



**TOWN AND COUNTRY PLANNING ACT
1990 (AS AMENDED)**

PLANNING AND HERITAGE STATEMENT

5 Abercorn Mews, Richmond, TW10 6BY

**PREPARED BY
FIONA JONES BSc(Hons) BTP MRTPI**

JUNE 2020



1.0 Introduction

- 1.1 This statement is in support of a planning application to insert french doors and install a glazed balcony to the rear of the dormer roof extension.
- 1.2 This application was requested by the Enforcement Officer, Archie Nolan, on 29th May when he wrote to inform the owner of 5 Abercorn Mews, Dr Vanessa Ginn, that the Juliet railing had not been constructed as approved as per reference 18/1646/VRC. Concern was raised that the balcony was used to stand out on. This application seeks to regularise this matter.

2.0 Site and surroundings

- 2.1 The site comprises an end of terrace single family dwellinghouse situated on Abercorn Mews, which is off Kings Road in Richmond. The area is residential in character with houses on Worple Way, Princes Road and Kings Road visible from the rear of the application site.
- 2.2 The site is situated within the St Matthias Conservation Area.

3.0 Planning History for application site

- 3.1 There is significant amount of planning history for this site. The most relevant applications are as follows. On 9th October 2017, planning permission was granted on appeal for a loft conversion incorporating a rear dormer roof extension and 3 no. roof lights to the front slope (appeal ref. APP/L5810/D/17/3179128 and Council ref. 18/1646/VRC).
- 3.2 On 9th July 2018, a variation of conditions 2 and 3 (drawings/materials to match existing) of planning appeal 17/1230/HOT and APP/L5810/D/17/3179128 to raise the eastern party wall in brickwork was granted permission.

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National Planning Policy Framework (2018) (NPPF)

- 4.2 The NPPF requires, at section 12, high quality buildings and good design which is key aspect to sustainable development. Paragraph 127 states that development should be visually attractive as a result of good architecture and layout, are sympathetic to local character and history, including the surrounding built environment, while not preventing or discouraging appropriate innovation or change and create places that are safe, inclusive and accessible and are of a high standard of amenity for existing and future users. Section 16 is concerned with conserving and enhancing the historic environment.

Richmond upon Thames Local Plan

- 4.3 The policies which are relevant to this proposal are Policies LP 1 'Local Character and Design Quality', LP3 'Designated Heritage Assets' and LP8 'Amenity and Living Conditions'.

5.0 Planning Considerations

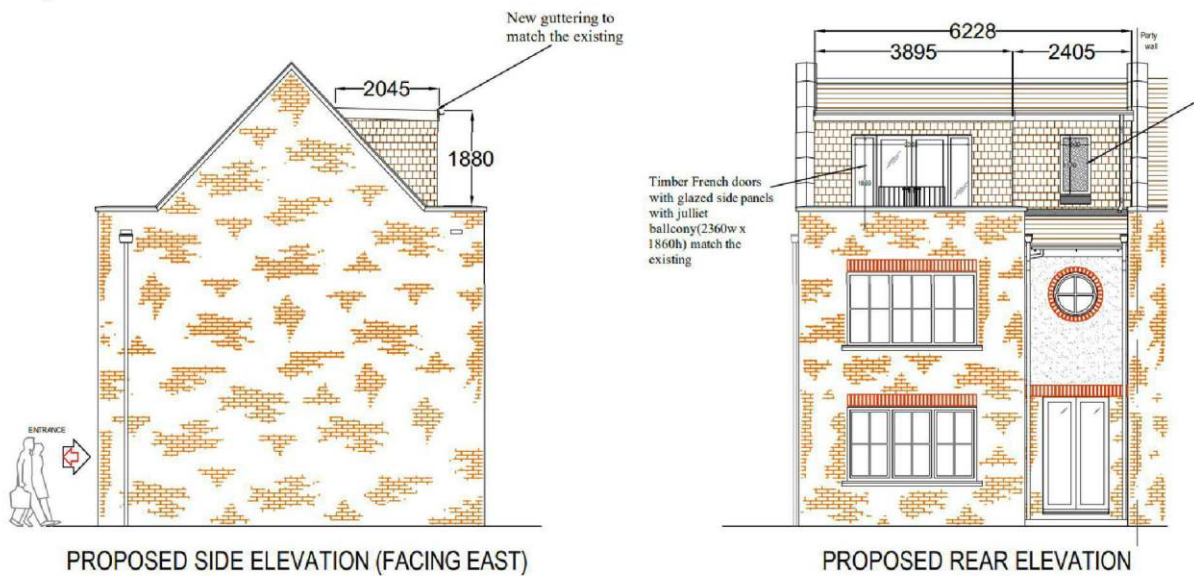
- 5.1 The main considerations are the design implications, impact on the character and appearance of the St Matthias Conservation Area and the impact on the amenities of the neighbouring residents.

