

## Application reference: 06/1999/HOT TWICKENHAM RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
22.06.2006	04.07.2006		29.08.2006

### Site:

Ferry House, Riverside, Twickenham, Middlesex

### Proposal:

Demolition of existing conservatory and replacement.

### Present use:

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

### APPLICANT NAME

Mr J. Riviera  
Ferry House  
Riverside  
Twickenham  
Middlesex  
TW1 3DN

### AGENT NAME

Alan Ward Architects  
Lion Boathouse  
Eel Pie Island  
Twickenham  
TW1 3DY

### Consultations:

#### Internal/External:

#### Consultee

LBRUT Urban Design 14 Days

#### Expiry Date

19.07.2006

### Neighbours:

- ✓ 62 Lebanon Park, Twickenham, Middlesex, TW1 3DQ, - 05.07.2006
- ✓ 66 Lebanon Park, Twickenham, Middlesex, TW1 3DQ, - 05.07.2006
- ✓ 68 Lebanon Park, Twickenham, Middlesex, TW1 3DQ, - 05.07.2006
- ✓ Ferryside, Riverside, Twickenham, Middlesex, TW1 3DN, - 05.07.2006
- ✓ The Coach House, Lebanon Park, Twickenham, Middlesex, TW1 3DQ, - 05.07.2006
- ✓ 60 Lebanon Park, Twickenham, Middlesex, TW1 3DQ, - 05.07.2006
- ✓ 84 Lebanon Park, Twickenham, Middlesex, TW1 3DQ, - 05.07.2006
- ✓ Coniston, Riverside, Twickenham, Middlesex, TW1 3DJ, - 05.07.2006
- ✓ Ferry Cottage, Riverside, Twickenham, Middlesex, TW1 3DL, - 05.07.2006
- The White Swan, Riverside, Twickenham, Middlesex, TW1 3DN - 05.07.2006
- Forde House, Riverside, Twickenham, Middlesex, TW1 3DL - 05.07.2006

### History:

Ref No	Description	Status	Date
06/1999/HOT	• Demolition of existing conservatory and replacement.	INV	
06/2000/LBC	• Demolition of existing conservatory and replacement.	INV	

### Constraints:

**commendation:**

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): JW

Dated: 24.8.06

**I agree the recommendation:**

Team Leader/Development Control Manager

Dated: [Signature] 25/08/2006

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> <u>ATOI. detail specified scale.</u>
<b>INFORMATIVES:</b> <u>1E05. 1N06. 1U0 1U2. 1U6. 1U9.</u>
<b>UDP POLICIES:</b> <u>BIT 2, 3, 11, 15, 16.</u>
<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:**

**Application Ref: 06/1999/HOT**  
**Address: Ferry House, Riverside, Twickenham**

**Proposal:**

Demolition of existing conservatory and replacement.

**Site, History and Proposal:**

Residential property - located in Twickenham Riverside conservation area, the property is a Grade II listed building. No relevant planning history.

It is proposed to demolish the existing glass/timber conservatory (3.3m ridge height) and replace it with a glazed flat roof conservatory measuring 2.7m high. The conservatory is currently of an 'L' layout and it is proposed to infill this area. The depth of the conservatory remains the same as existing (5m).

**Public representations:**

No representations received.

**Amendments:**

The scheme was amended to leave the existing rear opening between the wall and the house in tact.

**Professional Comments:**

**DESIGN**

Details of materials have been submitted and the Conservation Officer is satisfied with the scheme, providing 1:20 details are submitted.

The proposal is will result in a discreet replacement of the existing conservatory, will be lightweight in appearance and will not detract from the historic integrity and setting of the listed building. The conservatory is sited behind the boundary wall and is not visible from the riverside or from Lebanon Park. It is therefore considered the proposal will safeguard the character, appearance and integrity of the Grade II listed building.

**AMENITY**

Given the siting of the conservatory behind the boundary wall and the reduction in height compared to the existing structure it is considered there will be no adverse impact on neighbouring amenity. The conservatory will not result in an undue overlooking of neighbouring properties or appear unneighbourly. The proposal passes the BRE daylight/sunlight test.

The conservatory is no deeper than existing and is sited below the high boundary wall, which forms part of the front/side wall of Ferryside house, and will have no negative impact on neighbours amenity.

The rear building line of the property is staggered and the conservatory is 5m deep from the return wall but 2.9m deep from the rear wall of the house. Therefore it is considered the depth of the conservatory is not prejudicial to the aims of the Council Supplementary Planning Guidance on House Extensions and External Alterations.

**Conclusion**

The replacement conservatory is discreet and modest and will preserve the character, appearance and setting of the Grade II listed building, conservation area and neighbours amenity.

**Recommendation:** Grant