

**Application reference: 06/2042/LBC**  
**SOUTH RICHMOND WARD**

Date application received	Date made valid	Target report date	8 Week date
23.06.2006	04.07.2006		29.08.2006

**Site:**

Holly Lodge, Richmond Park, Richmond, Surrey

**Proposal:**

Erection of single storey extension to form ~~shop~~ *a replica Victorian chemist shop (educational facility) in connection with the Holly Lodge Centre*

**Present use:**

**Status:** Pending Consideration (If status = HOLD please check that all is OK before you proceed any further with this application)

**APPLICANT NAME**

The Holly Lodge Centre  
Holly Lodge  
Richmond Park  
Richmond  
Surrey  
TW10 5HS

**AGENT NAME**

Murray Birrell  
207-215 High Street  
Orpington  
Kent  
BR6

**Consultations:**

**Internal/External:**

**Consultee**

English Heritage LBC  
The Garden History Society  
LBRUT Urban Design 21 Days

**Expiry Date**

~~28.07.2006~~  
~~28.07.2006~~  
~~28.07.2006~~

*1/8/06*

**Neighbours:**

-

**History:**

Ref No	Description	Status	Date
02/1207	• Proposed Replacement Of Venison House, Holly Lodge Service Yard At Richmond Park.	NOP	21/06/2002
06/2041/FUL	• Erection of single storey extension to form shop.	INV	
06/2042/LBC	• Erection of single storey extension to form shop.	PCO	

**Constraints:**

**Recommendation:**

The determination of this application falls within the scope of Officer delegated powers YES / NO

**I therefore recommend the following:**

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

Case Officer (Initials): CF

Dated: 29/05/2006

**I agree the recommendation:**

Team Leader/~~Development Control Manager~~

Dated: 29/05/2006

R. Ang  
29/05/06

This application has been subject to representations that are contrary to the officer recommendation. The Development Control Manager has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Development Control Manager: .....

Dated: .....

<b>REASONS:</b>
<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>
<b>UDP POLICIES:</b>
<b>OTHER POLICIES:</b>

The following table will populate as a quick check by running the template once items have been entered into Uniform

<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>

**ADDITIONAL NOTES CONTINUED FROM ABOVE:**

## **Applications 06/2041/FUL and 06/2042/LBC**

**Site, proposal and history:** The site is located in the northern area of Richmond Park, approx. 350-450m from the north / northwest boundaries. Holly Lodge is currently used for a number of uses, for example, the Royal Parks Police accommodation, staff facilities, stables, culling sheds, and the charity run educational facility - Holly Lodge Centre.

Holly Lodge is located within Richmond Park, which is designated as: Grade 1 Historic Park and Garden, Conservation Area, Metropolitan Open Land (MOL), and Green Chain. On the boundaries of Holly Lodge is also designated Public Open Space and a Site of Special Scientific Interest. Bog Lodge (also referred to as Holly Lodge), located to the southeast of the application site, is a Grade II Listed Building.

The most recent planning applications are:

- 1993: No objection was raised to the conversion of residence into office space (93/1937/C84).
- 1998: No objection was raised to the erection of a green timber building within Holly Lodge complex (98/1155/C94).

The proposal is for the erection of a single storey extension to form a replica Victorian chemist shop and minor adaptation of the adjacent building. The replica shop is proposed to be 6.2m in depth, 7.1m in width, with a pitched gable roof of 4-5.7m in height. A ramp is proposed to the east of the unit to provide access for all. This is approx. 4.1m in length and 1.2m in width. The details of the extension are as follows:

- Victorian style shopfront treated timber frame
- Timber lower panels to form replica Victorian style shopfront
- Victorian replica decorative column timber moulder post
- Rendered finish and external tiles to front external wall
- Fair face brickwork to flank walls
- Victorian timber door
- Slate roof

The following letters of support were submitted with the application:

- The Royal Park: It is very important to safeguard this uniquely relevant local resource for use in the local Richmond community.
- Richmond Park Charitable Trust: Supporting the planning application.
- Royal Pharmaceutical Society: Support. The project is both important and innovative.
- Mortlake with East Sheen Society: Support. The structure will fit in with the existing buildings in terms of mass, scale and height. The site is not visible from the main thoroughfare in Richmond Park and will have no adverse effect in this respect.
- Pembroke Lodge: The use is entirely appropriate and should be supported.
- 147 Queens Road: Support. The creation of a living museum will enhance the experience of the people with special need you cater for so successfully at Holly Lodge. The building should be in keeping with the character, of the rest of the buildings at Holly Lodge and recognise that it is in the centre of a National Nature Reserve within the Royal Park

**Main development policies:** ENV1, 6, 10, 11, 18, BLT2, 3, 11, 12, 15, 16, TRN2, 4, CCE18.

**Other material representations:** No letters of representation have been received.

English Heritage (FUL and LBC): Recommend that this application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. The Secretary of State has considered the information given and does not intend to require the application concerned to be referred to him.