Design implications

- 5.2 Below are the three sets of drawings relevant to this application:

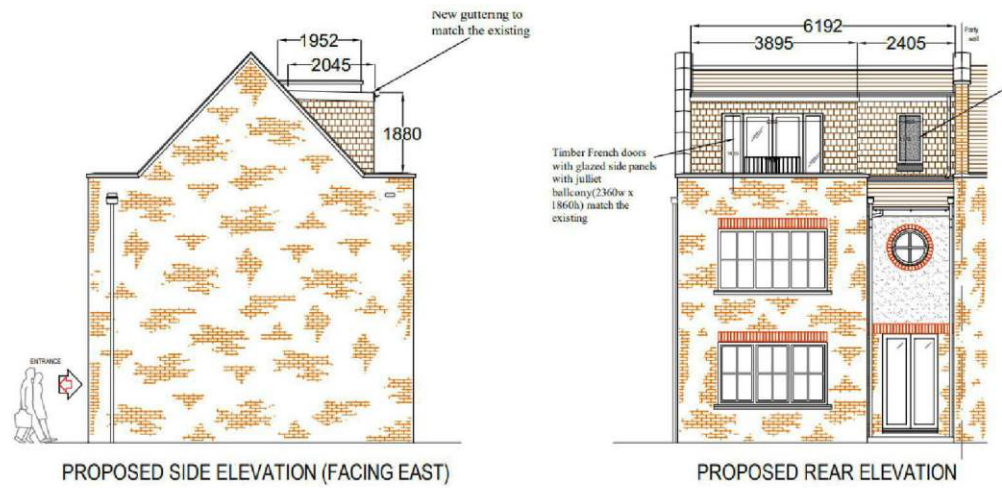
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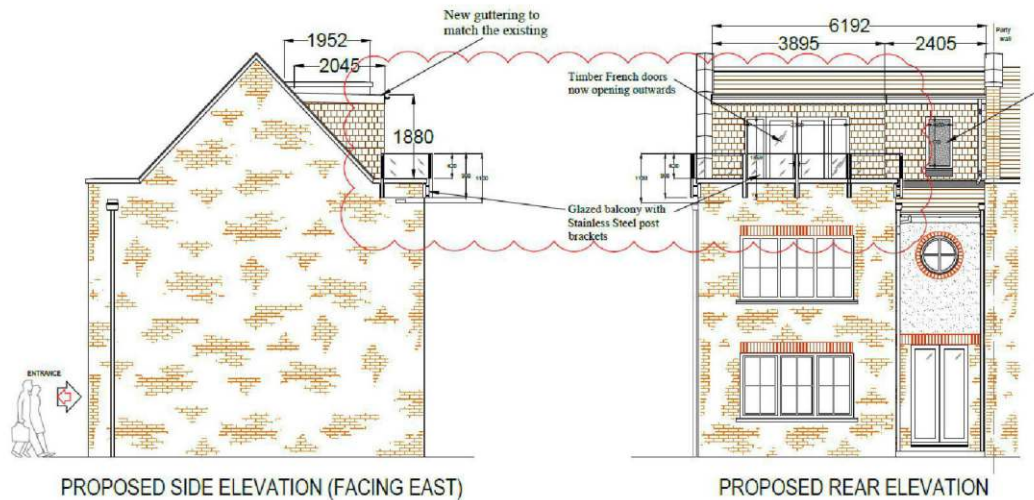
Approved at appeal (17/1230/HOT)

2)



Approved under reference number 18/1646/VRC

3)



