as the Royal Borough of Kensington and Chelsea and the City of Westminster have developed or are developing specific policies for basement development.
6. This Council does not have a specific policy for basement development. Each application is assessed on its merits but, in general terms, matters relating to the structural integrity of the development and the potential impact on the structure of neighbouring buildings are considered to be appropriately dealt with through the Building Regulations and the Party Wall Act.
7. The planning department does not hold any records of basements extensions being permitted at Chester Close, but there is no 'in principle' objection to them, with each application being determined on its individual planning merits according to the particular circumstances of the site. Indeed, certain types of basement extensions are deemed permitted development and do not require planning permission.
8. Where the specific circumstances of the site require it, a Construction Method Statement will be required, in order to minimise the impact of construction traffic, and details of foundations, in order to ameliorate noise and vibration during construction. This site is fairly constrained, being a mid terrace property, and as such, a condition requiring submission of a Construction Method Statement and details of foundations are considered to be justified in this case.

Design

9. The main thrust of the Council's design policies contained in the Core Strategy (CP 7) and the Development Management Plan (DM DC 1) is that areas of high quality should be protected from inappropriate development and that new development, including residential extensions, is of a high standard of design and compatible with the established character of an area. DMP policy DM HD 1 seeks to preserve and enhance the character and appearance of conservation areas.
10. The Council's adopted SPG: 'House Extensions and External Alterations', whilst making no specific reference to basements, requires extensions to be subservient to the host building and compatible with its design and scale.
11. The basement extension would be a discreet subterranean development and would not have a significant visual impact on the application property, terrace row or character of the surrounding conservation area as a result.
12. The front lightwell would be a subterranean development measuring some .055m by 2.25m, bordered by a low railing at the front. Given the subterranean nature and subservient size, the lightwell would not appear overtly prominent nor would not have a negative impact on the character of the conservation area. The front lightwell would replace some soft landscaping at the front of the property which could be removed without planning consent. A condition is recommended requiring additional soft landscaping in front of the front lightwell as a way of screening.
13. To the rear the basement extension would be served by a walk on glass roof located at ground level and steps up to the rear garden. The glass roof and steps would not be significantly visible within the surrounding area by virtue of the materials and discreet location at, and below ground level. In addition, this aspect of the proposal would be sited in proximity to the rear of the house and would be viewed in context with the house.
14. Alterations are also proposed to the ground floor rear windows. This aspect of the proposal would constitute a minor form of development which would not harm the character, appearance and setting of the conservation by reason of the ground floor location and screening by boundary treatment at the rear of the property. Additionally, these alterations constitute permitted development.
15. The council's conservation officer has not raised any design objection with respect to the impact on the conservation area.
16. Given the above the proposed development would be consistent with policy CP7 of the Core Strategy, policy DM DC1 and DN HD1 of the Development Management Plan and House Extensions and External Alterations SPG.

Residential amenity

17. Policy DM DC5 states the Council will seek to protect adjoining properties from unreasonable loss of privacy, pollution, visual intrusion, noise and disturbance. Daylight is assessed by BRE guidelines. The adopted SPG relating to house extensions and external alterations states extensions should not result in any substantial loss of privacy to adjoining dwellings and their gardens.
18. The basement extension would be a wholly subterranean development and would not lead to any unreasonable loss of neighbour amenity in terms of loss of light, outlook and privacy as a result.
19. The fenestration alterations to the rear of the property would not result in an unreasonable loss of privacy over or above the current situation.
20. Given the above the proposed development would be consistent with policy DM DC5 of the Development Management Plan and House Extensions and External Alterations SPG.

21. In light of the potential noise and vibration nuisance that may arise from the construction of the basement, and the constrained nature of the site and the proximity of neighbouring houses, it is recommended that a condition be imposed to secure details of the foundations to be used.
22. Noise nuisance during the development process can be addressed through Environmental Health legislation and disturbance and disruption can be mitigated by the Construction Method Statement, which is recommended to be secured by condition.

**Conclusion:**

The principle of a basement extension is considered to be acceptable in planning terms and the proposal, by reason of the acceptable scale, siting and design, would preserve the character, appearance and setting of the application property, terrace row and conservation area in accordance with policy DM HD1. In addition the proposal would not have an unacceptable impact on highway safety or parking provision, nor would the proposal represent an un-neighbourly form of development. For such reasons the scheme does not prejudice the aims and objectives of the National Planning Policy Framework, Core Strategy policy CP7, policies DM DC1, DM DC5 and DM HD1 of the Development Management Plan, and House Extensions and External Alterations SPG.

I therefore recommend **PERMISSION** subject to the following conditions and informatives:-

**Standard conditions:**

- AT01 - Development begin within 3 years
- LT06 - Soft Landscaping Required
- DV49 - Construction Method Statement
- U77258 - Details of foundations - piling etc

**Non-standard conditions:**

- U77256 - Approved drawings

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable.

430/AL(0)002, 430/AL(0)003, 430/AL(0)004, 430/AL(0)102, 430/AL(0)103, 430/AL(0)110, 430/AL(0)111, 430/AL(0)120; dated MAY14.

REASON: To accord with the terms of the application, for the avoidance of doubt and in the interests of proper planning.

**Standard informatives:**

- U84818 - Composite Informative
- U84819 - NPPF approval

**Non-standard informatives:**

**Thames Water Informative**

Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

**Surface Water Drainage** - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at [www.thameswater.co.uk](http://www.thameswater.co.uk)

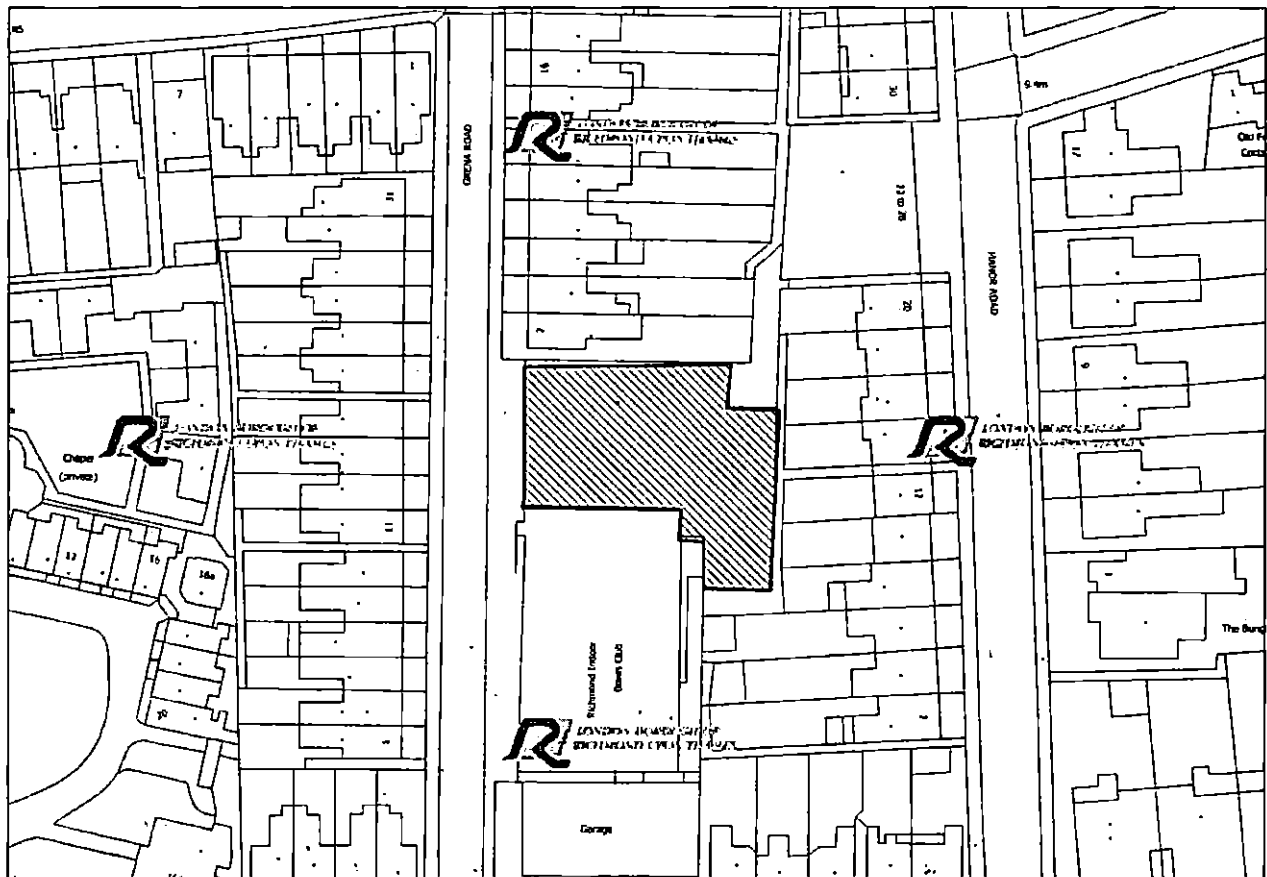


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13/2029/FUL  
 HAPPY TIMES NURSERY  
 GRENA ROAD  
 RICHMOND

North Richmond Ward  
 Contact Officer:  
 A. Wilson

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**Proposal:** Site air conditioning plant and acoustic housing inside ground floor to front with new acoustic louvre to west elevation.

**Applicant:** D. Limb for Mrs S. Brown

**Application received:** 11<sup>th</sup> June 2013

**Main development plan policies:**

Local Development Framework Core Strategy Policies 2009: CP18

Local Development Framework Development Management Plan 2011 Policies: DM DC 1, DM DC 5, DM HD 1 and DM SI 1.

**Present use:** Nursery (Class D1)

**SUMMARY OF APPLICATION:**

The installation of air conditioning plant internally near the front of the building, can be accommodated without causing undue noise nuisance to residents, and the external alterations to the building would not have any adverse impact in the streetscene.

**RECOMMENDATION: PERMISSION**

**Site, history and proposal:**

1. Happy Times Nursery was granted permission under 99/3209, The building has approximately 1100 sq.m. internal floor area on 2 levels, with an open play area at the rear of the building between the rears of Grena Road and Manor Road residential gardens. An indoor bowls club adjoin the site to the south with residential properties to the north and opposite across Grena Road.

**Relevant History**

- 99/3031 – Indoor children's Playground for 1-12 year olds, crèche, toddler play area, ancillary play, baby changing areas, toilets, circulatory areas and café. Refused. Appeal dismissed.
- 99/3209 – Change of use from garage to Children's Day Nursery. Approved.
- 99/3209/DD04 - Details pursuant to NO01au (sound insulation of building), NO06au (sound attenuation of air conditioning). Approved.
- 02/1366 - Retention of cladding to north elevation. Approved.
- 09/3209/DD05 - Details pursuant to NS01U (Green Travel Plan). Approved.
- 11/3355/FUL – Demolish existing single storey rear extension and erect smaller single storey extension. New French doors and existing door replaced with window from classroom 3, incorporate railings, wall detail. Approved.
- 11/3355/NMA. Removal of existing external door and infilling of opening with facing brick to match the existing elevation to babies room 2 and removing existing French door arrangement in garden room, increase width of external door opening and install powder coated aluminium framed, double glazed sliding folding doors with frame finished in white to match existing doors. Refused.
- 13/0153/FUL - Alterations to provide new folding/sliding doors to replace existing into external play area. Approved.

**Proposal**

2. The proposal is for new mechanical ventilation equipment for the Nursery. As first proposed, the intention was to site 5 air conditioning units within an acoustic enclosure on the flat roof building towards at the rear of the site. The acoustic enclosure's dimensions were given as 5.1m x 2.1m x 1.5m.

**Public Consultations**

3. 8 objections received on the grounds of;
  - visual appearance;
  - noise pollution;
  - unnecessary;
  - health problems due to noise;
  - siting of the units with no adjoining wall to help attenuate noise;
  - errors in the consultants sound readings, need for live tests rather than manufacturers specifications;

- sound readings should also take into account gardens and not only windows;
- readings much higher than background noise levels;
- hours of air conditioning unacceptably long;
- other options to air conditioning have not been considered;
- should be device to switch units off when under temperature threshold;
- no confidence in the effectiveness of timer mechanism;
- require better access for maintenance

**Amendments:**

4. Re-siting proposed air conditioning plant into ground floor room at front of building.
5. An acoustic louvre to serve the new plant area would be positioned on the front of the building. A revised acoustic survey was also submitted.

**Re-Consultations:**

6. Letters have been received from 8 local addresses objecting on the following grounds:
  - noise;
  - visual impact of vents and louvers;
  - the mix of residents living in Grena Road with many at home during the day;
  - inadequate testing period for background noise level;
  - errors in noise level calculations;
  - would add to existing traffic noise and other disruption caused by the nursery;
  - operating hours of air conditioning should be reduced;
  - inefficient siting in relation to playrooms;
  - likely use during evening hours for other events;

**Professional comments:**

7. The main issues to be considered are concerning neighbour amenity (Policy DM DC5), due to the potential for noise nuisance, whilst the external alterations to the building in Grena Road streetscene (DM DC1) also require consideration. The site is not inside a conservation area, but the other side of Grena Road is inside the Sheen Road CA, and hence has to be considered against Policy DM HD1.

**Noise amenity**

8. With the re-location of the proposed air conditioning equipment from on top of the roof towards the rear of the site, to a position inside the building, there would be a distinctive reduction in the potential for noise pollution affecting nearby residential occupiers. The air source condensers would be within a dedicated plant room.
9. The applicants have submitted a Noise Impact Assessment for the proposed equipment. The Assessment has surveyed the impact on the residential properties on the opposite side of Grena Road, and the adjacent residential property at 2 Grena Road, which would be the residential properties closest to the equipment. The proposed plant would consist of one condensing unit, with fresh air for the plant drawn through the acoustic louvre and ducted out vertically through the roof. The Assessment measured background noise levels at various times of the 24 hour day.
10. British Standard BS 4142:1997 is the standard normally used in the UK to assess whether noise from 'commercial' activities is likely to give rise to complaints from nearby residents. The standard is relative to the background noise when the plant etc. is not operating. As general guidance, if the rating level is more than 10 dB above the background level, this is an indication that complaints are likely. If the rating level is 5 dB above the background, this is of 'marginal significance' and complaints are possible. A difference of minus 10dB is an indication that complaints would be unlikely. In this case,

the applicants are proposing that the equipment does not exceed a noise rating of 5dB below the lowest background levels recorded outside the nearest residential windows.

11. To calculate this, the Assessment has measured daytime ambient and lowest measured background noise levels. No additional allowance from irregular sounds, such as clicks, clatters or thumps, equivalent to an additional 5dB of noise, has been built in, as the consultants do not consider the equipment would have any additional tonal element.
12. Given the manufacturer's plant specifications, and taking into account attenuation measures which would be incorporated, predicted noise levels outside the nearest residential windows would be slightly lower than 5dB below the lowest measured daytime background level.
13. The Council's environmental health officer has reviewed the Assessment, and raises no objections to the project on noise grounds, subject to the following condition being imposed.

*"The air conditioning unit hereby permitted shall be installed in strict accordance with the approved details provided in section 7 of the acoustic report submitted by Environmental Equipment Corporation Ltd. (EEC), reference JJ/EC12655-003 dated 28 February 2014 (received by the Council 18<sup>th</sup> March 2014). The air conditioning shall thereafter be retained as approved. The air conditioning shall not be used unless the equipment is installed in compliance with these details."*

14. For certainty, a condition should also be imposed to ensure the equipment only operates between the hours of 7.00 a.m. and 7.00 p.m. from Monday to Friday.
15. With the imposition of these conditions, it is considered that the Nursery facilities can enjoy satisfactory ventilation, whilst not causing noise nuisance to the nearest residential occupiers in Grena Road.

#### Visual appearance

16. With the internalisation of the air conditioning condenser unit, rather than being on the rooftop as previously proposed, there are no issues to do with its visual appearance. (It could be argued that by itself, planning permission would not be required). However, there would be alterations to the front elevation of the building with the installation of the acoustic louvres on the elevation facing Grena Road. The building has no particular architectural merit, reflecting a previous use as a garage, and with the louvers replacing an area of panelling, there are no objections to its appearance in the Grena Road streetscene. These would be finished in a colour to be agreed with the Council (officers preference is that this matches the colour on the majority of this facade, which is currently blue). This would have a neutral impact on the appearance of the conservation area on the other side of Grena Road.

#### **Conclusion**

17. The air conditioning plant can be accommodated without causing undue noise nuisance to residents, and the external alterations to the building would not have any adverse impact in the streetscene.

#### **Recommendation**

I therefore recommend that the application be granted **PERMISSION** subject to the following conditions and informatives.

**Standard Conditions:**

- AT01 - Time, 3 years
- HM06 - Restricted hours machinery (adapted): No air condition equipment shall be operated on the premises before the hour of 7.00 a.m. nor after 7.00 pm from Mondays to Fridays and shall not be operated at any time on Saturdays or Sundays, without the prior written permission of the Local Planning Authority.
- DV48 - Drawings/Document: 104-01A, 104-03 received 11 June 2013, 104-14J, 104-15A, 104-31E, 104-30B, 104-32A and Environmental Equipment Corporation Plant Noise Impact Assessment Ref. JJ/EC12655-003 received 18<sup>th</sup> March 2014.

**Non-standard conditions:**

- NS01 - The air conditioning unit hereby permitted shall be installed in strict accordance with the approved details provided in section 7 of the acoustic report submitted by Environmental Equipment Corporation Ltd. (EEC), reference JJ/EC12655-003 dated 28 February 2014 (received by the Council 18<sup>th</sup> March 2014). The air conditioning shall thereafter be retained as approved. The air conditioning shall not be used unless the equipment is installed in compliance with these details." REASON: To prevent noise nuisance adversely affecting the amenity of nearby residential occupiers.
- NS02 - The colour of the proposed external louvres shall match the painted areas on adjacent parts of the elevation facing Grena Road unless otherwise agreed in writing with the Local Planning Authority. REASON: In the interests of the streetscene appearance.

