

**Application reference: 06/1539/FUL**  
**BARNES WARD**

Date application received	Date made valid	Target report date	8 Week date
12.05.2006	15.06.2006		10.08.2006

**Site:**

39B Barnes High Street, Barnes, Richmond Upon Thames, SW13 9LN

**Proposal:**

Change of use to residential unit.

**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 Djemal  
39B Barnes High Street  
Barnes  
SW13 9LN

**AGENT NAME**

Richard Haughton  
20 Lynton Road  
New Malden  
KT3 5EE

**Consultations:**

**Internal/External:**

**Consultee**

SW 4/8.

**Expiry Date**

**Neighbours:**

~~29a Barnes High Street, Barnes, London, SW13 9LN, - 07.07.2006~~  
~~375 Lonsdale Road, Barnes, London, SW13 9PY, - 07.07.2006~~  
~~41 Barnes High Street, Barnes, London, SW13 9LF, - 07.07.2006~~

**History:**

Ref No	Description	Status	Date
06/1539/FUL	• Change of use to residential unit.	PCO	

**Constraints:**

Conservation Area 1

**Professional Comments:**

**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): ... *KE* .....

Dated: ... *29/8/06* .....

**I agree the recommendation:**

Team Leader/Development Control Manager

*John Drown*  
*30/8/06*

Dated: .....

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:**

Notes of Telephone calls/discussions/meetings

DATE

ACTION

## DELEGATED REPORT

**Site Address:** 39B High Street, Barnes

**Reference:** 06/1539/FUL

**Policies:** BLT 2 and 16, HSG 1, 11, 5, 13 and 14, TRN 2 and 4.

**Site/Surroundings:** No 39B The site is within the Barnes Green Conservation Area. The property is not listed, nor a BTM.

**Proposal:** Change of use of first floor to residential unit (a two-bedroom flat). No external changes are proposed.

**Relevant History:** None

**Representations:** None

**Professional comments:** The upper floors of nos 39a and 39b appear to be in residential use. This application is therefore considered to be for the regularisation of this use of the first floor. Creation of additional units is supported by UDP housing policies (HSG1, 5, 13 and 14) and in this instance is considered acceptable. The flat is considered to be of a suitable size.

There is no outdoor area to allow refuse or cycle storage, but this is not considered to warrant the refusal of the application. No dedicated off-street parking is proposed either, although the site is served by bus routes and is close to Barnes Bridge railway station and is therefore considered to be suitably accessible by public transport. There is an oversubscription of permits in this area of Barnes (for example, 227 residential permits for 182 residential bays) and therefore the issue of permits to this flat will be prevented by S106 or similar (required by condition).

The location of this flat above a fish and chip shop and adjacent to a pub is not considered to result in a standard of living accommodation so poor as to warrant the refusal of this application; there is no possible location for a garden. There are other existing flats in surrounding properties; this proposal is not considered to harm the amenity of these properties.

As no external changes are proposed the proposal is considered to preserve the character of the Conservation Area.

**Recommendation:** Approve

**Conditions:** Three years, no parking permits to be issued to this flat.

**Informatives:** The proposal is considered to at least preserve the character of the Conservation Area and to not harm neighbour amenity or highway safety.

**Drawing numbers:** 6532.01 received 12<sup>th</sup> May 2006 and 6532.02 received 15<sup>th</sup> June 2006.

### Site Visit Proforma

It may be necessary to expand on answers when the report is prepared but the completion of this proforma will be part of that report reducing the need to repeat matters.

The 1.200 OS extract is intended to be used as a tool for use by the case officer & decision maker in reaching a recommendation/decision respectively. Some of the points below can be dealt with on the OS or accurate sketch.

1. Ref number	26/1539	
2. Date of Site Visit(s) & Properties Visited.		
3. Conservation Area	Yes/No	
4. Listed Building	Yes/No	
5. BTM	Yes/No	
6. Type of property	House/Flat/Bungalow/Other; Detached/semi/terraced/other	grand floor restaurant
7. Trees: 1. on site 2. 2. adj land 3. 3. on street	1. Yes/No 2. Yes/No 3. Yes/No	Species & location: Use 1.200 OS to indicate as precisely as possible
8. Wildlife & Habitat e.g. ivy covered fences/buildings, log piles, non-maintained land, ponds, holes/setts	Yes/No	Use 1.200 OS to indicate as precisely as possible
9. Change in land levels	Yes/No-if Yes provide details	Use 1.200 OS to indicate as precisely as possible
10. Existing external materials	1. Roof (stone/red) 2. Walls 3. Windows wood + 1 plastic	
11. Boundary treatment giving height & materials	—	Use 1.200 OS to indicate as precisely as possible
12. Position & function of windows of adj properties Normally visiting adj property(s) is required to assess internal layout including window positions/views from them unless can be done without internal visit.		Use 1.200 OS to indicate as precisely as possible, + draw sketch if OS not appropriate.
13. Is BRE test necessary?	Yes/No. If Yes, complete at office using 1.200 OS or similar. If No, why not? Use adj box to answer.	

14. Other extensions &/or outbuildings to 1. app site 2. adj site(s)	1. Yes/No 2. Yes/No	Use 1.200 OS to indicate as precisely as possible
15. Parking arrangement 1. on site 2. on street-if cpz, time controls	1. Yes/No 2. Yes/No P+D	
16. Photographs (Annotate photos with date, location, ref no) Consider street scene photos	Yes/No	
17. Use 'Phone call' proforma for on-site discussions	Yes/No	
18. Check for properties not consulted, particularly flats in application property	Yes or N/A	If Yes Tech support to send letters, if TL agrees