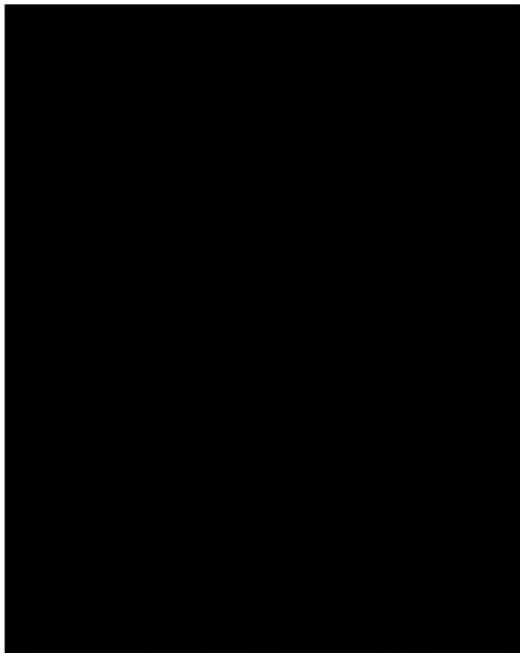
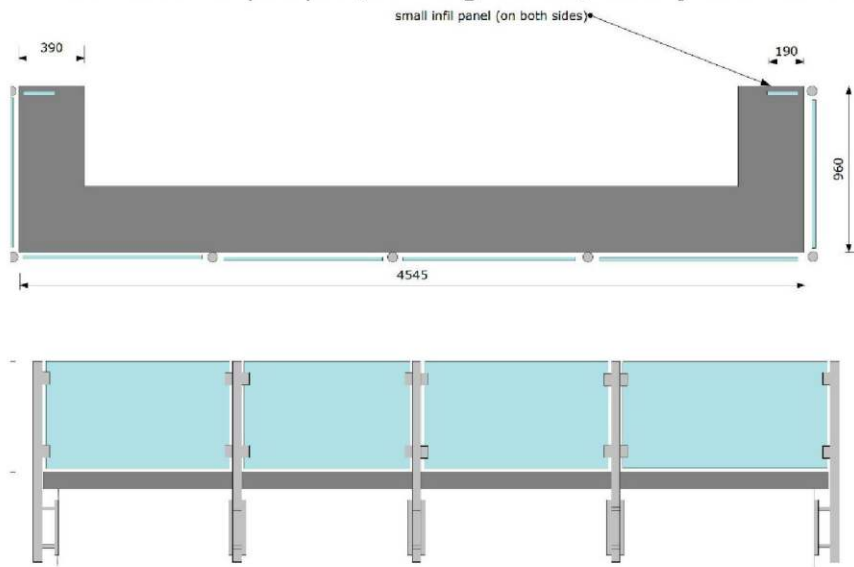
Plans under consideration for this planning application

5.3 In terms of the design and conservation considerations, the main difference and amendment to the previously approved schemes is the provision of outward opening doors (to replace the approved inward opening doors and Juliet balcony) and the addition of a low glazed balcony with stainless steel posts with decking laid on the balcony floor. The balcony would be 620mm above the parapet wall.

5.4 The reasoning behind this amendment is due to the following reasons:

1. The doors were fitted as opening inward with the intention to add the Juliet balcony.
2. However, the applicant discovered during the build that because the doors are really exposed to the weather with no overhead protection when the rain drove in no matter what she tried the water would get in behind the seals, run down and then drip into the room and into the room below. The ceiling was ruined in the downstairs room, twice.

3. Eventually, the applicant had to remove the entire frame and rotate the doors to face outward (fortunately, the distance between the door and the parapet is just wide enough to allow the door to open). The leakage problem solved, but then she experienced a new problem as the Juliet balcony would prevent the doors from opening.
4. The applicant spoke with Building Control who said she could get signoff if she put a small safety railing on top of the parapet wall. To make matters more challenging she cannot anchor anything to the floor of the parapet or through the coping stones due to GRP waterproof membrane. So, the applicant has a custom built railing which mounts on the outside of the parapet (see image below) which just needs to be fitted.