**Informatives:**

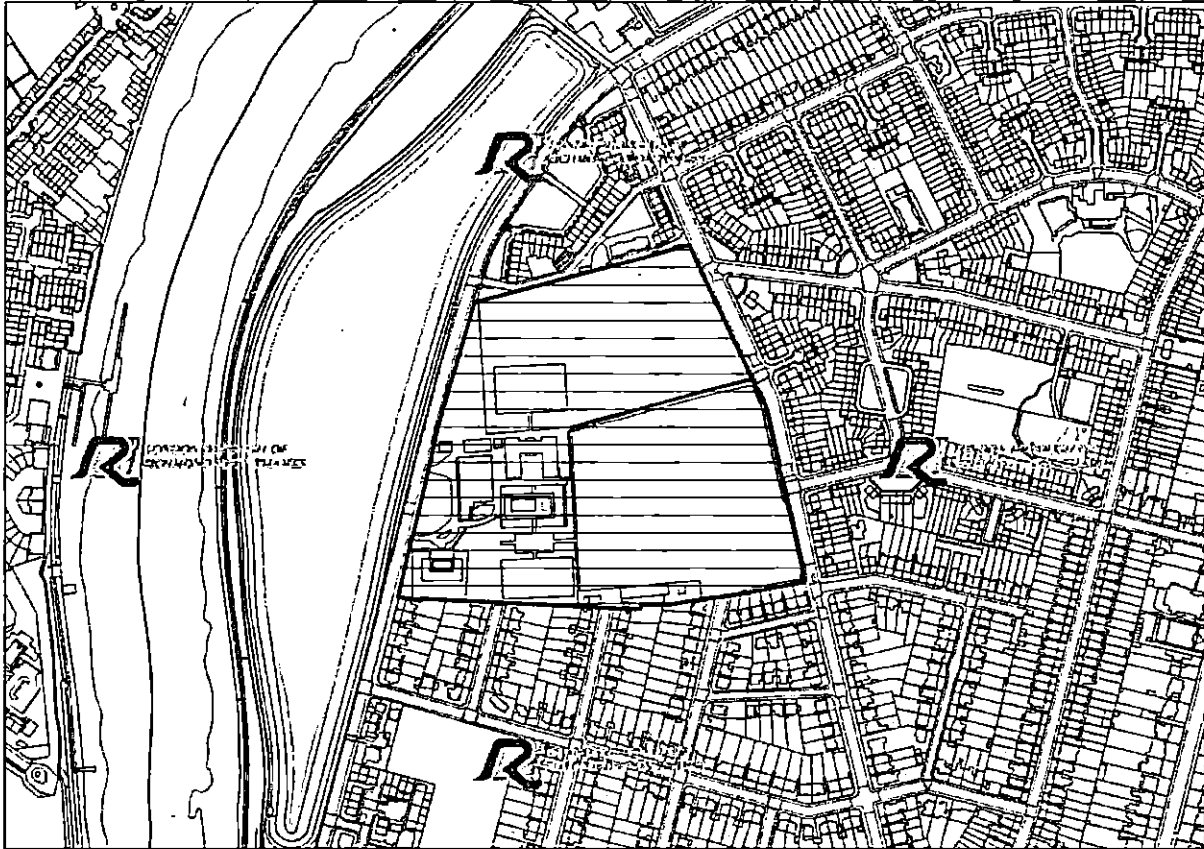
- U84464 - Comp. Informative
- U84465 - NPPF advice

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14/1579/FUL  
THE HARRODIAN SCHOOL  
LONSDALE ROAD  
BARNES

BARNES WARD  
Contact Officer:  
B Sheehan

[http://www2.richmond.gov.uk/PlanData2/Planning\\_CaseNo.aspx?strCASENO=14/1579/FUL](http://www2.richmond.gov.uk/PlanData2/Planning_CaseNo.aspx?strCASENO=14/1579/FUL)



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**Proposal:**

Erection of a roof extension to the senior block building to accommodate additional sixth form classrooms and other school accommodation; and to allow an increase in the maximum number of pupils allowed to attend the school to 1055. Erection of a temporary portacabin for a period of up to two years.

**Applicant:**

Sir Alford Houstoun-Boswall  
The Harrodian School Limited

**Application received:**

22<sup>nd</sup> April 2014

**Site Notice:**

Departure from MOL



**Development Plan Policies:**

Core Strategy: CP1, CP2, CP3, CP4, CP7, CP10, CP18

Development Management Plan: DM SI 1, SD1, SD2, SD4, SD5, SD6, SD7, SD9, SD10, DM OS2, DM OS5, DM HD3, DM DP2, DM TP7, DM TP8, DM DC1, DM DC4, DM DC5

**Supplementary Planning Guidance:**

Sustainable Construction Checklist

**Summary of application:**

**Weighing in the balance the educational benefit of increasing pupil numbers and accommodation for the sixth form; that no unacceptable visual harm would occur to the character and openness of the Metropolitan Open Land; and the proposal to remove this part of the site from MOL in the pre-publication version of the Site Allocations Plan; it is considered that there are very special circumstances to justify a departure from MOL policy.**

**The engineer is satisfied that there would be no unacceptable impact on the highway network and the proposal would not result in any unacceptable car parking on the adjacent highway or site itself. The school has a Bronze Accreditation on the TfL Star on line system, and is working to a Silver Star accreditation. Given that the travel plan and working to a Silver Star accreditation has been a material consideration in the assessment of impact on the highway network, it is recommended that a travel plan is secured through a SECTION.106 planning agreement to include a financial contribution towards travel plan assessment and monitoring.**

**The proposal would where practicable be consistent with the Council's Sustainability policies.**

**RECOMMENDATION: PERMISSION SUBJECT TO A SECTION 106 PLANNING AGREEMENT**

**Site:**

1. The Harrodian private school is a site of 7.9 ha with a complex of buildings situated in the south west corner and is located on the eastern side of Lonsdale Road. The original Mill Lodge building which fronts Lonsdale Road, is a designated building of townscape merit. The remainder of the site comprises playing fields, tennis courts, an all weather pitch, and open parking, with rows of mature trees in the centre and along the site boundaries.
2. The whole of the site is designated Metropolitan Open Land (MOL). It is located next to the Leg of Mutton Reservoir Nature Reserve which is designated an other site of nature conservation importance and which in turn is bounded by the river, Thames. The reservoir and the river are also designated MOL and fall within the Thames Policy Area.
3. The school grounds are covered by an area TPO, no.543, made in 1998 and a group TPO G2 made in 2011.
4. There is a 4 storey block of flats to the north of the site separated by a line of mature/new conifers, Verdun Road to the east consists of two storey 1920's terraces

- and pairs of semi-detached houses, and there are interwar 2/3 storey semi-detached houses in the 3 cul-de-sacs which abut the site boundary to the south.
5. The Lonsdale Road frontage has a brick retaining wall with railings and hedge and row of London Plane trees behind and Verdun Road a tall concrete wall palisade fencing on the top with a bank and a line of very mature London Plane trees behind. The northern boundary of the site adjacent to the Windermere flats consists of a
  6. pre-cast concrete fence with palisade fencing to the top and a row of Leylandii trees.

**Planning History:**

7. The most recent pertinent planning history is a refusal for a new storey to the senior block (13/0744/FUL). This was refused on the grounds of that the extension would be inappropriate development in designated Metropolitan Open Land and by reason of the resultant three storey building would be detrimental to the character and openness of the Metropolitan Open Land. Further, that the proposal, by reason of the introduction of an uncharacteristic, bulky, top heavy, inelegant mansard and a third storey to the existing two storey building, which has carefully considered proportion and detailing, and which is a set piece which also reads with the music department block to the west, would unacceptably dominate the skyline of this group of buildings and interfere with the adjacent accent building of the group which has a hipped roof, and would detract from the openness and character of the designated Metropolitan Open Land and the visual amenities of the area.
8. In September 2013 an appeal for the erection of a sports hall with associated facilities; and replacement concrete wall and pedestrian gate on the Verdun Road boundary with a brick boundary wall with railings and a pedestrian gate was dismissed on appeal (11/2906/FUL).
9. The Inspector made the following key pertinent points in relation to the proposed Sports Hall of relevance to the current proposal:-
  - The frontage between the school buildings and the flats to the north is of sufficient length to determine the appearance of the local area which, in combination with the reservoir on the western side of the road, has a distinctly open character. In this setting, the sports hall would be a substantial increase in built form, projecting beyond the front line of the adjoining flats, and visible from a number of public view points, including in either direction along Lonsdale Road and the footpath alongside the reservoir. Whilst its impact would be softened in most instances, by intervening landscaping, the overall effect would be the introduction of a more urban character to the area.
  - The whole of the school premises fall within the MOL, so that any additional building would have an influence on openness. However, the choice of siting and of physical form affects the visual impact on openness. The location of the block at the front of the school, where it would be especially apparent from public areas and the adjoining parts of the MOL, and in a position away from the present cluster of school buildings, combined with its size and mass, would have a detrimental effect on the prevailing open appearance of the locality, which is an important part of its distinctive character.
  - A number of bat surveys had been carried out, indicating a range of species within the site and, whilst it is not possible to establish the routes used with certainty, it is

- reasonable to consider that bats cross through the school grounds linking the feeding opportunities around the Thames with habitats in the residential areas to the east.
- The identified benefits of the accommodation could be substantially achieved by a smaller scheme in a less prominent location on the site, and that such a scheme would have a less harmful effect on both openness and the visual impact of the building.
  - The building would reduce openness, which is an important quality of the MOL, and which defines the present character and appearance of the area.

**Earlier planning history:**

10. There has been a series of planning applications on the site over the years. Originally the site was owned by Harrods and occupied as a private sports ground for Harrods' staff with club premises in Mill Lodge. In the early 1990's the use changed to a non-residential day school. The site has been designated as MOL since at least 1988.
11. Whilst in use as a sports ground an outline application was made to construct a new club house and training centre, convert the main building from a club house into 12 flats and erect 6 semi and 2 detached houses (89/1048). This application was withdrawn. Permission was subsequently granted in 1989 for a stable with associated fodder store, tack room and paddock (88/2438).
12. The use of the site was granted permission for a non-residential day school in 1993 (93/0155). This was subject to a planning condition which restricted the school roll to 450 children. The reason for the condition was that an unrestricted student roll could lead to demand for additional buildings on the site which would be likely to detract from the open character of the MOL. The applicant was advised by way of informative, that whilst granting planning permission for the proposed change of use for educational purposes, proposals which included extensions outside of the existing footprint of buildings on the site, would be contrary to MOL policy which seeks to keep such land in predominantly open use. The grant of the permission should not be construed as agreement to any extension of the buildings.
13. Permission was subsequently granted for refurbishment of the existing buildings and extensions (94/0094).
14. In 1994 planning permission was granted for the replacement of 4 existing grass tennis courts with 4 synthetic courts (94/0555) and in 1996 for a 2 storey classroom block to the rear of Mill Lodge (95/3483). This measured 8.5m by 54m. This was considered to be acceptable in MOL terms, as it was located on the site of the former squash courts and the hard surfaced tennis courts; related to the existing building; had a lower eaves height than the squash courts it was replacing; related to the existing building when viewed from beyond the boundaries of the site; was set against the existing buildings and was considered not to detract from the open character or appearance of the site as a whole. It was also considered that the new buildings would consolidate the use of the site as a school and help ensure that it was kept in predominantly open use. This building is the subject of the current application.

15. Permission was subsequently granted for a single storey teaching laboratory block in 1998 (97/1764). This abutted other buildings and did not intrude upon views across the open playing fields, the character of MOL was not diminished, and therefore it was considered an exception to policy could be made. In 1998 permission was also granted for a first floor extension to the main building to provide a new classroom (98/1401).
16. In 1998 an appeal against a proposal for demolition of the existing timber buildings and the erection of a part single part two storey pre-preparation building in the south west corner of the site was dismissed (98/2717). The two storey part of the building had an eaves height of about 5.6m and ridge height of 8.4m. The inspector opined that the portion of the upper level of its superstructure and the roof would be visible from public views. Due to the size and bulk of the building, it would have a considerable presence and so impose itself in the foreground of views from Lonsdale Road. In his view, this would have a marked effect in reducing the openness of the area. He also considered it would be noted through the gateway onto Lonsdale Road (At this time there was a sizeable concrete post and panel fence at the back edge of the footway to Lonsdale Road). Overall he considered that the development would have the effect of extending urban development beyond the residential house to the south, 235 Lonsdale Road, and so harm the character and appearance of the area. It would undermine the significance of the appeal site as a visual open space and thus its contribution to MOL would be appreciably diminished to the detriment of the area as a whole. A second appeal considered at the same time for a single storey pre-preparation building (368 sq.m) was allowed in 2000 (99/3228). The inspector considered that whilst this had a larger footprint, it was more modest in height with a ridge level of about 5m. It would be very well screened by the existing vegetation along Lonsdale Road. It would not therefore interrupt the function of this stretch of land in providing an attractive break to development as perceived by those passing along the highway. He considered that this perception would not be altered by the very restricted views which might be obtained from the reservoir footpath of, possibly, part of the building's roof. In his view the predominantly open nature of the area would remain intact and along with it, its character and appearance. A further application was refused in 2000 (00/0089). This was a duplicate of 99/3228 above.
17. In 2000 permission was granted for the existing all weather playing surface to replace the existing (00/1145/FUL).
18. In relation to pupil numbers permission was granted in 2000 to increase the numbers on the roll from 450 to 550 (00/1926).
19. Permission was granted in 2001 retrospectively for the retention of the pre-prep building as sited in the wrong location. (01/0276). In 2001 permission was granted for a single storey building comprising changing facilities, groundsman's office, store and workshop (01/2448) and in 2001 for a new conservatory to the rear of the preparatory school building (01/2602).
20. In 2001 permission was refused for a 2 storey house for the head teacher to be sited on the Verdun Road frontage (01/2955). The grounds included siting, size and design, to

the detriment of the appearance and open character of the MOL. It was also refused on tree grounds.

21. Permission was granted for the demolition of existing buildings and erection of a tuck shop in 2001 (01/2957). This was sited to the rear of the building of townscape merit. A further permission was granted for demolition of the existing buildings and the erection of a 2 storey building for use by the Music Department and a new arch linking the building to Mill Lodge (01/2958) (history record missing). This appears to be the two storey building sited to the west of the senior block, the other side of the existing tuck shop, and of the same visual appearance as the proposal.
22. In 2001 an application for a part single, part two storey building comprising changing facilities, groundsman's office, store and workshop in conjunction with the main school was approved (01/2448). Subsequently in 2002 a similar application was refused (02/0713). This application was to vary the appearance and roof heights of the building approved under permission ref.no.01/2488. A subsequent appeal was dismissed. The inspector considered the changing room to be appropriate development in the MOL but that it shouldn't be retained in its present form but reduced in height. A later application for a 3 bay grounds equipment store was refused on the grounds that the size, height and siting in close proximity to another new building would give rise to a level of development that would be detrimental to the green, open character of MOL. This building was subsequently allowed on appeal subject to it being reduced in height from the proposed 4m (02/1395). Permission was subsequently granted for a 3 bay grounds equipment store sited on the southern boundary of the school site adjacent to 79 Lowther Road (03/1529).
23. In 2002 permission was refused for a new all weather playing surface 63m by 40m including 3m high wire mesh fencing (02/1800) in the north west corner of the site. This was on the grounds that a second all-weather pitch and associated fencing on land making a significant contribution to the green open character of this sensitive site would be harmful to the visual amenities of this Metropolitan Open Land and the Lonsdale Road street scene. Also, for the erection of a security station (02/1801), on the grounds that it's siting on raised ground and in close proximity to the Lonsdale Road frontage, would appear visually intrusive and out-of-character with the street scene and metropolitan open land. In the same year permission was refused for a grounds equipment store (02/3110). This was on the grounds of the size, height and siting in close proximity to another new site building which would give rise to a level of development that would be detrimental to the green, open character of the metropolitan open land. It was dismissed on appeal. The inspector did not find a need for the 4 bay store which would exceed the essential needs of the playing fields.
24. In 2002 an application was made to increase the school roll to 650 pupils. This application was withdrawn in December 2003 (02/1397).
25. Permission was granted for a 2 storey detached tuck shop and first floor 1 bed caretakers flat in 2002 (02/1396). A further application for a two storey detached house for use by the head teacher of the Harrodian School was refused in 2002 (02/1788). This was on the same MOL and tree grounds as the 2001 application, and also included a residential amenity reason for refusal, namely that it would be overbearing, un-

neighbourly and could be visually intrusive and give rise to an unreasonable loss of privacy to the occupants of neighbouring residential properties.

26. Details of a green travel plan pursuant to condition NS02 attached to planning permission ref.no.00/1926 were approved in 2003.
27. In 2004 permission was granted for alterations to the arcade of the changing rooms (04/1470) and for the reduction of the roof height of the changing rooms (04/1481).
28. In 2004 an application was made to extend the school roll to 750 pupils (04/0508). No decision was made on this application.
29. Permission was refused for a new single storey security station near the main gate in Lonsdale Road (07/2882). This was on the grounds of potential damage to an adjacent London Plane tree.
30. An application for the erection of a sports hall in the North West corner of the site was withdrawn in August 2007 (07/2883).
31. Permission was granted to extend the existing grounds equipment store to provide a further 2 bays in August 2007 (07/2884). This was considered to be acceptable development within MOL as it was small (approx.57 sq.m. a use in association with the open use of MOL, an extension to an existing outbuilding and away from the main public views. Permission was also granted in 2007 for a first floor extension to the existing cloister block to provide an additional classroom (07/2885). This was considered to be acceptable in MOL; given there was no increase in footprint and the relatively small scale increase in height (6.6m). A single storey security station was approved in 2007 (07/3830). An exception to MOL policy was considered sustainable, given that it was seen against the existing buildings and was small.
32. A second application for a sports hall with associated viewing facilities in the same location on the site was submitted in 2008 and withdrawn in 2009 (08/3185). This building had a smaller footprint measuring 30m by 58m. Following withdrawal of this application a letter dated March 2009 was sent to the applicant and agent setting out the reasons why the application would have been recommended for refusal. This was followed by a visit to the site by the development control officer and the conservation/design officer. The Council re-iterated their concerns and officers, the planning consultant and the Headmaster walked the whole of the site at which time the Headmaster gave a detailed justification for their proposal in the northwest corner of the site and why it couldn't be located elsewhere.
33. A third application for a 628 capacity multi-purpose sports hall was refused in January 2010 (09/2845). The proposal was larger than the previously withdrawn 2008 scheme measuring 60m long by 39m wide at its widest. It was to be end on facing the Lonsdale Road with a 3.4m wide colonnade to the west and east elevations with short returns to the south elevation. There would also be a similar colonnade to the front entrance area. The overall height would have been 7.6m to the top of the main building, 10m to the top of the plant screen and 12.2m to the top of the bank of solar panels. The height of the

side colonnades would have been 6.8m and the one adjacent to the entrance 7.5m. The whole of the roof area (except for the colonnades) was to comprise a green roof.