English Nature: No objections as the proposal is unlikely to have an impact on the SSSI.

The Royal Parks: This project has the full support of the Royal Parks.

Garden History Society: We do not wish to comment.

**Professional comments:**

Land-use, and siting and design: The Holly Lodge Centre was set up over 10 years ago as a resource for environmental and historic studies. They intend to extend the educational resources with the setting up of a Victorian chemist shop, of which this application relates. The use will provide a valuable extension to the existing educational facilities that currently exists on site. This is in line with policy CCE18 that encourages the provision of new indoor recreation facilities.

Policy ENV1 seeks to protect and conserve MOL by keeping it predominantly open. There is also a presumption against inappropriate development, and extensions are generally unacceptable. However, the policy does recognise that there may be exceptional cases where it is appropriate to allow modest buildings / extensions which are related to the function of the MOL and where this would not have a harmful effect on the MOL's character and visual appearance.

Given the extension is located in an area of hard surfacing, with a number of buildings to the south, east, west and north, the extension only being of a very limited size, scale and height (approx. 6.2m in depth by 7.1m in width and single storey), and the use relating to the function of this part of the MOL (existing educational facility), in this instance, it is considered the proposal will have a minimal impact on the MOL whereby it will protect and conserve its predominantly open character and visual appearance, and will not represent a significant departure to policy ENV1. The Policy Officer also considered there would be minimal impact on the Metropolitan Open Land, and therefore raises no objection.

This new building would form part of a diverse group outbuildings formed around a series of courtyards within the grounds of Holly Lodge, extending off an existing single storey structure. The design, scale and character of this new structure would be compatible with that of surrounding buildings (which are of varying scales), and would draw influence in terms of its form and materials from the historic adjoining former pigsty building. It is also discreetly located within an existing courtyard of buildings, with extensive screening to the west. Although the installation of a traditional shopfront within an area without a commercial or urban character may seem out of place, it is considered that in this exceptional case such a new addition would add to the interest and make a positive contribution to the educational use of these buildings. Therefore this proposal would not harm the character and appearance of the conservation area, nor harm the special interest or setting of the registered landscape, not harm the setting of the listed buildings, as sought by policies BLT2, 3, 11, and ENV10. This is supported by Urban Design who considers the design acceptable, and should be approved, subject to all materials, ensuring traditional timber joinery shopfront (joinery details submitted are considered adequate).

Similarly, to the above, given the limited scale of the extension, its acceptable standard of design, and its distance from the boundary with the Public Open Space and SSSI, the proposal will preserve the visual quality of the Public Open Space, and not have an adverse effect on the SSSI, as sought by policies ENV11 and 18.

An access ramp is provided to the east of the proposed building, which will provide access for all, in line with BLT12.

Residential amenity: The extension is proposed off an existing building that is currently a replica Victorian kitchen, adjacent to a staff room and a shed storing timber, and opposite a culling shed. Given such factors, and the limited scale of the proposal, and its distance to the boundaries of Richmond Park (approx. 350m), the scheme will not represent an unneighbourly form of development, in terms of light, visual impact, and privacy, in line with BLT15 and 16.

Highways: Policy TRN2 seeks to ensure developments do not cause congestion or safety hazards. Policy TRN4 applies maximum parking standards. Given the charity nature of the proposal this does not fall within a traditional school use that has a specific parking standard. No additional parking facilities are provided and the application forms do not indicate additional staff as a result of the proposal. Given the developments limited size the proposal and this being connected to an existing established use on the site, the proposal will not prejudice to the free flow of traffic or highway and pedestrian safety.

**Summary:** Whilst the site is located with MOL, given its discreet location, limited scale, acceptable design, and use relating to the function of the existing buildings on this site, the proposal will not represent a significant departure to policy, that allows modest extensions in MOL that are related to its function, and will at least preserve the character, appearance and setting of the conservation area, MOL, listed park and buildings. The proposal will also not represent an unneighbourly form of development. I therefore recommend permission be APPROVED.

**Background papers**

Submitted forms and application

Adopted UDP