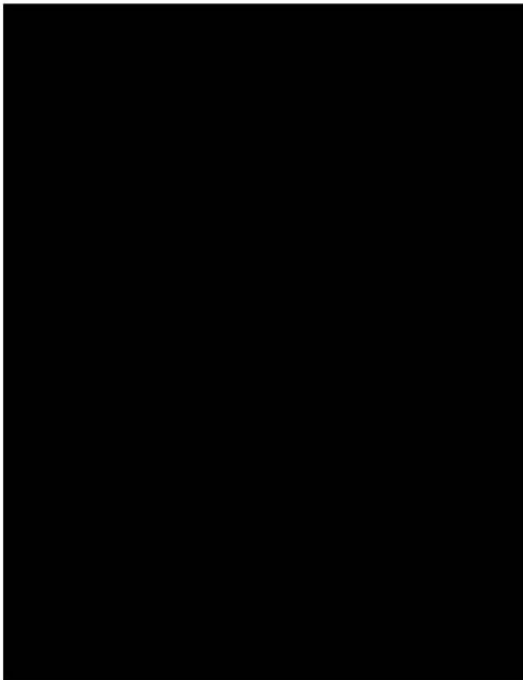


Ground of balcony prior to decking being fitted



Image of decking now fitted.

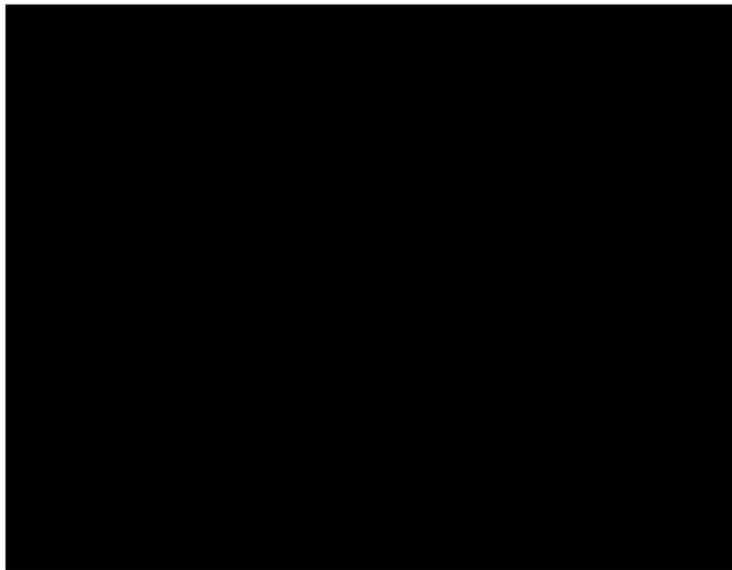
- 5.5 The decking was installed to protect the GRP on the parapet floor and is on a floating structure and ensures there is a safe step out surface. The applicant chose millboard as it is non-slip, does not absorb water and therefore does not grow moss, keeping that area as safe as possible.
- 5.6 The space on the balcony is limited at 650mm from door to parapet. However, it is useful for being able to open the doors and as an escape route should there ever be a fire cutting the residents off from downstairs. It should be noted that the appeal Inspector nor the LPA added a condition to the permissions to prevent the use of the balcony.
- 5.7 There are other examples of balconies in the immediate vicinity of the application site as shown below:



4 Princes Road



View from Abercorn Mews

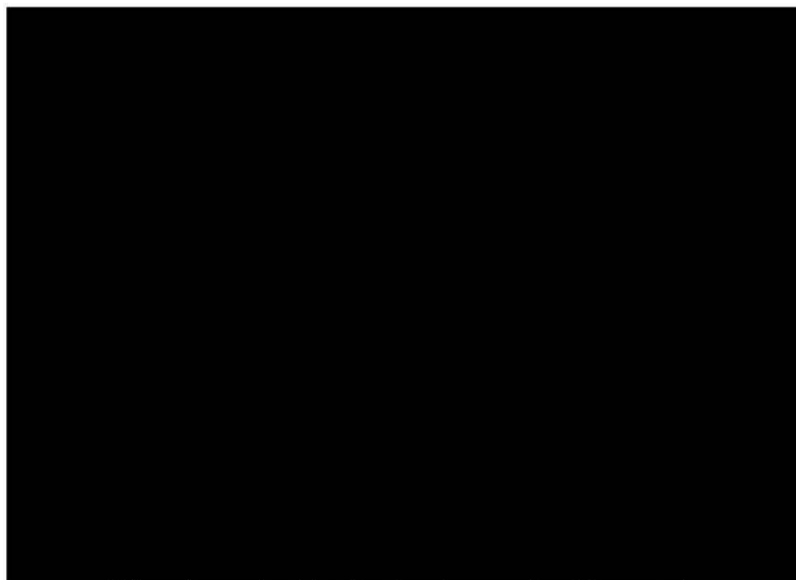


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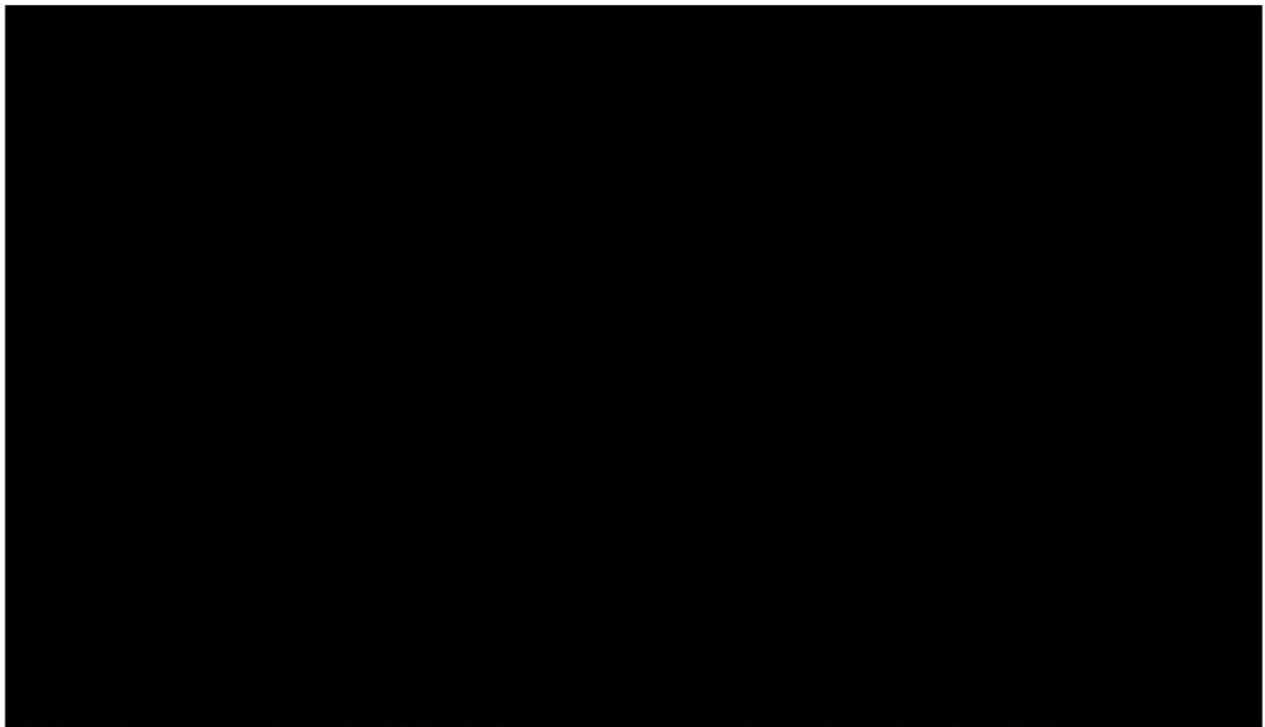
- 5.8 The design of the proposal has respected the original building and would not dominate the main house. The proposed glazed balcony would appear as a lightweight feature and is of a scale and use of materials which harmonises with the original appearance. The proposal is thus considered to comply with policy LP1 of the Local Plan.