34. The application was refused on the following grounds:-
- 1) Inappropriate development in designated Metropolitan Open Land
  - 2) Breach of the designated green chain with built development
  - 3) Size, height, siting and bulk of the building in a prominent location which would detract from the green and open character of this part of the street scene, to the detriment of the visual amenities of the street scene, views from the public footpath at the Leg of Mutton Nature Reserve to the west, and the open and green character of the adjacent Metropolitan Open Land and Thames Policy Area.
  - 4) Design, size, siting, height and length of the building in conjunction with the existing disposition and height of the Windermere block of flats on the adjacent site, would result in an un-neighbourly development, which would result in an unacceptable increased sense of enclosure and oppressive environment to the lawned amenity area situated to the south of 43-54 Windermere Court, to the detriment of the amenities of the occupiers of the Mere Estate flats.
  - 5) In the absence of an up to date transport assessment and travel plan, it had not been demonstrated that there would be no unacceptable impact from the development on highway and pedestrian safety and residential amenity, and that it would encourage sustainable travel.
  - 6) In the absence of a full bat survey, it had not been demonstrated to the Council's satisfaction that the proposal would not result in unacceptable harm to a protected species.
35. An appeal was lodged against the refusal but subsequently withdrawn.
36. In February 2011 planning permission was granted to vary the maximum numbers of pupils on the school roll controlled under planning permission ref.no.00/1926, to a maximum of 1000 (10/2346/VRC). At the time of this application the agent (letter dated 13<sup>th</sup> August 2010) advised that there has been no need to build additional classrooms as the school roll is easily accommodated in the existing buildings (para.20). As such it was considered the initial reasoning behind the restriction of the school numbers is unfounded because the School has been able to easily accommodate over 900 pupils without requiring new buildings that impact on the openness of the MOL (para.26).

**Proposal:**

37. It is proposed to carry out the following:-
- 1) Erect a roof extension on the Senior Block building to accommodate new classrooms and other student accommodation. The extension will have a flat top roof and will be set 1m back from the perimeter balustrade. Materials will be Rivendale Eternit slates on battens with the corners of the roof dressed in lead. Windows would be constructed of timber.
  - 2) To vary the planning condition on planning application ref.no.10/2346/VRC to increase the maximum number of pupils allowed to attend the school to 1055 in light of the need to accommodate an increase in size of the sixth form
  - 3) To erect a portacabin to provide temporary classroom accommodation for up to two years during the construction and fit out of the senior block extension after which it will be removed and the site made good. The portacabin will measure 6m by 12m and

3m high and will have a timber finish. It will be sited to the east of the senior block building adjacent to the playing field.

38. The agent advises that the hours of the school will be for Monday to Friday only and will be staggered for each of the age groups from 08:00 for the older students and 08.30 onwards for the pre-preparatory and preparatory classes. The school day ends at 15:15 for reception students every day; 15:25 for the pre-preparatory Monday to Thursday and 15:15 Friday; 16:10 for the preparatory every day; 16:00 for the senior school Monday to Thursday and 6:10 Fridays; and 16:55 for the sixth form. Extra-Curricular activities are also held on weekday evenings and Saturday mornings. The private school has a current enrolment of around 1000 pupils and 200 staff.

**Representations:**

39. 6 letters received from residents in Suffolk Road, Lowther Road, Parke Road, Verdun Road, Belgrave Road objecting on the following grounds:-

- 1) Increase in traffic congestion and cars parked in front of the drive and neighbours' drives
- 2) Increase in buildings on the site
- 3) Noise and disturbance
- 4) Increase in traffic and resultant pollution
- 5) Detriment to highway safety

40. The Barnes Community Association Environment Group generally support the Harroddian School's desire to expand its sixth form and therefore would accept both the building work that it would entail (particularly as that building is not immediately obvious from the road) and the increase in overall numbers that would result. They therefore suggest that permission is granted only under the provision that all sixth formers come and go by public transport, or if they already drive their own cars that sufficient additional parking be provided on site for them to use.

41. Transport for London - Comment as follows:-

- If there had been a larger expansion of pupil numbers with less emphasis on sixth formers, TfL could need to pursue S.106 for bus service enhancements.
- TfL welcome a detailed construction management plan
- TfL directs the applicant to Chapter 8 of the draft London Cycling Design Standards (LDCS), which contains guidance on cycle parking including standard details and dimensions for different types of cycle stand.
- Suggest the provision of more than 8 additional cycle stands
- No Mayoral CIL is payable in this case as the proposal will provide education
- TfL support a condition which would restrict the number of pupils from reception to Year 11 to a maximum of 850. Any larger increase in the number of pupils from reception to Year 11 should be referred to TfL for approval and may require transport mitigation to be paid by the applicant in the form of S.106 funding for bus service enhancements.

42. Thames Water – No objection in relation to sewerage and water infrastructure capacity. Request that pro-actively consulted on all similar applications in future, that the adequate



provision of water industry infrastructure can be assessed and considered as part of the decision process.

**Professional Comment:**

43. The main issues in this case relate to the principle of development, with specific reference to Metropolitan Open Land and Education policy; impact on the visual amenities of the location, character and openness of the MOL and setting of the designated Building of Townscape Merit; evidential need for the school extension; traffic generation, car parking and highway safety and impact on biodiversity, trees and residential amenity.
44. The previous refusal for a new addition application ref.no. 13/0744 and the Inspector's decision on the sports hall application are material considerations which need to be taken into account.

MOL and Education policy

45. The whole of the Harrodian school site is designated as MOL. It is however proposed to remove the south west corner of the site, where the buildings are predominantly sited, including the existing senior block the subject of this application, from the MOL designation. The MOL change was included in the Publication version of the Site Allocations Plan and agreed by Cabinet on the 13<sup>th</sup> February 2014 and by Full Council on 4 March. Cabinet and Full Council agreed the use of the Site Allocations Plan Publication version for development control purposes. The GLA have not formally commented on the proposal. The Site Allocations Plan is likely to be subject to examination next year.
46. The MOL is part of the larger strategic area of MOL in the Barnes Area which runs along the river Thames corridor, and includes the adjacent Leg of Mutton Nature Reserve to the west of the school site, the school playing fields to St.Pauls school, the Wildlife and Wetland centre, the Barn Elms Schools Sports centre and playing fields , Barnes Common; and Dukes Meadow, Grove Park, Civil Service Sports Ground and Riverside Recreation Ground, allotments and school and Chiswick House, on the opposite bank of the river Thames. The open space on the Harrodian site is important as part of the larger strategic area of open space, clearly distinguishable from the surrounding built up area and which fulfils the larger green chain as a continuum of the river corridor, with an important role for biodiversity.
47. Policy 7.17 of the adopted London Plan 2011, states that the Mayor strongly supports the current extent of MOL, and its protection from development having an adverse impact on its openness. The strongest protection should be given to MOL and inappropriate development refused except in very special circumstances, giving the same level of protection as in the Green Belt. Essential ancillary facilities for appropriate uses will only be acceptable where they maintain the openness of MOL. The supporting text, para. 7.56, advises that the policy guidance of PPG2 on green belts applies equally to MOL. (PPG2 has since been superseded by the National Planning Policy Framework which includes a section on green belts (Section 9 Protecting Green Belt Land)). Further, that MOL has an important role to play as part of London's multifunctional green

infrastructure and the Mayor is keen to see improvements in its overall quality and accessibility. Appropriate development should be limited to small scale structures to support outdoor open space uses and minimise any adverse impact on the openness of MOL. Further, that green chains are important to London's open space network, recreation and bio-diversity.

48. National policy on protection of the Green Belt is now set out in Section 9 of the National Planning Policy Framework (NPPF) starting on p.19. Para.87 advises that 'as with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in 'very special circumstances'. Para.88 continues that 'when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. In relation to the Green Belt, it advises that the construction of new buildings inside a green belt is inappropriate unless it is for certain purposes. This includes appropriate facilities for outdoor sport and outdoor recreation, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it (para.89).
49. In relation to adopted local policy, CP10 of the Local Development Framework: Core Strategy 2009 (LDF: CS), states that the Borough's metropolitan open land will be safeguarded and improved for biodiversity, sport and recreation and for visual reasons. Para 8.2.4.2 of the supporting text advises that the MOL has a strategic function in south west London.
50. Policy DM OS2 of the adopted Development Management Plan 2011 (DMP) states that the Borough's Metropolitan Open Land will be protected and retained in predominantly open use. Further, that appropriate uses include public and private open spaces and playing fields, open recreation and sport, biodiversity including rivers and bodies of water and open community uses. It recognises that there may be exceptional cases where appropriate development such as small scale structures is acceptable, but only if it does not harm the character and openness of the MOL and is linked to the functional use of the MOL or supports outdoor open space. The policy continues that improvement and enhancement of the openness and character of the MOL and measures to reduce visual impacts will be encouraged where appropriate. The supporting text in para.4.4.4 refers to the removal or replacement of inappropriate fencing and screening as well as opening up views into and out of MOL.
51. The Thames Strategy Kew to Chelsea 2002 under the Character Reach no.3 para.4.26 identifies the Harrodian School as open space.
52. Neither the existing senior block, nor the proposed extension as indoor educational space, would be considered to be 'appropriate' uses in MOL in accordance with London Plan and Development Management Plan policy. By definition 'as an inappropriate use' the proposed extension would cause harm. Nor would it comprise a small scale structure which does not harm the character and openness of the MOL and is linked to the functional use of the MOL or supports outdoor open space. The extension would result

in a 3 storey building increasing the built development on the site and the bulk and height of this particular building within and adjacent to Metropolitan Open Land. Excepting for the main frontage building to Lonsdale Road, the buildings sit low (maximum of 2 storey's) in the landscape which allows the character and openness of the MOL to dominate the site. At prevailing heights of one and two storeys, the buildings also appear more suburban, than urban, appropriate to the MOL context. The uses proposed would not have a functional link with the outside space, except possibly 6 showers shown in the W.C's.

53. The key issue in this case is whether the harm arising out of inappropriate development in the Metropolitan Open Land and any other harm, would be clearly outweighed by other considerations, so as to amount to the 'very special circumstances' necessary to justify the development.
54. When considering what may constitute such very special circumstance, national, regional and local policy on development providing education facilities is relevant in this instance. Para.72 of the National Planning Policy Framework specifies that the Government places great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, and collaborative approach to meeting this requirement and to development that will widen choice in education.
55. Adopted London Plan 2011 policy 3.16 advises that development proposals which provide high quality social infrastructure will be supported in the light of local and strategic needs assessments. Para.3.88 of the supporting text states that proposals must also accord with the specific MOL policy (7.17). Specifically in relation to education Policy 3.18 advises that development proposals which enhance education and skills provision will be supported, including new build and expansion of existing facilities.
56. At local level, policy CP18 advises that the Council will ensure that the provision of schools and preschools are sufficient in quality and quantity to meet the needs of residents. The potential of existing educational sites will be maximised through redevelopment and refurbishment to meet educational needs. Further, facilities and services for the education and training of all age groups should be in locations that are conveniently accessible to users.
57. Development Management Plan policy DM SI 1 states that planning permission will be granted for extensions to existing social infrastructure where it provides for an identified need; is in a location accessible by public transport, walking and cycling; is of high quality design providing inclusive access for all; does not have a significant adverse impact on residential character and amenity; provides car parking in accordance with policy and does not have an unacceptable impact on on street parking conditions and local traffic conditions.
58. Para.5.2.3 advises that there should be evidential need.
59. Given the above, there is a strong policy presumption in favour of providing education facilities.

60. Furthermore, the applicant has advised that the extension is required for the following reasons:-

- To make good existing deficiencies in the existing 6<sup>th</sup> Form accommodation and to provide new accommodation to enable the school to increase its pupil roll in the sixth form by 40-55 pupils.
- More pupils are predicted to reach the sixth form quality grade than previously. The increase in prospective take up of offered places means the sixth form must increase in size or the school would be forced to reject those who meet the qualifying grade.
- The school is operating at or exceeding its capacity in terms of utilisation of space in that all classrooms and other available areas are in use all of the time. Some areas are being used inappropriately i.e. lessons in staff offices and students using break out areas for study and one to one tutorials. Areas are cramped, noisy and not appropriate areas to learn or teach. Some subjects need specialist rooms. Some quiet areas are essential for teachers to mark books and plan lessons.
- Over the past 3 years the number of students opting to study maths, Eng.Lit and history has increased. Subjects must be taught in large general use classrooms that allow seating for 12 students. Have logistics planning and taking into account past and together with increase in school roll, there will be a clear shortfall of 4 classrooms. Due to lack of large general classrooms in the morning have to teach the pre-prep pupils English, Maths, Science, Geography and History in the afternoon, when best to teach these subjects in the morning.
- The number of pupils studying art has grown over the years for all pupils. Currently have 3 classrooms. As the sixth form increases in size this is expected to grow. The Art suite is essential not only for producing art, but so pupils can leave their art work out and available to work on during their free lessons, encouraging independent study in their free time. It will also provide storage space.
- The existing photography and graphic design space and facilities are too small and cramped. As numbers grow in the 6<sup>th</sup> form and the addition of a year 9 and GCSE subject 3D Design which use the same facility a new photography and graphic design room is essential. Need to have space for bulky equipment.
- There is a growing interest in media studies at GCSE and A level. They are currently using the ICT rooms, and the numbers are expected to grow having done a poll of students considering A level subjects. There is a need for space for equipment.
- There is a need for 4 new classrooms, a photographic and graphic design room, art suite, a media studies suite, a learning support room, a study area, new offices area, wc's, and leadership tea and a seating area.

- Those who need learning support are overheard by other pupils result in poor concentration levels. There is a need for a dedicated space for the sixth form.
  - The senior library space is not adequate at present, there are 8 lessons each week when 12 or more pupils are not able to sit in the library to work. They currently sit on sofas in the corridors or in the school café. It is noisy and there is a lack of sufficient desk space to set out books. With the increase in the school roll the shortfall in study places will become critical.
  - The current office on the first floor of the senior block is very cramped and used by up to 23 teachers. They use desks in classrooms where teaching is taking place.
61. It is considered that the applicant has satisfactorily made an evidential need case for the proposed development.
62. In addition, the site of the senior block is currently being considered for removal from MOL under the "Pre-Publication Site Allocations Plan – New Additional Sites" (June 2014). Having regard to para.216 of the NPPF, the removal of this part of the site from MOL has gained significant weight. This change in the development plan has been consulted upon and is not subject to significant unresolved objections. This change is also at an advanced stage of preparation. As such, the protection afforded to this part of the site by its MOL designation has been significantly lessened.
63. The design of the mansard roof, as compared to the previously refused proposal, has been changed to minimise the bulk of the new storey as set out in the design section below.
64. Weighing in the balance, the educational benefit of increasing pupil numbers and accommodation for the sixth form, and no unacceptable visual harm would occur to the character and openness of the Metropolitan Open Land; and the proposal to remove this part of the site from MOL; it is considered that in this particular case there are 'very special circumstances' to justify a departure from MOL policy.
65. Given that the proposed portacabin is only proposed for a temporary period of time of up to 2 years until the time the extension to the senior block is occupied, and that it will not be prominent in views from Lonsdale Road or Verdun Road, it is considered that there are very special circumstances for the portacabin for a temporary period of 2 years.

#### Design

66. Policy 7.4 of the adopted London Plan 2011 states that development should have regard to the form, function and structure of an area, place or street, and the scale, mass and orientation of surrounding buildings. Further, that it should improve an area's visual or physical connection with local features. Buildings should provide a high quality design response that has regard to the pattern and grain of the existing spaces and streets, in orientation, scale, proportion and mass; contributes a positive relationship between the

urban structure and natural landscape features, including the underlying landform and topography of an area; is informed by the surrounding historic area.

67. DM DC1 of the adopted DMP states new development must be of a high architectural and urban design quality based on sustainable design principles. Development must be inclusive, respect local character including the nature of a particular road, and connect with, and contribute positively to its surroundings based on a thorough understanding of the site and its context. Further, that in assessing the design quality of a proposal, the Council will have regard to compatibility with local character including relationship to existing townscape and frontages, scale, height, massing, proportions and form; sustainable development and adaptability, subject to aesthetic considerations; layout and access; space between buildings and relationship to the public realm; detailing and materials. The supporting text para. 6.1.1 advises that it is expected that schemes have a sound understanding of the site and its context.
68. This policy is re-enforced by the Local Development Framework Core Strategy policy CP7 B which states that all new development should recognise distinctive local character and contribute to creating places of a high architectural and urban design quality that are well used and valued. Proposals will have to illustrate that they are based on an analysis and understanding of the Borough's development patterns, features and views and connect positively with their surroundings including layout, form and scale.
69. Para 2.1 Landscape of the Design Quality SPD 2006 states that a key theme is open space and natural features and advises that a consideration is how the site relates to areas of open space, wildlife corridors and the River Thames. Para.2.2 Public Realm advises that the Borough is valued not only for the design of buildings but also the spaces in between, including the 'public realm'. New development should make a positive contribution to the public life between buildings so that these spaces are pleasant places to be in. It also states that all proposals are likely to supplement the public realm in some way, and in its most basic form the street and a buildings relationship with it, will be the main consideration. New development will be expected to supplement and enhance the enduring character. Under the character area description in relation to Barnes (p.47), open space is included together with residential development.
70. The Thames Strategy Kew to Chelsea 2002 under the Character Reach no.3 para.4.26 identifies the Harrodian School as open space. Under issues and opportunities (para.4.38) North Barnes, there is a reference to the protection of the rural tranquil nature of the wooded southern bank and the Tow Path.
71. The proposed extension to the senior block will, not result in additional footprint in designated MOL. In relation to the previous application for an extension on the senior common block, it was considered that the increase from a two, to a three storey building and the form of the roof extension, including its bulk, would have a detrimental impact on the openness and character of the designated Metropolitan Open Land within which it lies and is surrounded by. Most of the other buildings on the site excepting for the main frontage building are single or two storeys which minimises their impact on the openness and character of the site.
72. The size of the roof extension has been reduced and its form changed. It is now flat topped instead of a double pitch which reduces the height of the extension and it has

been set further back from the balustrade. The height of the dormers has also been reduced to minimise the apparent bulk. It is considered that these changes, together with the fact that the extension is on an existing building have gone far enough to reduce the visual impact of the development on the character and openness of the designated MOL. It is also of a design more in keeping with the suburban character of the location.