Residential amenity

- 5.9 The view from within the bedroom of the dormer extension and with the doors open is almost identical (see photos below) allowing for views across to the rear of Princes Road properties. The Inspector for the appeal from 2013 (which was dismissed for a roof extension – ref. 12/3270/HOT) stated that *“Neither would the additional windows or rooflights at second floor level result in any significant increased levels of overlooking beyond that which already occurs from the appeal properties’ rear first floor windows”*. Indeed, harm to residential amenity has never been raised as an issue during the numerous applications for this site.



View from inside the bedroom looking out



Taken from open door (as if the Juliet Balcony was in situ)

View when stood on balcony.

- 5.10 The photographs above demonstrate how overlooking exists at present and that it would not be significantly increased through the addition of outward opening doors and a very small balcony. Policy LP8 sets out that the Council will seek to protect adjoining properties from unreasonable loss of privacy and visual intrusion. There would be no more overlooking from the dormer than at present from the upper rooms of the house. Therefore, the proposal complies with policy LP8 of the Local Plan.

6.0 HERITAGE ASSESSMENT

- 6.1 In terms of building within a conservation area, the applicant is aware that there is a duty imposed by Sections 66 and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requiring decision makers to have special regard to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 6.2 The glazed balcony has a neutral impact on the significance of the heritage assets, namely the St Matthias Conservation Area and the nearby Buildings of Townscape Merit and as such accords with the statutory and development plan imperative to preserve the significance and setting of heritage assets.
- 6.3 The glazed balcony would only be seen from private views within the St Matthias Conservation Area. It cannot therefore be said to cause harm to any of the elements of the historic built form

or wider setting which make a contribution to the significance of the St Matthias Conservation Area as a heritage asset.

- 6.4 The glazed balcony is well-designed and modestly proportioned and adds a contemporary addition in an area where other railings/balconies are prevalent. Accordingly, the proposal complies with Local Plan Policies LP1 and LP3.

7.0 Overall conclusion

- 7.1 The proposed glazed balcony would appear as a lightweight feature and would not harm the character and appearance of the building itself, the neighbouring properties or that of the St Matthias Conservation Area. Given the siting of the balcony at second floor level, where there is limited visibility from the public realm, it does not have any adverse effect on the context or character of the immediate surroundings. Mutual overlooking in this tight knit urban environment is possible at present and therefore this balcony does not worsen this situation. The amendments were made in good faith due to problems with the structural works and to prevent water from penetrating the bedroom. Due to the other balconies in the area, the applicant did not consider that there would be an issue with such an addition to their dormer roof extension.
- 7.2 The National Planning Policy Framework (NPPF) states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. It is sustainable development of good design that will contribute positively to making the dwelling better for the occupants.
- 7.3 Overall, it is considered that the proposal is complies with policies LP1, LP3 and LP8 of the Local Plan 2018 and to the NPPF. We trust you can recommend this application for planning permission.