73. The proposed portacabin is of a reasonable design and located in a discreet position and is considered acceptable for a temporary period of time of up to 2 years pending occupation of the extension to the Senior Block.

#### Sustainable Development

74. Policy CP1 of the Local Development Framework: Core Strategy advises that the Council will seek to maximise the effective use of resources including land, water and energy, and that development will be required to conform to the Sustainable Construction Checklist including the requirement to meet BREEAM 'excellent'. In addition policy CP2 states that the Borough will reduce its CO2 emissions by requiring measures that minimize energy consumption in new development, and that it will increase the use of renewable energy by requiring all new development to achieve a reduction in CO2 of 20% from on-site renewable energy generation, unless it can be demonstrated that such provision is not feasible.
75. Para.3.1 of the DMP for non-residential extensions of over 100 sq.m. advises which planning policies apply which includes Sustainable Construction (DM SD1), Renewable Energy and Decentralised Energy Networks DM SD2, Retrofitting DM SD3, and the Sustainable Construction Checklist.
76. Policy DM SD1 states that all development in terms of materials, design, landscaping, standard of construction and operation should include measures capable of mitigating and adapting to climate change to meet future needs. Further, that they should conform to the Borough's Sustainable Construction Checklist SPD.
77. Under policy DM SD2 new development is required to conform to the Sustainable Construction Checklist SPD and maximise opportunities for the micro-generation of renewable energy. Some form of low carbon renewable and/or de-centralised energy is expected in all new development. Developments of 100 sqm of non-residential floor space or more are required to reduce their total carbon dioxide emissions by following a hierarchy that first requires an efficient design to minimise the amount of energy used, secondly, by using low carbon technologies and finally, where feasible and viable, including a contribution from renewable sources.
78. High standards of energy and water efficiency in existing developments will be supported wherever possible through retrofitting (policy DM SD3). Proposals for extensions will be encouraged to comply with the Sustainable Construction Checklist SPD as far as possible and opportunities for micro-generation of renewable energy will be supported.
79. Policy DM SD4 requires new developments to take into account and adapt to higher temperatures, avoid and mitigate overheating and excessive heat generation to counteract the urban heat island effect and meet the need for cooling. All new development proposals should reduce reliance on air conditioning systems and demonstrate this in accordance with a cooling hierarchy to 1. minimise internal heat

generation through energy efficient design; 2. reduce the amount of heat entering a building in summer through shading, reducing solar reflectance, fenestration insulation and green roofs and walls; 3. manage the heat within the building through exposed internal thermal mass and high ceilings; 4. passive ventilation; 5. mechanical ventilation; 6. active cooling systems. Opportunities to adapt existing buildings to manage higher temperatures should be maximised.

80. The adopted SPD Sustainable Construction Checklist Guidance Document 2011 is mandatory for new non-residential development including extensions over 100 sq.m. Applicants are required to provide all the necessary information for the initial minimum policy compliance section of the checklist.
81. The extension will achieve a BREEAM 'Excellent' rating, and achieve a 'c' rating (minimal effort to improve sustainability beyond general compliance) under the Sustainable Construction Checklist.
82. Energy efficient measures will be used to minimise on site energy use compared to a building regulation compliant design including a localised high efficiency gas heating system, improved insulation levels, efficient glazing and energy efficient lighting. The development will achieve a 43% improvement over the Building Regulations 2010 through the inclusion of photovoltaics mounted on a shallow pitch bespoke frame system on the flat roof. The PV will offset a minimum of 24% of the predicted total CO2 emissions of the site, based on the predicted energy baseline.
83. Given the constraints of the existing site and the above the proposal is considered to be consistent with policy.

#### Bio-diversity

84. The site links through to the Leg of Mutton Reservoir Nature Reserve site and the Thames, both of which are designated sites of nature importance, and to the larger areas of open space to the east and south east. It therefore forms part of a larger green/river corridor.
85. Previous bat surveys of the site in connection with the Sports Hall applications indicated that the site is used for foraging and commuting by various bat species. The Council's ecology officer requested a biodiversity report as close to emergence time records of a Myotis bat close to the senior block indicated the possibility of roosts in the locality.
86. All areas of the flat roof of the building were surveyed and all potential bat roosting features were fully accessed and inspected. The lift overrun housing, gap between the render and roof overhang on the north-face of the southern portico, and the crack in the render on the inner facing parapet wall at the north-western corner showed no evidence of current or past bat use. The Council's ecology officer has advised that no bats will be impacted by the development and raises no objection.
87. The proposal would therefore be consistent with policies CP4 and CP10 of the adopted Core Strategy and policy DM OS5.



88. The provision of a green roof was encouraged, subject to visual impact, on the extension roof consistent with policy DM SD5 of the adopted DMP 2011. They have advised that due to the limited amount of roof and a greater area now being required to accommodate the PV's and that roof lights are proposed to the corridors below that it would not be practicable to provide one. Further that the additional roof structure required to support a living roof and height of the living roof itself would be greater than that required for PV's and presented as alternatives, their preference is for PV's. The provision of a green roof would be likely to have increased the bulk of the roof and this issue is considered in the design section below.

Traffic generation, car parking and highway safety

89. A Transport Assessment (TA) was prepared by EAS Transport Planning Ltd.
90. All access to the school (vehicles, cycles and pedestrian) would be off Lonsdale Road. No alterations are proposed to the existing access arrangements.
91. A PICADY assessment was undertaken to demonstrate that the current junction arrangement with Lonsdale Road has adequate capacity for the additional traffic associated with the increase in the number of sixth form pupils.
92. A turning count was undertaken by K and M Traffic Surveys on a normal school day Wednesday 5<sup>th</sup> March 2014 between 7am and 9.30am and 3pm and 7pm at the school entrance. The survey identified a morning peak between 7.30am and 8.30am with a two way count to the north of the school exit of 806 vehicles and an evening peak between 3.30pm and 4.30pm with a two way count of 646. The consultant advises that the level of traffic is considered to be moderate for the type and width of Lonsdale Road and does not raise any issues of capacity.
93. Based on the mode share taken from the sixth form survey a vehicle trip generation of 16 two way trips would result. The results illustrated only a single vehicle queue on both the AM and PM peak. There is significant capacity available in the junction, and no mitigation measures are required to accommodate the additional development traffic.
94. Access to the school and car park is managed at all times by a car parking attendant stationed in the security lodge at the entrance to the car park, assisted by teaching and administrative staff. (This was observed by the case officer and the engineer at the time of application ref.no. 10/2346/VRC to expand the school to 1000 pupils). This includes directing vehicles in and out of the school drive to facilitate the smooth flow of vehicles. The agent advises that this allows the majority of the school related parking to take place on the school premises and not on the public highway.
95. The residential streets within the area are generally over 8.5m in width with marked parking bays on both sides of the carriageway and room for two opposing traffic lanes between. Nearly all of the residential streets within a 10minute walk of the school are all within a controlled parking zone with parking for residents only between 10am and 12 noon.
96. The School Travel Plan (STP) was updated in April/May 2013 and uploaded to the TfL Star on line system, receiving a Sustainable (Bronze) accreditation. The agent has advised that the school is working towards a Silver Star accreditation and that this will be in place prior to the operation of the extension.
97. The school has access to regular bus services which stop on Lonsdale Road. Bus service 609 is a school only service which runs along Lonsdale Road. Service 419 serves Suffolk Road, Verdun Road, Howsman Road and Kilmington Road. Bus services

33, 72, 209, 419 and 485 all serve Castelnau which is around a 1km walk from the school entrance. Bus routes 609 and 419 serve Richmond, Mortlake, Barnes, Castelnau and Hammersmith. The agent advises that the buses are used by a large number of students as demonstrated by the STP survey results.

98. Barnes Bridge Rail Station is a 1km walk from the school. The agent advises that the service between Waterloo Central and Hounslow Stations is used regularly by staff; in addition to the Hammersmith Tube station located 2km to the northeast of the school.
99. In order to provide the most up to date information for the Senior Block proposals, a hands up survey of the sixth form classes was undertaken in March 2014. The results illustrated that the mode share for sixth form students travelling to school by car at 11% car share 5% is significantly lower than the general school population (at 37% by car in 2012/2013 and 10% by car share). The most common mode of travel for sixth form students is to walk (38%). In addition to this travel by cycle and public transport is significantly higher than surveyed for the rest of the school. The transport consultant advises that due to this any increase in the number of sixth formers is not matched by an increase in the number of vehicle movements. Further, that sixth form students are not permitted to park within the school car park and are discouraged from parking off site in the surrounding streets. The consultant therefore concludes that the small number of sixth formers travelling to school by car may be expected to have been dropped off.
100. Parking activity surveys were carried out by K and M Traffic Surveys on a normal school day, Wednesday 5<sup>th</sup> March, 2014 between 7am and 9.30am and 3pm and 7pm at the school entrance with Lonsdale Road.
101. In the morning period the car park started to fill from 7am and was roughly half full (allowing for double parking) by 8am with 60 vehicles parked. From 8am to 8.30am this increased to a maximum of 123 vehicles parking in the car park. In the morning period a maximum of 7 cars were observed on the school driveway area.
102. In the morning the number of vehicles parked along Lonsdale Road within the vicinity of the school went from a baseline of 5 vehicles at 7am to a maximum of 20 vehicles all to the north of the school at 8.30am which then dropped to 15 vehicles from 8.45 onwards.
103. In the evening period the car park started from a baseline of 92 vehicles parked at 3pm rising to a maximum of 110 at 4pm. After this point there was a drop from 70 vehicles parked in the car park at 5 pm to 40 at 5:15pm, and then a gradual drop down to 5 vehicles at 7pm. The school driveway was busier in the evening period due to the waiting time for picking up, with a maximum of 19 vehicles present in the driveway area at any one time.
104. In the evenings the number of vehicles parked along Lonsdale Road within the vicinity of the school went from a baseline of 11 vehicles at 3pm to a maximum of 29 vehicles (22 to the north of the school and 7 to the south) at 4pm, which then dropped quickly to a total of 10 vehicles by 4.15pm.
105. There is careful management of the parking area by the car parking attendant, and members of staff. This included the directing of vehicles in and out of the school drive to facilitate the smooth flow of vehicles. The attendant managed the arrangement of double parked cars where this was required, and in some instances keys were left with the attendant should a car need to be moved to allow another car out.
106. The school currently has 90 cycle parking spaces which meets the school's needs. Based on the mode share of 14% of sixth form pupils arriving by cycle, it is proposed that there is a minimum increase in the number of cycle spaces to match the proposed

increase in sixth form pupils. An additional 8 spaces are proposed to be installed within the school grounds.

107. A detailed construction management plan would be developed in close collaboration with Richmond.
108. The Council's engineer, following clarification, has no objection to the proposal subject to a planning condition which controls the number of sixth formers and how many children there are from reception to Year 11. Given that the travel plan and working to a Silver Star accreditation has been a material consideration in the assessment of impact on the highway network, it is recommended that a travel plan is secured through a S.106 planning agreement to include a financial contribution of £2000 towards travel plan assessment or monitoring.

#### Residential amenity

109. Given the considerable distance of the proposal from the nearest affected residential properties, in excess of 100m, it is considered that it would raise no unacceptable impact on residential amenity. Given the limited increase in traffic generation, similarly it is considered that it would not result in any unacceptable noise and disturbance.

#### **Conclusion:**

Weighing in the balance the educational benefit of increasing pupil numbers and accommodation for the sixth form; that no unacceptable visual harm would occur to the character and openness of the Metropolitan Open Land; and the proposal to remove this part of the site from MOL in the pre-publication version of the Site Allocations Plan; it is considered that there are very special circumstances to justify a departure from MOL policy.

The engineer is satisfied that there would be no unacceptable impact on the highway network and the proposal would not result in any unacceptable car parking on the adjacent highway or site itself. The school has a Bronze Accreditation on the TfL Star on line system, and is working to a Silver Star accreditation. Given that the travel plan and working to a Silver Star accreditation has been a material consideration in the assessment of impact on the highway network, it is recommended that a travel plan is secured through a S.106 planning agreement to include a financial contribution towards travel plan assessment and monitoring.

The proposal would where practicable be consistent with the Council's Sustainability policies.

**Recommendation:** I therefore recommend **PERMISSION** subject to a **Section.106 planning agreement and the following conditions and informatives:-**

#### **Conditions:**

AT01 - Development begun within 3 years.

DV48 - Decision drawing nos. 033B, 034B, 035B, 036D, 038A, 039A, 040, 053N, 054A received 29<sup>th</sup> July 2014.

NS01 - The number of pupils on the school roll shall at no time exceed 1055 pupils; comprising up to a maximum of 850 pupils from reception to Year 11 and the remainder from the sixth form, unless otherwise agreed in writing by the Local Planning Authority. The

means by which the school roll shall be made capable of verification at any time by the Local Planning Authority shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

**REASON:** To safeguard highway and pedestrian safety and residential amenity; and as an unrestricted student roll could lead to a demand for additional buildings on the site which would be likely to detract from the open character of this Metropolitan Open Land.

BD12 - Details of materials to be approved.

U76895 - Details of PV panels

DV48 - Construction Method Statement

DV46A - BREEAM for non-housing

DV28 - External illumination

NS01 - The senior block extension shall not be occupied until 8 additional secure cycle parking spaces have been provided on site, in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

**REASON:** To accord with this Council's policy to discourage the use of the car wherever possible.

NS02 - 28 days prior to the commencement of the senior block, the applicants shall notify the local planning authority of the proposed start date of the senior block construction. This permission for the temporary portacabin be for a limited period of 24 months from implementation of construction of the senior block when the buildings and works carried out under this permission shall be removed and the land reinstated to its former condition to the satisfaction of the Local Planning Authority.

**REASON:** The materials of construction are not considered suitable for a permanent building, and given the terms upon which this application has been assessed, whereby such development would normally be regarded as inappropriate development in designated Metropolitan Open Land.

NS03 - Prior to commencing any works associated with this application an Arboricultural Method Statement (AMS) specific to this scheme must be submitted and approved in writing by the Local Planning Authority. This AMS is to include a Tree Protection Plan.

The Tree Protection Plan and Arboricultural Method Statement must be written in accordance with sections 5.5, 6.1, 6.2 and 7 of British Standard 5837:2012 Trees in relation to design, demolition and construction - recommendations.

The scheme must be undertaken in accordance with the approved AMS.

**Reason:** To ensure that the tree (s) on the site subject to a tree preservation order are not damaged or otherwise adversely affected by building operations and soil compaction

LT15 - Site supervision

**Informatives:**

COMHO4 - Composite informative

IL15 - National Planning Policy Framework

**Background Papers:**

Application forms and drawings

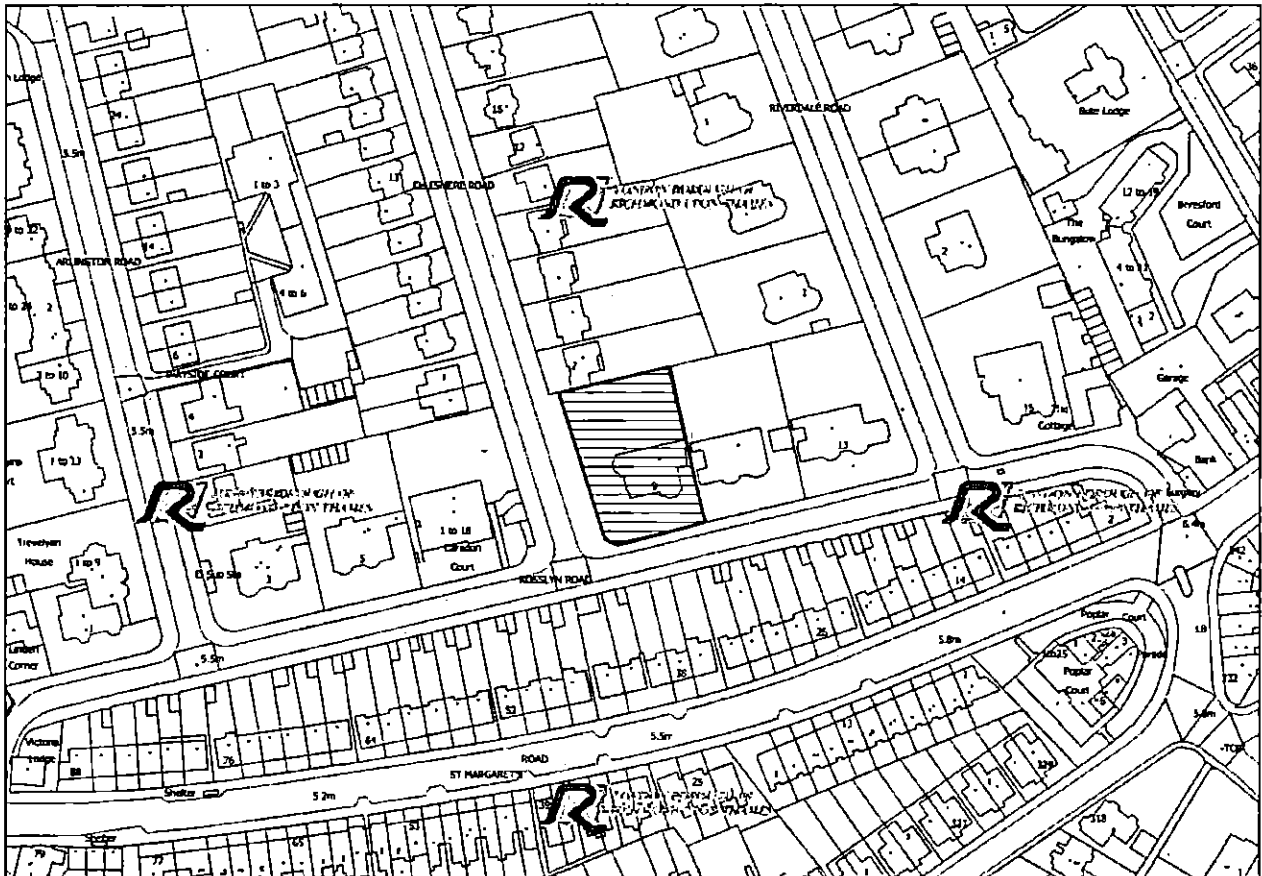
Letters of representation

Previous applications 00/1926, 01/2448, 01/2957, 01/2958, 02/0713, 02/1395, 02/1396, 02/1397, 02/1788, 02/1800, 02/3110, 04/0508, 04/1470, 04/1481, 07/2882, 07/2883, 07/2884, 07/2885, 07/3830, 08/3185, 09/2845, 10/2346/VRC.

14/1220/FUL  
9 ROSSLYN ROAD  
TWICKENHAM

TWICKENHAM RIVERSIDE WARD  
Contact Officer:  
A. Wilson

[http://www2.richmond.gov.uk/PlanData2/Planning\\_CaseNo.aspx?strCASENO=14/1220/FUL](http://www2.richmond.gov.uk/PlanData2/Planning_CaseNo.aspx?strCASENO=14/1220/FUL)



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**Proposal:** General maintenance to building exterior including replacing all rainwater goods, repairs to main roof and front entrance canopy roof. Lower ground floor windows replaced with double glazed windows. External doors to lower ground floor units to be replaced. Conversion of Flat 1 from a bed sit unit to a 2 bedroom unit with 2 new windows, erect 500mm fencing around 3 sides of building.

**Applicant:** Churchill Hui Architects for Paragon Community Housing Group

**Application received:** 27 March 2014

**Main development plan policies:**

Local Development Framework Core Strategy Policies 2009: CP5, CP7

Local Development Framework Development Management Plan 2011 Policies: DM HD1, DM HD 3, DM HO4, DM TP7, DM TP 8, DM DC 1.

**SUMMARY OF APPLICATION:**

The proposal is to convert a bedsit into a 2-bedroom unit in an existing building currently divided into 9 dwelling units for social rent. There are also external alterations proposed including installation of new windows at lower ground level. The conversion would comply with standards in the Residential Development Standards SPD. Although no agreement has been reached with the applicants to use a window design more appropriate to the Building of Townscape Merit, this would not be readily apparent from public viewpoints, due to the windows siting at lower ground level behind the proposed fencing. Regarding tenants objections to a possible increase in noise disturbance, the increase in occupancy of the building would only be marginal, and issues to do with adequate internal sound insulation are a matter for Building Regulations.

**RECOMMENDATION: PERMISSION**

**Site, history and proposal:**

1. No.9 Rosslyn Road is a large, detached brick-built building at the corner of Rosslyn Road with Ellesmere Road. It is on 4 floors, including one at semi-basement level, is a BTM and is inside the Twickenham Riverside Conservation Area. There are currently 9 flats at the site managed by Paragon Community Housing as social rent units. The main amenity area is on the northern side of the building and there are a significant number of mature trees both there and bordering Ellesmere Road and the site frontage. The property has a car park to the front of site which extends around part of the western side of the building.

Relevant History

2. 78/0097 - Conversion and use of premises as 9 units of accommodation to include 1 bedsitter and 6 two bedroom flats for the elderly and 2 two bedroom family flats and provision of 8 car parking spaces. Approved.
3. 04/3797/HOT (Flat 1) - Replacement of existing single glazed timber windows with new double glazed timber windows. All fenestration to match existing. Approved
4. -Various applications for works to trees.

Proposal

5. The application is to convert a bedsit at lower ground level into a 2-bedroom unit. In so doing, some redundant storage area would be brought into habitable accommodation. At the same time 3 new windows would be installed at lower basement level on the rear elevation to replace 4 existing ones. Also 2 new doors would be installed on the same rear elevation. On the west elevation 5 new windows and on the front elevation 4 new windows, and on the east elevation 2 new windows, all at lower ground floor level, would replace the existing, all to match up with the positions of existing openings.
6. There would also be further external works carried out above the lower ground floor. These include redecoration, but retention of windows, redecorate fascia, soffits and bargeboards on the tower feature at the south-west corner, install black polyester rainwater downpipes, gutters and junctions around the upper parts of the building, isolated repairs to roof, steel railings into main entrance, repairs to roof coverings. Also, a 500mm high fence is indicated around the outer edges of the building on 3 sides. The original plans also indicated the removal of 2 trees at the rear of the building, one of which is mature.

**Public Consultation**

7. 7 letters of objection from tenants in the property on the following grounds:
- long history of noise nuisance due to poor acoustics in building and lack of sound proofing. Additional tenants will increase noise;
  - scepticism on landlord's willingness to properly sound insulate building;
  - additional doors and windows would increase reverberations through building;
  - noise nuisance outside entrance to lower basement flat at the rear, above which are bedroom windows;
  - more activity will activate security lights more often;
  - dry lining walls not adequate to solve damp problem in this part of the building;
  - overlooking from new windows (across amenity area),
  - new windows will adversely affect appearance of BTM, out of proportion;
  - proposed fence out of keeping, unnecessary and marring the landscaped area, and blocking sunlight to lower ground floor windows;
  - increased parking demand may lead to overspill, and less space for washing, rubbish etc.
  - no consultations between housing association and tenants over plans;
8. One request to speak at Committee.
9. One letter of support from a tenant who would also wish to speak if it went to Committee.

**Amendments :**

10. Site plan re-submitted with retention of all trees to rear.

**Professional comments**

Conversion

11. There are no housing policy objections in converting the bedsit to a 2-bedroom flat. The additional larger unit would bring it more into line with Policy DM HO4 which favours family sized units outside of town centres. This is subject to adequate spacing standards and other design criteria being met. These are spelt out in the Residential Development Standards SPD. The new unit would meet minimum internal space standards and the large grass lawn to the rear of the building would continue to provide approximately 400 sq.m. amenity space for the 9 flats. This would continue to be well in excess of amenity space standards in the SPD and DM HO4 (5 sq.m. per 1-2 person dwellings).

Neighbour Amenity

12. A large number of objections have been received from other occupiers in the building fearing exacerbation of existing noise nuisance problems. Although this is not strictly a planning matter when to do with sound insulation measures inside a building, the applicants have been asked to respond. They state that part of their brief is to reduce the noise transfer between flats. The addition of double glazing windows on the lower ground floor would help reduce noise. Also, the new ceiling to flats 1 & 2 will use a Gyproc system which would reduce the sound transmission from the lower ground floor units to the floors above. A Gyproc lining would be used on the party wall between Flats 1 & 2 to help reduce the transfer of sound between those flats. The environmental health officer says that the Gyproc system is a recognised product for sound insulation. However, the extent to which its application could be enforced, would be a Building Regulations matter.
13. Otherwise, the increase in occupancy of the building would only be marginal and there can be no planning objections to it, even though external access may be close to other



dwellings. The close proximity of neighbouring occupiers is inherent to living in a building consisting of flats.

Overlooking

14. The overlooking from lower ground level windows across the amenity area is not a valid ground for objection. The nature of the amenity area is that it is communal and therefore not private.

Design and External alterations

15. The main external alterations would be the installation of replacement windows at lower ground level. The size and spacing of the windows would be generally satisfactory. Although conservation officers support the proposal in general terms, they have specific concerns about the design of the replacement windows. Whilst they have no concerns about the principle of double glazed white painted timber sashes, the larger scale drawings and sections requested, reveal a less appropriate design incorporating spacer bars. Conservation officers consider more solid glazing bars and slim lite glazing more suitable for this type of heritage building. However, officers were unable to reach agreement with the architects on this detail during on-going discussions. Whilst regrettable, it is not considered that this should form grounds for refusal. The windows in question would be at lower ground level, and with the 500mm fencing proposed approximately 1.5m in front, they would not be prominent from public viewpoints.
16. There are no issues with other external alterations.

Internal Lighting

17. Due to the lower ground floor in the existing building, the area around the building in front of habitable windows has been excavated so as to enable daylight to enter the rooms. Although the fencing would be erected close to the outside of the lightwells, it would be only 500mm high and would not breach the BRE daylighting standard.

Parking

18. Transport officers note that the building is inside a CPZ operational from Monday to Friday 10 a.m. to 4.30 p.m. The CPZ is over subscribed for permits. The property's car park is not formally laid out, and it is possible that all the parking requirements for the 9 flats cannot be accommodated from time to time. However, the adopted parking standard for 2-bedroom units is the same as for bedsits, and so there is unlikely to be any difference in parking demand. Although, the applicant has refused to agree a restriction on the issuing of permits for the new flat, an informative is added making it clear that the Council is under no obligation to issue any, given the current oversubscription in this zone.

Other Transport

19. A condition is added to ensure existing refuse storage areas near the front of the property are maintained for this purpose.

Trees

20. Earlier plans to remove trees close to the rear of the building have now been dropped at the request of officers. One of these trees is a significant mature specimen, and tree officers would have required a specialist report before agreeing to its removal. No such tree report was submitted with the application. However, the applicants may pursue this separately at a later date.

**Recommendation**

I recommend that permission be **APPROVED** subject to the following conditions and informatives.

**Standard Conditions:**

- AT01 - Development begun within 3 years
- BD14A - Materials to match existing
- DV48 - Decision Drawings: 5417-E101, E200, E201, E202, P101, P200, P201, P202, received 27 March 2014, rpt joinery ltd. horizontal and vertical section drawings x 5 received 19 August 2014, 5417-E100 Rev.A received 29 August 2014.

**Non standard conditions:**

- U77240 - The bin stores indicated on the plans hereby approved shall be maintained as indicated, for that use for occupiers of the flats at 9 Rosslyn Road. REASON: To safeguard the appearance of the property and the amenities of the area.

**Standard Informatives:**

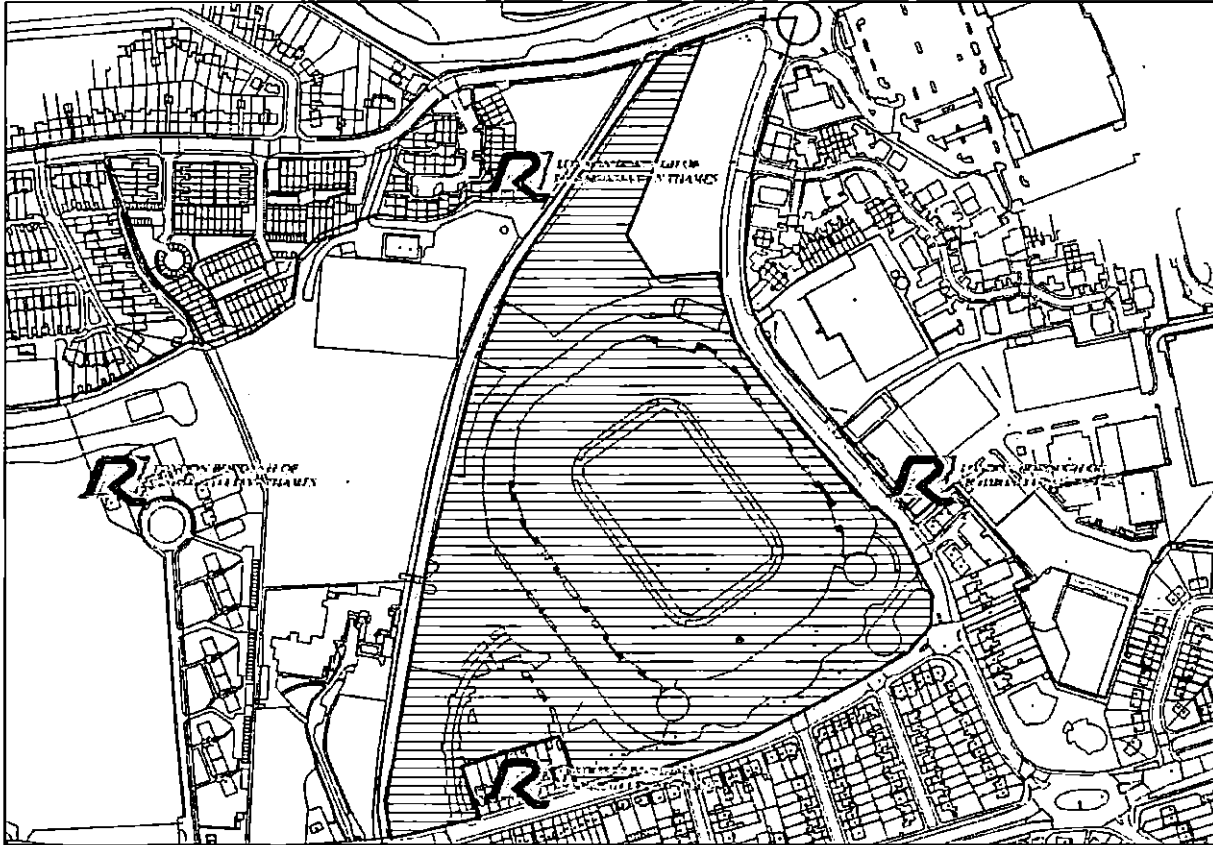
- U84795 - Composite informative
- U84796 - NPPF APPROVAL - Para. 186 and 187
- U84797 - The applicant is advised that whilst no exclusion for the rights to obtain CPZ parking permits has been agreed as part of this application, it should not be assumed that such would be forthcoming from the Council, in view of the need to limit parking congestion on nearby roads.

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13/4722/ADV  
 RFU TWICKENHAM STADIUM  
 200 WHITTON ROAD  
 TWICKENHAM

ST MARGARETS AND NORTH TWICKENHAM WARD  
 Contact Officer:  
 C Tankard

[http://www2.richmond.gov.uk/lbrplanning/Planning\\_CaseNo.aspx?strCASENO=13/4722/ADV](http://www2.richmond.gov.uk/lbrplanning/Planning_CaseNo.aspx?strCASENO=13/4722/ADV)



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**Proposal:** Various signage including 54No non-illuminated signs to external pillars (Advert 1), 5No. non-illuminated turnstile signs (Advert 2), 1No. high-level halo-illuminated 'Twickenham Stadium' sign to south east spiral (Advert 3), 1No. high-level non-illuminated 'South' sign to south west spiral (Advert 4) and 4No. non-illuminated lift shaft signs (Advert 5). White painted signage with red St George Crosses to south-west and south east spirals.

**Applicant:** Miss Stephanie Gray at Turnberry Planning on behalf of Rugby Football Union

**Development Plan Policies**

National Planning Policy Framework (NPPF)

LBRUT Core Strategy(2009): CP7

LBRUT Development Management Plan (2011): DM OS 2, DM DC 8

**SUMMARY OF APPLICATION**

The application seeks consent for various signage around and attached to the Stadium for a 5 year period. The sign's will comprise:

1. 54No non-illuminated signs to external pillars
2. 5No. non-illuminated turnstile signs

3. **4No lift shaft signs**
4. **1No. high-level halo-illuminated 'Twickenham Stadium' sign to south east spiral**
5. **1No. high-level non-illuminated 'South' sign to south west spiral**
6. **White painted signage with red St George Crosses to south-west and south east spirals**

The proposed adverts have been considered in the light of the Development Plan, comments from third parties (where relevant) and compliance with Supplementary Planning Guidance as appropriate. It has been concluded that there is not a demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding planning permission. The proposed high-level signage and painting of the two southern spirals is considered to offer enhancements to the appearance of the stadium when viewed from a distance while the scale of the red lettering and intensity and method (halo) of illumination is suitably restrained. Lower level signage to turnstiles is not intrusive whilst the lift shaft and pillar signs are seen against the backcloth of the stadium bowl and would not prove harmful to either highway safety or the amenity of residents or the area in general.

**RECOMMENDATION: APPROVE subject to conditions**

**Site, history and proposal:**

1. The application site, Twickenham Rugby Ground is bounded by the Duke of Northumberland River to the north and west, Whitton Road to the south and Rugby Road to the east. The application for advertising relates to the erection of signage on the south eastern corner spiral as well as on pillars surrounding Twickenham Stadium for a period of 5 years.
2. The application site, Twickenham Rugby Ground is bounded by the Duke of Northumberland River to the north and west, Whitton Road to the south and Rugby Road to the east. The western part of the site is designated as Metropolitan Open Land.
3. The history of signage applications at Twickenham Stadium is extensive, and only those recent or relevant are listed below:
  - 14/0220/ADV – permanent consent sought for various wayfinding and event advertisement signs on south-western spiral. Application refused for streetscape and traffic safety reasons on 03.03.2014.
  - 10/0037/ADV – 4 no. non-illuminated mesh banners fixed to stairwells for a period of 5 years. Granted on 03.03.2010.
  - 09/2101/ADV – Erection of a banner for 1 year period. Granted 01.10.2009.
  - 08/0685/ADV - 4 no. non-illuminated mesh banners fixed to stairwells for a period of 5 years. Granted on 16.04.2008.
4. The proposed application seeks consent for the following permanent signage:
  - **External Pillars - 54No.** Signage dimensions: 0.9m wide, 23m high. Colour: Red (Pantone ref 188c) to white face. Non-Illuminated. Graphics printed direct to panels cladding the concrete pillars. Pillars form fabric of the stadium on west, north and east elevations.
  - **Turnstiles – 5No.** Signage dimensions: 0.75m high and 12m wide situated on top of the turnstiles – centrally located. Colour: Red (Pantone ref 188/187c) to white face,

includes England rose logo. Non-Illuminated. Graphics printed direct to panels – base of panels are 3.5m above ground

- **South-east spiral** - Lettering Signage: 'Twickenham Stadium'. Signage dimensions: 1.0m high, 0.5m deep and 7.0m wide. Colour: Red (Pantone ref 187c) to white face. Halo-Illuminated. Lettering 20m above ground
- Concrete spiral to be painted white – base 14m above ground.
- Painted red St. George's Cross 16m above ground level – signage dimensions: 1m high x 7m wide. Colour: Red (Pantone ref 187c) to white face
- Vinyl branding above Virgin Active gym (now omitted)
- **South-west spiral** - Lettering Signage: 'South'. Signage dimensions: 1m high and 3.9m wide. Colour: Red (Pantone ref 187c) to white face. Non-Illuminated. Lettering 26m above ground
- Concrete spiral to be painted white – base 14m above ground.
- painted red St. George's Cross 23m above ground level – signage dimensions: 1m high x 7m wide. Colour: Red (Pantone ref 187c) to white face
- **Lift Shafts – 4No.** Signage: Banner height 32m and 5.8m wide. Lettering Signage North, East, South, West measuring 2.9m to 3.9m wide and 1.05m high Colour: Red (Pantone ref 188c) to white face, includes England rose logo. Non-Illuminated. Graphics printed direct to panels cladding the concrete lift shafts.

5. A period of consent for 5 years is sought.

#### **Letters of representation**

6. Four letters of objection have been received citing the following concerns:

- Painting pillars white will make the older section of the Stadium more prominent highlighting its ugliness.
- Virgin Active banner on third floor would significantly interrupt the architectural integrity of the whole building]
- Council should enforce against the large advertising above the rugby store and other poor quality vinyl posters which do not benefit from consent – together with the proposed signage they reduce the visual appeal of the building, mask its architectural details and pull the building forward thereby overpowering the low level residential houses opposite
- Signage is stark and garish – so much signage covering large areas of the building make the stadium appear as an immense sponsored display board
- If lit for evening matches the reflective light pollution will be excessive
- Detrimental to amenity value of road, in particular the proposals for the south west corner above the Virgin Active
- Too big, overpowering and intrusive;
- High level lettering of Twickenham Stadium is in a poor quality font
- White painted concrete at a high-level is difficult to maintain eg prone to water staining, should be buff
- Original consent for south stand was on the proviso that the stadium did not overpower the housing on the opposite side of the street and respected the street scene
- Could lead to wider general advertising on site;
- Signage should relate to the use of the site
- Out of character in residential area;
- Diminishes streetscene;

7. Hounslow Council has been consulted and has advised that it does not wish to comment.

**Amendments**

8. The following amendments have been sought and received.
  - Vinyl branding above Virgin Active Gym no longer proposed under this application
  - St George's Cross signs painted onto spirals instead of printed vinyl signage
  - Font style to high level lettering to 'Twickenham Stadium' changed to regular Apercu

**Reconsultations**

9. None considered necessary.

**Professional comments**

10. The main issues for consideration are whether the proposed signage would maintain the character and appearance of the host site and wider streetscene and have reasonable impacts on neighbouring residential amenity and highway safety.
11. Policy DM DC 8 (Advertising and hoardings) of the DMP states:

*The Council will exercise strict control over the design and siting of advertisement hoardings and other advertisements to ensure that the character of individual buildings and streets is not demonstrably harmed, having regard to the interests of amenity and public safety, including for disabled people, and highway safety.*

12. The policy is assessed within the report.

Amenity

13. Council's Urban Design Officer has been involved throughout the negotiations on the proposed advertisements and with the omission from this application of the 'Virgin Active' sign and the adjustments to the font, no objections are raised to the level of non-illuminated signage proposed in the context of the Stadium. Furthermore, the halo-illuminated 'Twickenham Stadium' sign at the top of the south-east drum is suitably scaled and lit and considered to offer enhancements to the appearance of the stadium from a distance while being respectful of its proximity to residential properties and the characteristic of the local street scene. The adverts are therefore considered compliant with Policy DM DC8.
14. The proposed signage facing the adjacent Metropolitan Open Land is restricted to low-level turnstile signage, 2 lift shaft signs and external column signs, all of which are non-illuminated. Against the backdrop of the existing stadium, these signs would have a low impact on the character of the land and views obtained from the MOL in adherence with policy DM OS 2.
15. Both the south western and south-eastern spirals are currently grey/concrete in colour which is considered recessive and muted in tone which helps to reduce the impact of the building's scale in this setting, and integrate the large site with the surrounding residential area. Nonetheless, the concrete is becoming stained and painting the top section of both spirals white with a painted drawing of the St George's Cross is considered acceptable within the large scale of the stadium structure. The painted area of the spiral and signage proposed is high above pavement level and recessed behind the South stands main building frontage and would not appear conspicuous or intrusive in many street views along Whitton and Rugby Roads. The red non-illuminated 'South' sign to the south-western spiral is also considered suitable in scale, design and colour.
16. The signage is not considered harmful to the character and appearance of the site, streetscene nor result in a degradation of the visual amenities afforded by residential properties along surrounding road contrary to Policy DM DC8 of the DMP.

Highway issues

17. Policy DM DC8 states that any advertising display must not have an adverse effect upon road traffic conditions, public safety or highway safety.
18. Council's Transport Planner has reviewed the application and initially raised concerns regarding the amount of advertising at the south-east corner near to the signal-controlled junction. This has now been omitted from this application.
19. The halo-illuminated 'Twickenham Stadium' sign is considered to be too small and positioned too high to be a significant driver distraction while the non-illuminated signage to the turnstiles, pillars and lift shafts are not strident or conspicuous enough to cause a highway safety concern.

I therefore recommend **APPROVAL** subject to the following conditions and informatives:

**Standard Conditions:**

- AH07 - Fixed lights
- U77431 - Restriction of candelas per m2~ #340#
- U77432 - Letters only showing illuminated
- DV44 - Approved drawings # O.S Extract, Drwg No: 11585 001 Rev A#; #19 March 2014# and 4No. A4 Sheets providing specification and illustrations of Advert 1. Twickenham Stadium - External Pillars, 3No. A4 Sheets providing specification and illustrations of Advert 2. Twickenham Stadium - Turnstiles, 3No. A4 Sheets providing specification and illustrations of Advert 3. Twickenham Stadium - South East Corner Stairwell Lit Signage, 2No. A4 Sheets providing specification and illustrations of Advert 4. Twickenham Stadium - Lift Shafts, 2No. A4 Sheets providing specification and illustrations of Advert 5. Twickenham Stadium - South Spiral Drum/Walkway#, #23 July 2014#

**Non-Standard Conditions:**

- NS01 - The advertisements hereby approved shall be for a period of 5 years and be removed and cleared from the site by 12 November 2019.  
REASON: To comply with the terms of the consent sought and to preserve the character and appearance of the site, adjacent street scenes and to safeguard the visual amenities of occupants of neighbouring residential properties and public safety on adjoining highways.

**Informatives:**

- U84921 - NPPF Approval

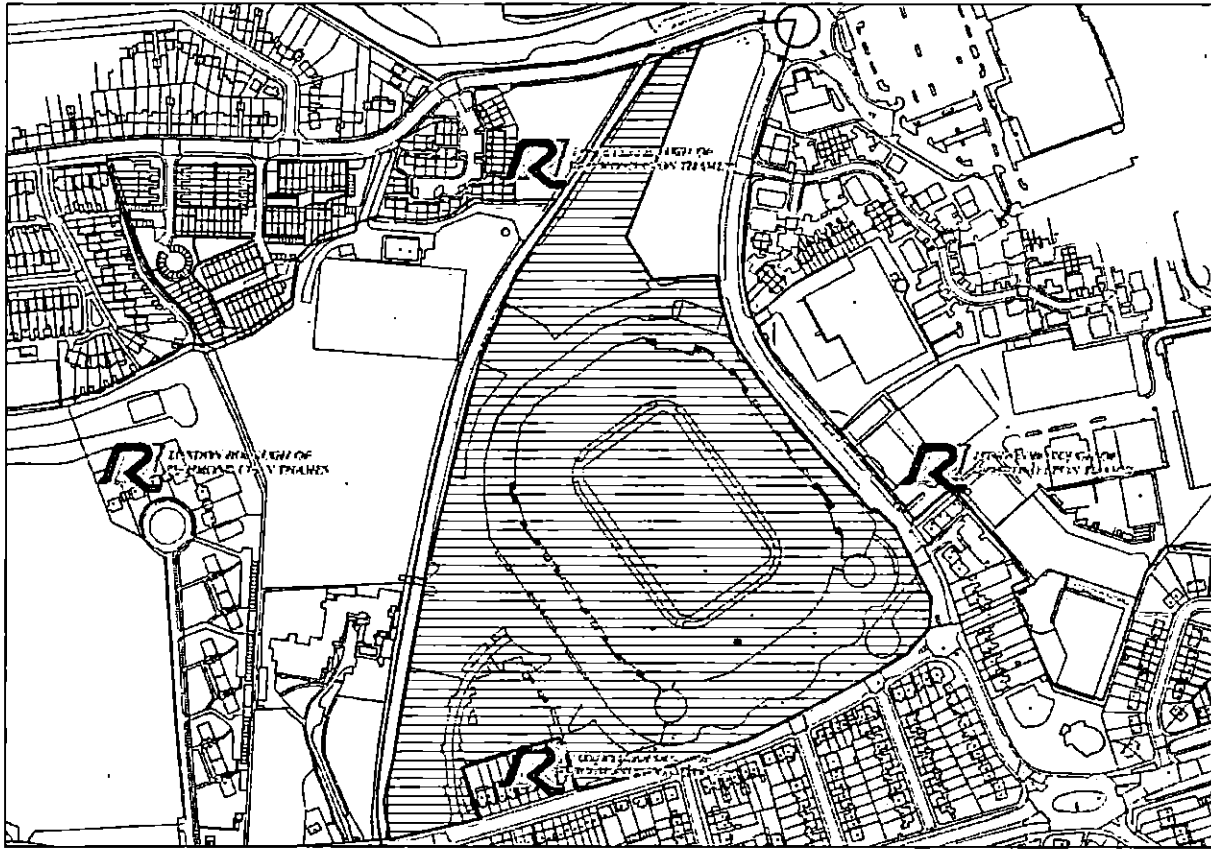


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14/1265/ADV  
 RFU TWICKENHAM STADIUM  
 200 WHITTON ROAD  
 TWICKENHAM

ST MARGARETS AND NORTH TWICKENHAM WARD  
 Contact Officer:  
 C Tankard

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**Proposal:** Temporary non-illuminated event signage for a period of 7 months comprising:  
 Sign 1: Vinyl graphic at south-east corner above Virgin Active (Advert 6)  
 Sign 2: Vinyl Wrap around south-west spiral drum/walkway to be installed for no more than 35 days per annum (Advert 7).

**Applicant:** Miss Stephanie Gray at Turnberry Planning on behalf of Rugby Football Union

**Development Plan Policies**

National Planning Policy Framework (NPPF)

LBRUT Core Strategy(2009): CP7

LBRUT Development Management Plan (2011): DM DC 8

14/1265/ADV

**SUMMARY OF APPLICATION**

The application seeks consent for the display of adverts for a 7 month period expiring 1<sup>st</sup> June 2015. The sign's location and style will be:

1. A vinyl graphic directly above Virgin Active: signage dimensions: 65.8m wide, 1.5m high. Colour: Red (Pantone ref 188c) with England Rose logo to white face. Non-illuminated. Font: Regular Apercu

2. A vinyl branding wrap around the lower south-west spiral drum: signage dimensions: 30m wide, 15m high. Colour: image will vary. Materials: PVC Mesh with eyebolts and tension wires. Non-illuminated. Base of sign 15m above ground

The timings for the vinyl wrap are further restricted to a set number of days per annum. As amended, the application proposed a wrap to be installed and removed for 2 rugby tournaments, the QBE Series and the 6 Nations, a combined time frame of approximately 35 day.

The proposed adverts have been considered in the light of the Development Plan, comments from third parties (where relevant) and compliance with Supplementary Planning Guidance as appropriate. It has been concluded that there is not a demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding planning permission. It is recognised that the proposal will have an impact upon both the amenity and highway safety when in situ however the terms of the consent will ensure that these impacts are limited to less than 10% of the year. The consent proposed is in effect a trial period during which the Council will be able to observe and assess the extent of the impacts and whether the arrangement approved needs to be more restrictive in terms of timings.

**RECOMMENDATION: APPROVE subject to conditions**

**Site, history and proposal:**

1. The application site, Twickenham Rugby Ground is bounded by the Duke of Northumberland River to the north and west, Whitton Road to the south and Rugby Road to the east. The western part of the site is designated as Metropolitan Open Land.
2. The history of signage applications at Twickenham Stadium is extensive, and only those recent or relevant are listed below:
  - 14/0220/ADV – permanent consent sought for various wayfinding and event advertisement signs on south-western spiral. Application was refused on 03.03.2014 for the following reason:

'The proposed advertising, by reason of its size, scale, siting and design, would constitute an overly dominant and visually intrusive advertisement harmful to the character and appearance of the application site, streetscene and surrounding residential environment, and would be harmful to the safety of pedestrians and drivers along this section of Whitton Road, contrary to Policy DM DC8 and DM DC5 of the Development Management Plan 2011.'

- 10/0037/ADV – 4 no. non-illuminated mesh banners fixed to stairwells for a period of 5 years. Granted on 03.03.2010.
- 09/2101/ADV – Erection of a banner for 1 year period. Granted 01.10.2009.
- 08/0685/ADV - 4 no. non-illuminated mesh banners fixed to stairwells for a period of 5 years. Granted on 16.04.2008.

3. The proposed application seeks consent for the following temporary signage only to be installed for certain events held at the Stadium:
  - Vinyl graphic directly above Virgin Active: signage dimensions: 65.8m wide, 1.5m high. Colour: Red (Pantone ref 188c) with England Rose logo to white face. Non-Illuminated. Font: Regular Apercu
  - Vinyl branding wrap around the lower south-west spiral drum: signage dimensions: 30m wide, 15m high. Colour: image will vary. Materials: PVC Mesh with eyebolts and tension wires. Non-illuminated. Base of sign 15m above ground
4. The consent sought is for a 7 month period expiring 1<sup>st</sup> June 2015. The timings for the vinyl wrap are further restricted to a set number of days per annum. As initially submitted, the application proposed a wrap to be installed and removed for each of 7 rugby tournaments and one concert, a combined time frame of approximately 3 months. This was later reduced to 43 days to comprise the QBE Series, 6 Nations and Marriott Sevens tournaments and the Barbarians game. This has finally been amended to 35 days.

### **Letters of representation**

5. Three letters of objection have been received citing the following concerns:
  - Temporary signs should be only allowed on exceptional events such as rugby world cup and not standard England fixtures
  - Allowing a 14 day window to put up and take down the signs, combined with the number of events, results in the possibility that the signage will be in place for one quarter of the year
  - The sign above the Virgin Active looks an incongruous bolt-on and makes the host building look ugly
  - Wrap on the south-west spiral drum is an enormous advertising sign. This could distract drivers outside of an infant/primary school and at a zebra crossing.
  - The advert displayed on the wrap should be controlled, many parents would be annoyed to see brewery sponsorships signs.
  - The new South Stand replaced a row of attractive Victorian House, their loss was permitted only because the negotiations for the new South Stand was designed to a high standard and built not to dominate the houses opposite. These signs undo this and bring forward the stadium to the point that it dominates the street scene.
  - Does the scheme comply with legal agreements/planning conditions attached to the South Stand
  - Council should ask for further information of the various signs, banners, marquees, tents that are put up on match days – conspicuous and unsightly jumble
  - Colour should be controlled, no primary colours, commercial/sponsorship logos, graphics should relate solely to rugby to prevent signage becoming like a normal billboard
  - Council is investing millions to uplifting parts of the borough, this application goes against that tide and makes one of the most significant buildings in the borough look more unsightly
  - Virgin Active signage previously refused and sets a precedent
  - Signage unnecessary, England games already fill the Stadium so no need for further promotion
6. No reply has been received from Hounslow Council.

### **Amendments**

7. The following amendments have been sought and received.

Vinyl wrap

- Tournaments when the wrap is installed has been reduced to the following 2 tournaments:
  - 6 Nations (10.5 days - wrap installed and removed after each home match)
  - QBE Series (24.5 days - in situ for full length of tournament)
- Number of days of display has been reduced to 35 occasions over a 12 month period
- Permission will be for a trial period for the 2015 rugby season ending 1<sup>st</sup> June 2015

**Reconsultations**

8. None necessary – amendments solely address timings

**Applicants Statement**

9. RFU has been through a comprehensive branding exercise which has included investigating external and internal branding opportunities at Twickenham Stadium. This process has led to the submission of both advertisement consent applications which are now under consideration by the Council.
10. The rationale behind the application for the South West Spiral PVC mesh is to continue the recent enhancement work on the stadium with the objective of creating a richer and more engaging fan experience on game days. The RFU has invested a lot of time and resource in upgrading the stadium and bringing to life more of the England Rugby brand personality and values.
11. These works have included infrastructure upgrades, rebranding of high footfall areas, experiential activities on the concourse, as well as pre and post-game entertainment inside the bowl.
12. The South West Spiral offers the RFU an opportunity to enhance the look of an otherwise tired section of the stadium that is in a prominent area facing into the West Car Park. It is proposed to use this space during events at the stadium as a prominent advertisement space primarily for England Rugby/specific rugby event creative.
13. In respect of the sign above Virgin Active, this position and visual is designed to link with Advert 3 - south east spiral (which reads 'Twickenham Stadium') in the permanent submission. This south east corner position is one of the first views of the Stadium from the south approach and when both signs are read together they provide a comprehensive and linked message 'Twickenham Stadium....The Home of England Rugby'.
14. The sign above Virgin Active is white in colour with modest red text which is considered to respond to the white elevations of the south stand without being overbearing in its setting.
15. The advertisement potential of the location above Virgin Active will be further reviewed and developed in due course by RFU. On this basis advertisement consent in this location is sought until June 2015.

**Professional comments**

16. The main issues for consideration are whether the proposed signage would maintain the character and appearance of the host site and wider streetscene and have reasonable impacts on neighbouring residential amenity and highway safety.
17. Policy DM DC 8 (Advertising and hoardings) of the DMP states:

*The Council will exercise strict control over the design and siting of advertisement hoardings and other advertisements to ensure that the character of individual buildings and streets is not demonstrably harmed, having regard to the interests of amenity and public safety, including for disabled people, and highway safety.*

18. The policy is assessed within the report.

Design and amenity

19. Council's Urban Design Officer raised initial objections to the vinyl wrap to the south-west spiral which is contrary to Policy DM DC8. The proposed location of the signage is near to Metropolitan Open Land. The lower half of the south western spiral is currently grey/concrete in colour which is considered to be recessive and of a muted tone which helps to reduce the impact of the building's scale in this setting, and integrates the large site with the surrounding residential area. Despite the large scale of the stadium structure, and the area of the wrap displaying primarily into the Stadium car park, the proposed wrap is visually prominent from Whitton Road. As recognised in the applicant's statement the wrap is designed to invigorate the match day experience and will change the appearance of the stadium and impact on the street scene and amenity of neighbours. As originally intended, the wrap was due to be in place for a significant time each year which was considered out-of-keeping with the character of the area during times when the activities at the RFU Stadium are not lending the area its more commercial and festive atmosphere. The reduction in times per year when the signage is now proposed to be in situ now corresponds with only 2 England rugby tournaments per annum which is considered to strike an acceptable balance between protecting the residential character of the area, ensuring the south-west spiral remains a recessive feature in the Whitton Road street scene for the majority of the year whilst recognising the changing context of this area during the 2 international rugby tournaments. The application is also for a limited period of 7 months preventing long-term harms and reserving the Council's position on a future permanent consent. This approach also offers the Council, local residents and the RFU an opportunity to gauge the true impact of the signage when in place on the visual amenity of residential properties along Whitton Road, the street scene, MOL and the RFU Stadium itself.
20. The proposed vinyl signage above the Virgin Active addresses both the Rugby Road and Whitton Road street scenes and now that a more appropriate font is being used, this graphic is considered to be suitable to this more commercial and trafficked location.
21. Members should note that the content of the vinyl wrap will vary from tournament to tournament. The advert consent sought is for the use of the lower half of the south-west spiral as a site for the display of advertisements and whilst the number, siting, size and illumination of the advert is specified, during the period of the grant the advert content itself can change without recourse to the Council each time. In view of the limited timings when the south-west spiral can be used to display the wrap, a change to the content between tournaments is considered acceptable but should an amenity issue arise for one of the designs, this issue, the scale of the wrap or even the principle of this particular site being used for the display of advertisements will need to be revisited.
22. Residents have raised concerns regarding the likely content of the signage. In response the RFU have noted that it is the responsibility of the Advertising Standards Authority (ASA) for regulating the content of advertisements and it is the ASA who respond to concerns from members of the public and industry about advertisements that may be misleading, harmful or offensive.

Highway issues

23. Policy DM DC8 states that any advertising display must not have an adverse effect upon road traffic conditions, public safety or highway safety.
24. The wrap will be in situ for less than 10% of the year and the applicant's note that on match days, Whitton Road is closed minimising public safety impacts at those times. Nonetheless, the Council's Transport Planner has reviewed the application and considers that the signs, in particular the large scale wrap, could be a distraction to drivers affecting in a prejudicial manner conditions of highway safety. The temporary consent will again allow the extent of this harm to be judged in situ to determine if it is indeed unreasonable should the applicants re-apply for consent for the 2015/16 rugby season.

I therefore recommend **APPROVAL** subject to the following conditions and informatives:

**Standard Conditions:**

- DV44 - Approved drawings #O.S Extract and 11585 001 Rev A#, #31 March 2014# and #2No. A3 Sheets of Advert 6 (South-East Corner, Vinyl Branding Above Virgin Active) and 5No. A3 Sheets of Advert 7 (South Spiral Drum)#, #23 July 2014#,

**Non-Standard Conditions:**

- NS01 - The display of advertisements (Adverts 6 and 7) hereby approved shall be for a temporary period of 7 months and be removed and cleared from the site by 1st June 2015.  
REASON: To preserve the character and appearance of the site and the adjacent street scenes and to safeguard the visual amenities of occupants of neighbouring residential properties and public safety on adjoining highways and allow the Local Planning Authority to monitor impacts over a trial period .
- NS02 - The display of advertisements on the south-west spiral (Advert 7) hereby approved shall take place on no more than 35 days per annum.  
REASON: To preserve the character and appearance of the site and the adjacent street scenes and to safeguard the visual amenities of occupants of neighbouring residential properties and public safety on adjoining highways.
- NS03 - The rigging and derigging of Advert 7 shall be included within the 35 days referenced in condition NSO2. Rigging shall take place no more than 2 days before an event and derigging shall occur the morning after said event unless otherwise agreed in writing by the local planning authority.  
REASON: To preserve the character and appearance of the site and the adjacent street scenes and to safeguard the visual amenities of occupants of neighbouring residential properties and public safety on adjoining highways.

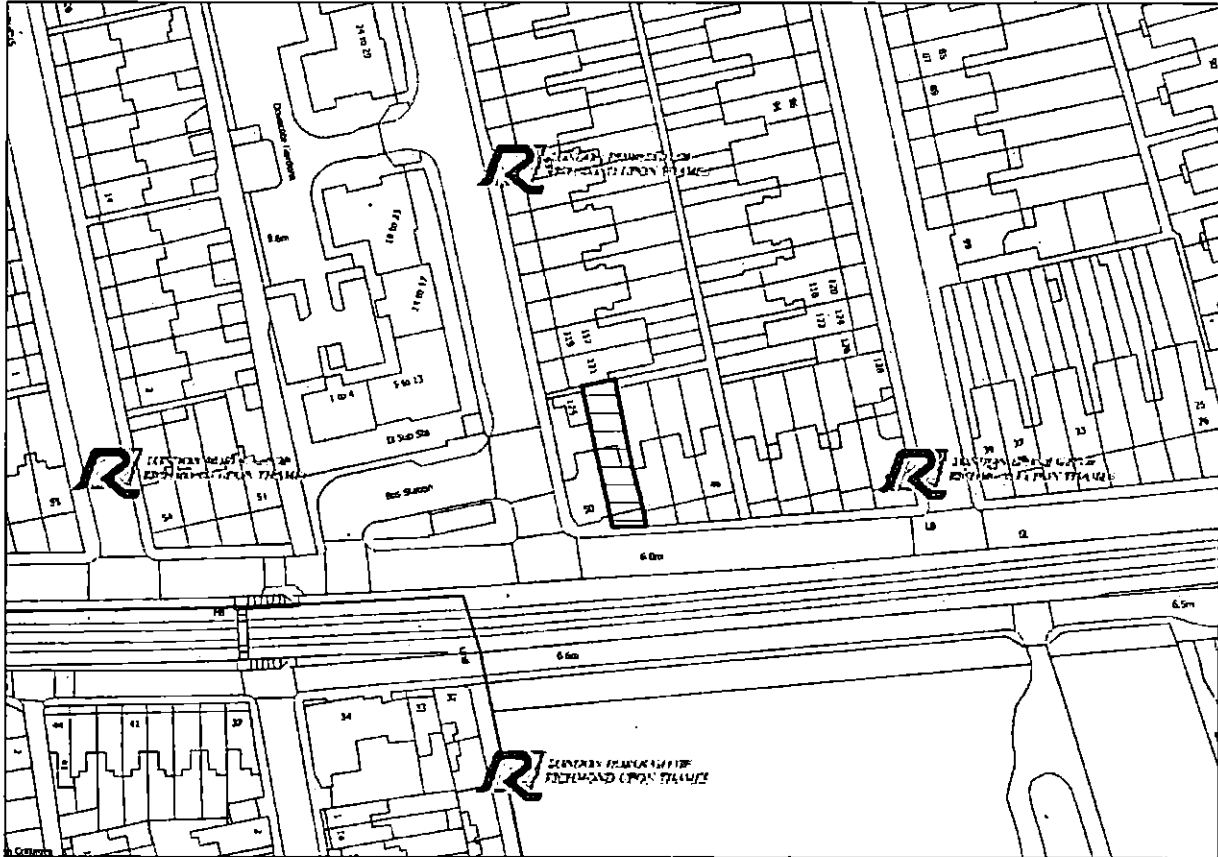
**Informatives:**

NPPF Informative - approval

14/3591/VRC  
49 NORTH WORPLE WAY  
MORTLAKE

MORTLAKE AND BARNES COMMON WARD  
CONTACT OFFICER: A LIU

[http://www2.richmond.gov.uk/PlanData2/Planning\\_CaseNo.aspx?strCASENO=14/3591/VRC](http://www2.richmond.gov.uk/PlanData2/Planning_CaseNo.aspx?strCASENO=14/3591/VRC)



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LA 100019441[2014] - Do not scale

**Proposal:** Variation of condition U71315 (Decision Drawing) of planning permission 14/0997/HOT to account for an increase in wall height.

**Applicant:** Mr V. Thompson on behalf of Mr H. Peirse

**Development Plan Policies:**

National Planning Policy Framework (NPPF)

Core Strategy (2009)

CP 7 (Maintaining and Improving the Local Environment)

Development Management Plan (2011)

DM SD 6 (Flood Risk), DM DC 1 (Design Quality), DM DC 5 (Neighbourliness, Sunlighting and Daylighting)

Supplementary Planning Guidance (adopted 2002) - 'House Extensions and External Alterations'

**Present Use:** Residential



**SUMMARY OF APPLICATION:**

The applicant seeks permission for the variation of condition U71315 (Decision Drawing) of planning permission 14/0997/HOT. The alterations are not considered to be detrimental to the character and appearance of the host building, terrace to which it belongs, and wider area or cause unreasonable loss of neighbouring amenity. The development does not prejudice the aims and objectives of the National Planning Policy Framework and the development plan, including policy CP7 of the Core Strategy (adopted 2009), policies DM DC 1 and DM DC 5 of the Development Management Plan (adopted 2011) and Supplementary Planning Guidance (adopted 2002) 'House Extensions and External Alterations'

**RECOMMENDATION: PERMISSION**

**Site**

1. The site comprises of a 2-storey, terraced dwelling. The property is not designated as a Listed Building, a Building of Townscape Merit (BTM) or located within a conservation area. The land is, however, located within Flood Zone 2.

**Relevant Planning History**

2. 14/0997/HOT - single storey side to rear extension granted on 20 May 2014.

**Public and Other Representations**

3. Objections have been received. In summary:
  - Inconsistent plans and proposed materials
  - Failure to connect positively with surrounds in form and scale
  - Visual intrusion and overshadowing

**Revised Plans**

4. Revised plans were received which corrected inconsistencies and clarified materials. For clarity, the plans under consideration are A103 Rev B received by the Council on 25 August 2014 and A104 Rev B received on the 23 October 2014.

**Planning Assessment**

5. The applicant seeks a variation on condition U71315 (decision Drawings) to increase the height of the extension from 2.2m to 2.4m at the eaves.
6. The main issues for consideration relate to design, impact on neighbouring amenity and flood risk.

**Design and Appearance**

7. The NPPF advises that the Government attaches great importance to the design of the built environment stating that developments should be visually attractive as a result of good architecture. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
8. These aims and objectives are carried through in Policies CP7 of the Core Strategy and DM DC1 of the Development Management Plan which seeks to ensure that new

development is of high architectural quality and respects local character in terms of form, layout, scale, massing, frontages, detailing and materials.

9. Guidance in the Council's SPG on House Extensions and External Alterations is also relevant as it provides greater details on policies within the Local Development Framework to support decisions on planning applications. This document states that the overall shape, size and position of extensions should not dominate the existing house and should harmonise with the original appearance of the dwelling.
10. Although there are modest changes to the approved dimensions, the visual bulk of the revised proposal is still considered to be of a scale, height, massing and form that are proportionate and subordinate to the host dwelling so that the original lines of the house and terrace can still be appreciated. Approximately 50sqm of amenity space would remain to the rear, so it would not be cramped within the plot and thus appropriate for the site. Proposed materials would match the existing and proposed fenestration is considered to be suitably positioned and proportioned. The proposal would not be visible from North Worple Way and would therefore have no significant impact on the streetscape.
11. For these reasons the design and appearance is considered to be acceptable and would be consistent with the aims and objectives of the NPPF, local plan policies CP7 and DM DC1, and SPG: House Extensions and External Alterations.

#### Neighbouring Amenity

12. Policy DM DC5 states that the Council will seek to protect adjoining properties from unreasonable loss of privacy, pollution, visual intrusion, noise and disturbance, and loss of light.
13. The Council's SPG: House Extensions and External Alterations states that the effect of a single storey extension on daylight and sunlight is usually acceptable if the projection is no further than 3 metres for terraced houses. For the same reasons this is also considered to mitigate visual intrusion to a reasonable level.
14. In this case, the proposed rear extension would project approximately 1.8 metres along the boundary shared with 125 Avondale Road and 50 North Worple Way to the west. The rear extension therefore complies with the SPG, and due to this limited depth it is not considered to result in undue loss of light to or visual intrusion when viewed from habitable rooms or garden despite the increase in height.
15. In relation to the neighbouring to the east, 48 Worple Way, this property has received confirmation that prior approval is not required for a single storey side infill extension (14/0299/PDE) and at the time of the site visit it appears to have been substantially built. In this context, the proposal would only extend approximately 1.8m past the rear elevation. Due to this limited depth it is not considered to result in undue visual intrusion or loss of light to habitable rooms or garden despite the increase in height.
16. No flank windows have been proposed and so there are no privacy concerns. The roof lights on the side roof slope are not considered to result in unreasonable overlooking due to their angle and height.
17. The extension will provide accommodation incidental to the use of a single family dwelling house and so there are no concerns over pollution or noise and disturbance.
18. It is therefore considered that the proposal meets the aims and objectives of policy DM DC5.

Flood Risk

19. The applicant has indicated that the extension will be set no lower than existing levels and flood proofing will be incorporated where appropriate. As such, the proposal is not considered to conflict with DM SD6.

**Conclusion**

It is considered that the proposal will not cause any material harm to the character of the host, the surrounding locality or neighbouring residential amenity. It would not significantly increase flood risk. Therefore, the proposal is considered to meet the aims and objectives of Policies CP 7, DM DC 1, DM DC 5 and DM SD6, and advice given in the Council's SPG on House Extensions and External Alterations.

**Recommendation:** It is therefore recommended that **PERMISSION** be granted, subject to the following conditions and informatives.

**Conditions**

U77424 - Approved plans

The development hereby permitted shall not be carried out other than wholly in accordance with drawings ref: A103 Rev B received by the Council on 25 August 2014 and A104 Rev B received on the 23 October 2014.

REASON: To accord with the terms of the application, for the avoidance of doubt and in the interests of proper planning.

U77423 - 3 years from original consent

U77425 - Materials

**Informatives**

U84910 - Composite Informative

U84909 - NPPF APPROVAL - Para. 186 and 187

14/3664/HOT  
66 GERARD ROAD  
BARNES

BARNES WARD  
Contact Officer:  
S Walker

[http://www2.richmond.gov.uk/PlanData2/Planning\\_CaseNo.aspx?strCASENO=14/3664/HOT](http://www2.richmond.gov.uk/PlanData2/Planning_CaseNo.aspx?strCASENO=14/3664/HOT)



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**Proposal:**

Demolition of existing single storey rear extension and construction of single storey side to rear extension.

**Applicant:**

Mr Jeremy Rudge

**Application received:**

28 August 2014

**Main Development plan policies:**

Core Strategy (adopted 2009): Policy CP7;

Development Management Plan (adopted 2011): Policies DMDC1, DMSD6 and DMDC5;

Supplementary Planning Guidance: 'House extensions and external alterations' (adopted 2002).

**Present use:**

Single dwellinghouse

**Summary of application:**

The proposed side/rear extension is considered to be acceptable in design terms and would not unreasonably harm the amenities of neighbouring residential occupiers or unacceptably increase flood risk in the locality. The proposed development is consistent with policy CP7 of the Core Strategy, policies DMDC1, DMSD6 and DMDC5 of the Development Management Plan and the 'Design Guidelines for House Extensions and External Alterations' SPG.

**Recommendation: PERMISSION**

**Site description and relevant planning history:**

1. Two-storey semi-detached property located on southern side of Gerard Road, close to junction with Charlotte Road. Similar properties located in surrounding area. The property is located within flood zones 2, 3 and 3a but not subject to any other relevant designations.
2. A Certificate of Lawfulness was issued on 15/03/2006 for a rear dormer roof extension (06/0159/PS192).
3. A Certificate of Lawfulness was issued on 15/09/2014 for a loft extension with new rear mansard/dormer, ground floor rear side extension, ground floor rear extension, new roof windows to front elevation and replacement timber and render cladding with render (14/3061/PS192).
4. Planning permission was refused on 24/10/2014 for replacement of the existing single storey side extension with a two storey side extension (14/3667/HOT). That application was refused for the following reason:
  - The proposed side extension, by reason of its excessive width, height, inappropriate design and location, would harm the rhythm and character of the streetscene. As such, the proposal would be detrimental to the character and appearance of the surrounding area, contrary to the aims and objectives of the National Planning Policy Framework, and the development plan, including policy CP7 of the Core Strategy (2009), policy DMDC1 of the Development Management Plan (2011) and the 'Design Guidelines for House Extensions and External Alterations' Supplementary Planning Guidance (2002).

**Public and other representations:**

5. Several objections have been received. In summary, issues raised include:
  - Design and appearance of the resulting property will be out of keeping and bland.
  - Proposal would be visually intrusive, detrimental to privacy and would detrimental to the reasonable enjoyment of the neighbouring property.
  - Loss of light/resulting overshadowing.
  - Density of the proposed development too large for the site in question.
  - Substantial encroachment into the rear garden of the property as a result of the proposed development.
  - Cumulative impact of the resulting bulk proposed within this application and 14/3061/PS192.

6. Concerns have also been raised regarding the Council's assessment of lawful development certificate application ref: 14/3061/PS192. This is not material to the Council's assessment of this application.

**Professional comment:**

7. The National Planning Policy Statement confirms the presumption in favour of sustainable development but reiterates that applications must be determined in accordance with the development plan unless material considerations dictate otherwise. It particularly stresses the importance of design in the consideration of development proposals.
8. The main issues in this case are the design of the extension, its impact on neighbouring properties and flood risk.

Design

9. The main thrust of the Council's design policies contained in the Core Strategy (CP 7) and the Development Management Plan (DM DC 1) is that areas of high quality should be protected from inappropriate development and that new development, including residential extensions, is of a high standard of design and compatible with the established character of an area.
10. The Council's adopted SPG: 'House Extensions and External Alterations', requires extensions to be subservient to the host building and compatible with its design and scale.
11. It is appreciated that extensions are in place at the property but given the modest overall height and depth proposed and the extensions location to the rear of the property, it would constitute a subservient form of development when viewed in relation to the existing dwelling and when considered in conjunction with these existing extensions. It would not propose unacceptable or excessive mass or bulk. Its location to the rear of the property would also screen it from public view.
12. The proposal would therefore be in accordance with policy CP7 of the Core Strategy (2009), policy DMDC1 of the Development Management Plan (2011) and the 'Design Guidelines for House Extensions and External Alterations' SPG (2002).

Residential amenity

13. The extension would not unreasonably impact upon the privacy of adjoining occupiers. No side facing windows are proposed along the side elevations of the extension facing onto either neighbouring garden. Furthermore, rear facing doors are orientated toward the rear garden of the property and are largely screened by existing fencing whilst the rooflights proposed are orientated skywards. As such, these aspects of the development would not result in unreasonable loss of privacy through overlooking.
14. The daylight/sunlight offered to neighbouring properties would not be unreasonably affected by the proposal. The 'Design Guidelines for House Extensions and External Alterations' SPG (2002) advises that a depth/projection of up to 3.5m from a neighbouring wall (in a semi-detached setting) is usually acceptable with regard to daylight/sunlight. The proposed extension would project within 3.5m of the furthest neighbouring rear wall at no. 64 owing the existence of an extension at that property. With regard to no. 68, the proposed extension would project at an overall depth of around 4.3m beyond the closest neighbouring rear wall (at a height of 3m at the boundary). However, only the first 2.3m of the proposed extension would be set along the boundary with no. 68, with the remaining 2m inset approximately 1.2m in from the

boundary. The overall projection would be in excess of SPG guidance. However, the extension would be BRE compliant, passing a vertical 45 degree assessment.

15. It is considered that an acceptable outlook would be offered to neighbouring properties as a result of the extension. The scale of the extension at both boundaries (i.e. that with no. 64 and that with no.68) is considered not to be over-excessive and effort has been made to reduce the visual impact of the extension alongside the boundary with no. 68 by stepping-in part of the proposed extension from the boundary. It is acknowledged that relatively large gardens exist at the subject and neighbouring properties and the neighbouring property at no. 68 is set back from the boundary. The proposal would also have a modest projection along the boundary with no. 64 of 2 metres. Given the above, the proposal would not result in unreasonable visual intrusion for the occupiers of neighbouring properties.
16. Given the above, the proposal would be in accordance with policy DMDC5 of the Development Management Plan (2011) and the 'Design Guidelines for House Extensions and External Alterations' SPG (2002).

Flood risk

17. The application property is located within Flood Zones 2, 3 and 3a, an area identified as being at high risk of flooding by the Environment Agency.
18. The applicant has submitted a Flood Risk Assessment for the scheme, which is considered to be acceptable for the scale of development proposed and which demonstrates that flood risk has been considered at the design stage of the proposal, with floor levels within the proposed development to be set no lower than the existing levels abutting the extension.
19. As such the proposal is considered to comply with policy DM SD 6 of the Development Management Plan.

**Conclusion:**

The proposed side/rear extension is considered to be acceptable in design terms and would not harm the amenities of neighbouring residential occupiers or unacceptably increase flood risk in the locality. The proposed development is consistent with policy CP7 of the Core Strategy, policies DMDC1, DMSD6 and DMDC1 of the Development Management Plan and the 'Design Guidelines for House Extensions and External Alterations' SPG.

I therefore recommended that **PERMISSION** be granted, subject to the following conditions and informatives:

**Standard conditions:**

U77418 - Development begun within 3 years

U77419 - Approved drawings

The development hereby permitted shall not be carried out other than wholly in accordance with Drawing Nos. GR-LO, GR-B-EE, GR-BO-BL, GR-B-BE, GR-BO-LE, GR-F-BL, GR-F-LE, GR-GR-BL, GR-GR-LE, GR-L-BL, GR-S-BE, GR-S-EE and GR-L-LE received 28/08/2014.

REASON: To ensure a satisfactory development as indicated on the drawings.

U77420 - Materials to match existing

No new external finishes (including fenestration), including works of making good, shall be carried out other than in materials to match the existing, unless otherwise indicated on approved drawings or within submitted application form.

REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

**Standard informatives:**

U84903 - Composite informative

U84904 - NPPF approval

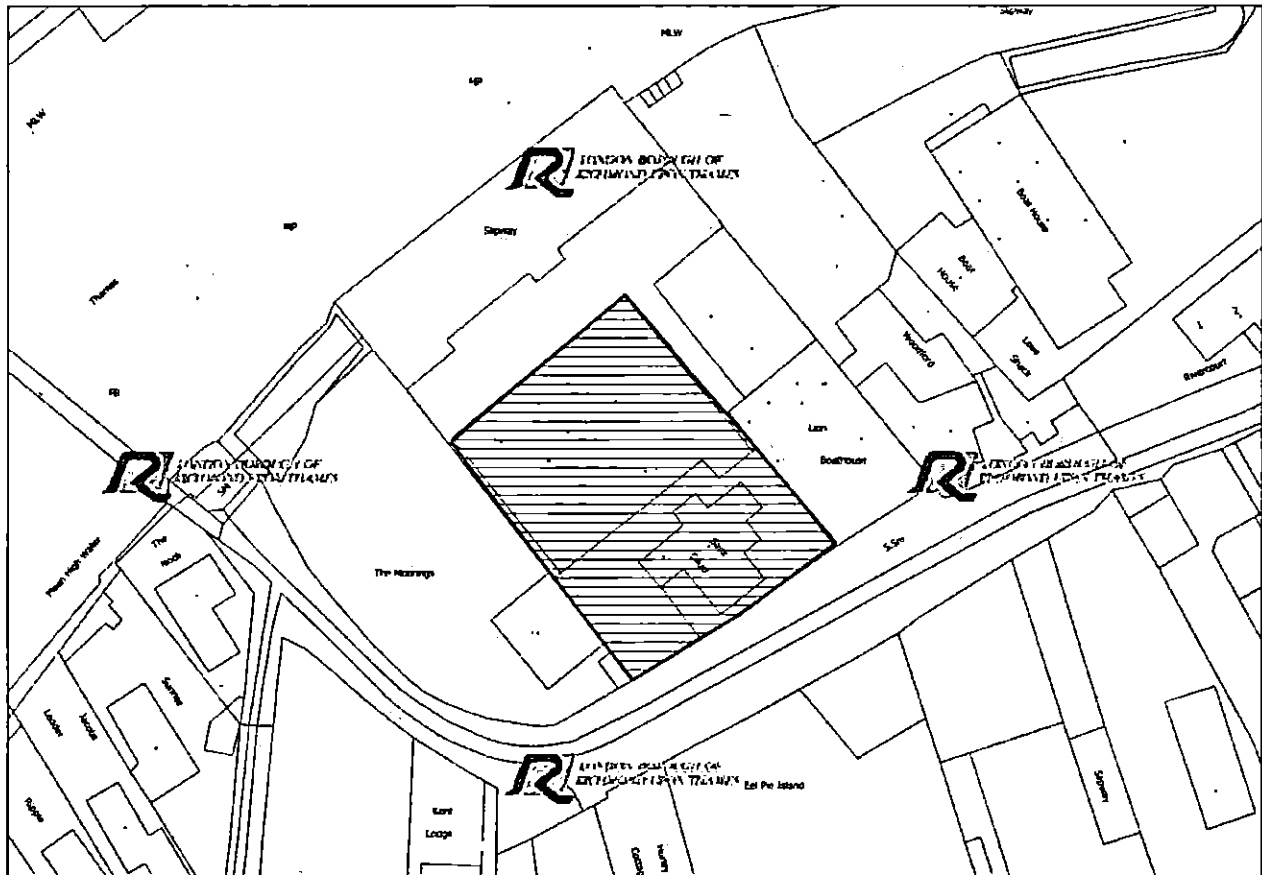


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10/1095/DD09  
 SYD'S QUAY & SANS SOUCI (bungalow)  
 EEL PIE ISLAND  
 TWICKENHAM

TWICKENHAM RIVERSIDE WARD  
 Contact Officer:  
 A Wilson

[http://www2.richmond.gov.uk/PlanData2/Planning\\_CaseNo.aspx?strCASENO=10/1095/DD09](http://www2.richmond.gov.uk/PlanData2/Planning_CaseNo.aspx?strCASENO=10/1095/DD09)



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**Proposal:** Details pursuant to conditions DV28 (external lighting) of planning permission 10/1095/FUL

**Applicant:** Mrs V Scott for Platonic Partnership

**Application received:** 17 January 2014

**Main Development plan policies:**

Development Management Plan - DM OS2, DM OS5, DMOS9, DM OS11, DM HD1, DM DC 5.

**SUMMARY OF APPLICATION**

The application is to discharge external lighting details pursuant to the approved application for a mixed use building and separate residential building on Eel Pie Island. The lighting being applied for is, with the exception of 6 security lights on the sides of buildings, embedded at ground, or close to ground level. These are considered to be sufficiently muted and low key so as not to adversely affect the semi-rural character of the island or the conservation area and Thames Policy Area. The security lights are considered acceptable for that purpose, if only activated intermittently.

The high level 'blue' lighting, also *in situ*, are not being applied for under this reference. Officers intend to take enforcement action for their removal or to establish the Council's position through a separate application.

**RECOMMENDATION: PERMISSION**

**Site and history**

1. This refers to an approved scheme (10/1095/FUL) for demolition of the existing buildings and erection of a 2-storey building to replace Syds Quay comprising 4 no. B1 use class units and 3 no. 1-bedroom flats, one studio and a 2-bedroom dwelling to replace Sans Souci. It is located within the Twickenham Riverside Conservation Area, the Thames Policy Area, and a site with past industrial land use. Furthermore, it lies adjacent to designated metropolitan open land and is opposite the Twickenham town centre.
2. Conditions covering tree protection, (LT03, LT13, LT14, LT15), solar panels (U41649), slipway (U434697), boundary fencing (DV02A), construction method statement (U41654), soft landscaping (LT08), ecological enhancement (U41647), ecological watching brief (U42886), noise mitigation (U41648), contaminated sites(DV29E), BREEAM (DV46), Sustainable Homes (DV44), (BD05) materials, DV18a (refuse), specified scale detail(BD04), cycle parking(PK06A), flood plan (U41650) have all been approved.

Proposal

3. This is a submission to discharge a condition requiring details of external illumination (DV28).
4. The condition is worded: *Any external illumination of the premises shall not be carried out except in accordance with details giving the method and intensity of any such external illumination which shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any part of the buildings. REASON: To protect/safeguard the amenities of the locality.*
5. The proposal is retrospective as the lights applied for are already *in situ*. However, this application for the discharge of the lighting details is not for all of the external lights currently installed, as it excludes the blue lighting sited under the eaves of the 3 gables on the mixed office/residential building facing the river, and under the eaves of the separate residential building. These are known to be contentious on amenity grounds, and following enforcement action by the Council, the owner has switched them off, with officers accepting this position for the time being.
6. The current submission therefore covers all other external lighting details, namely the retention of ground level lighting in the decking facing the slipway in front of the mixed

use building, along the pathways around the separate dwelling, and between the 2 new buildings and the grass areas either side of the separate dwelling.

**Public Consultation :**

7. Objection letters have been received by one resident on Eel Pie Island due to;
- excessive illumination, estimated as 90 x high intensity blue LED lights out of character with the island;
  - lighting not restricted to office hours only;
  - would attract extra visitors to island;
  - in breach of planning condition , i.e. it has not been discharged;
  - harmful to bats;
  - plan and lighting specifications misleading;
  - the walkover lighting (A) designed to illuminate building, rather than the path ;

**Amendments:**

8. Revised lighting plan received showing 4 types of lights.
- A) a series of 3 watt recessed walkover lights at ground level, with amber filters, with adjustable beam upwards to a maximum of 45 degree angle;
  - B) a series of 1 watt marker lights with aluminium cowels so as to direct light horizontally, also at ground level.
  - C) 6 x 1 watt security lights downward facing wall lights, only activated by movement
  - D) a series of 7.1 watt driveover lights embedded in the pathway, upward facing with amber filters.

These are sited as follows.

- A) The walkover lights A are positioned close to the front and rear edges of the main mixed use building, and close to the front and side (north-east facing) of the separate dwelling. All are close to ground level with beams adjusted upwards towards the buildings at a maximum of 45 degree.
- B) The marker lights are along the front edge of the decking adjacent to the slipway, bordering the boundary fence at the front of the dwelling, bordering the garden and the grass area in front of the office.
- C) The security lights are mounted on the walls of the separate dwelling adjacent to the pathway leading to the site entrance and between the 2 buildings, as well as adjacent to the front and rear doors serving the single storey part of the mixed use building.
- D) The driveover lighting is embedded in the pathway entrance leading from the site entrance to the main building

9. The 'blue lighting' under the eaves facing the river does not form part of this submission.

**Re-consultations:**

10. 17 further objection letters have been received due to;
- lighting overly commercial and detrimental to the 'rural' character of the island, riverside and conservation area
  - detrimental to wildlife;
  - contrary to Thames Landscape Strategy which was not consulted;
  - encouraging fruitless visits to the island for entertainment;
  - light pollution in gardens areas and front rooms of The Moorings

with 12 of these letters endorsing the following objections in a circular letter;

- use of 'blue' LED lighting;

- lack of amber filters on lighting currently installed;
  - light pollution to adjacent property and glow appearing on adjacent buildings,
  - unnecessary amount of lighting for safety;
  - inaccurate description of lighting;
  - not accepting that security lights only triggered by movement;
  - the presence of blue LED lights under gable eaves to the front and rear excessive and detrimental to character of the island. **Officer Note: The blue LED lights referred to are not being applied for under this application.**
11. One letter of support from island residents considers that the lights enhance the appearance of the property.

**Further Amendment:**

12. A section has been provided through the lighting installed on the riverside decking (the 'walkover' lights), indicating that adjustable beam would be angled back to the lower part of the building facade.

**Professional comments:**

Local Character

16. The lighting being applied for is considered sufficiently muted and low key so as not to have a detrimental impact on the character and appearance of the riverside, the island and the Twickenham Riverside Conservation Area. With the exception of the security lights, which are not on permanently, the lighting is embedded at ground or just above ground level. The 'walkover' lights can be controlled so as not view at an angle of no more than 45 degree upwards, and the 'marker' lights have cowlings preventing upward beams. These features enable beams to be controlled so as not to light up the night sky. The 'driveover' lights, are purely directional to assist pedestrians accessing the entrances from the public footway, and with amber filters, as proposed, will not emit any excess illumination.
17. The security lighting is accepted as necessary for safety and security, and on the basis that it is not on permanently.
18. Officers favour white, rather than blue lighting, as being less 'commercial' in appearance, and consider this should be controlled by planning condition.
19. Although, the proposal is retrospective and is largely *in situ* as described above: where any details, such as the absence of amber filters or where 'blue', as opposed to white bulbs, have been installed, conditions will specify the details hereby approved.

Light pollution of properties

20. The closest residential property to the site, which is the Moorings bungalow, to the south-west, has no side windows, and there would be no direct light beams to any of its front or rear windows. Other residential properties are set well back to the south of the public footpath and there are no light beams facing any of these properties. The scheme is therefore not harmful in terms of DM DC5.

Wildlife

21. The Council's ecology officer has examined the proposals, and is satisfied that with the restrictions to upward light beams on the amended plans, that there would be no significant detriment to the livelihood of bats.

Unauthorised Lighting

22. Whilst a significant number of objection letters have been written, a large number refer to the high level blue LED lighting on the front and rear gables, which is not being applied for as part of this submission. These are unauthorised, and the Council will either take enforcement action for their removal, or will require that planning permission for their retention is applied for.

**Conclusion and Recommendation**

23. Whilst the lighting could not be considered as floodlighting, the proposal can still be assessed against policy DM OS9, which considers impact of lighting on character, biodiversity and amenity. There are not considered to be grounds for refusal against those criteria. Neither could it be considered detrimental to the conservation area, Thames Policy Area or adjacent MOL.

I therefore recommend that the condition DV28 (external lighting) is **APPROVED** with the following conditions.

**Conditions:**

- DV48 - Approved drawings – RD501 Issue 2.0, received 14 April 2014, unnumbered section L/L wall washers drawing received 13 August 2014.

**Non standard conditions**

- NS01 - The external lighting hereby approved shall consist of (using the Lighting Schedule labelling on the site plan hereby approved), A – Aurora IP67 Adjustable LED 3 watt walkover lights with amber filters. This lighting shall be adjusted so that the beams are angled towards the lower part of the adjacent building. B- Aurora IP67 fixed 1 watt LED marker lights, C- Aurora IP65 Fixed Wall Light. These lights shall incorporate motion sensors and the lighting shall not be permanently switched on. D- Aurora IP67 Fixed LED driveover lights. These shall include amber filters. REASON: In the interests of the local environment and wildlife.
- NS02 - Otherwise than where amber filters are specified, all lighting shall consist of white and not blue illumination. REASON: In the interests of the local environment and wildlife.