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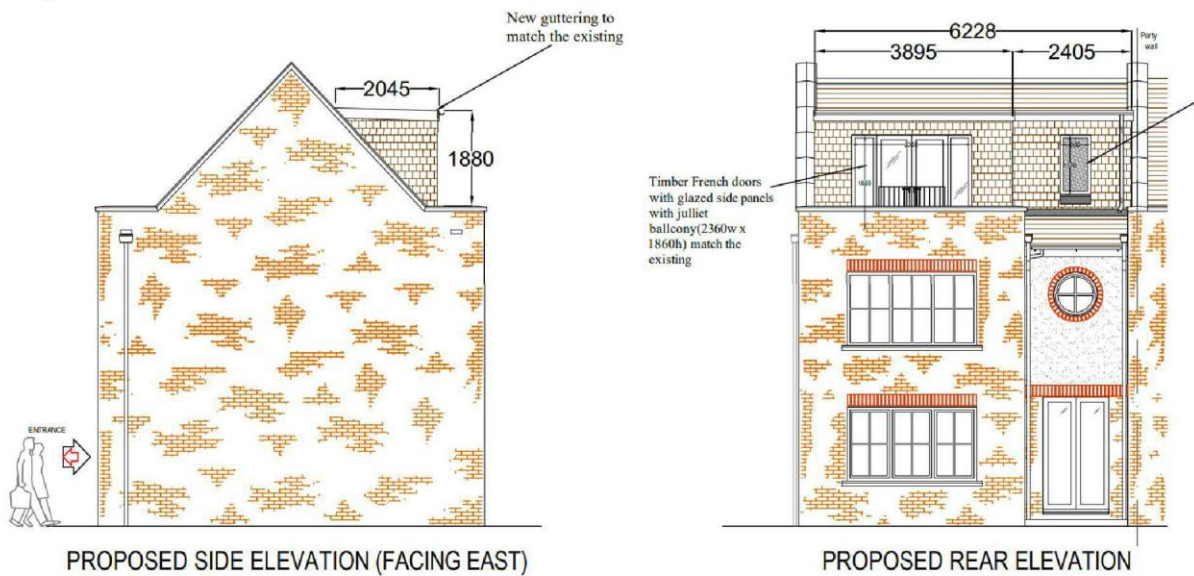
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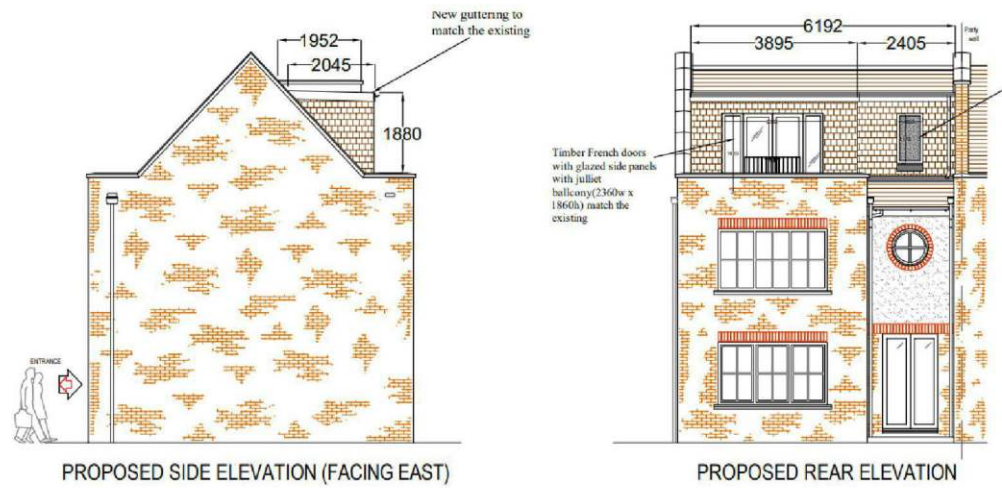


PROPOSED SIDE ELEVATION (FACING EAST)

PROPOSED REAR ELEVATION

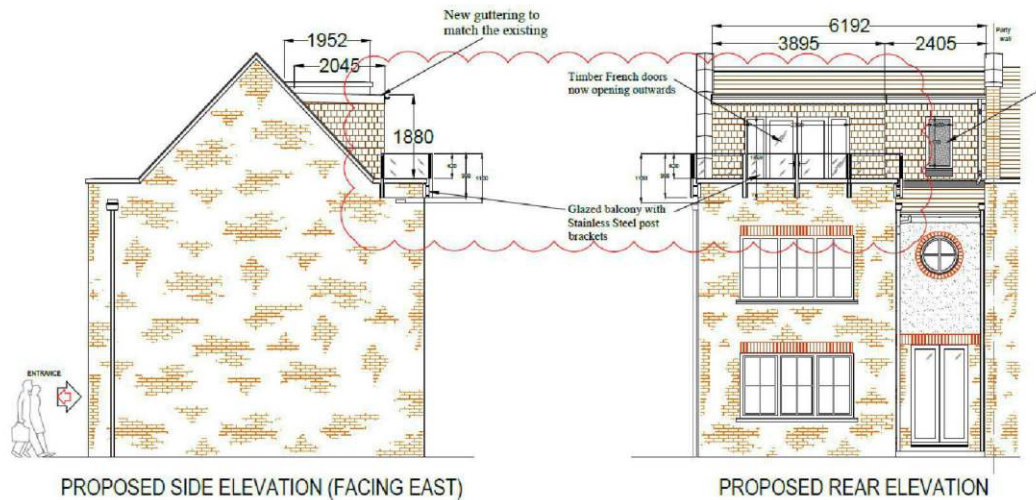
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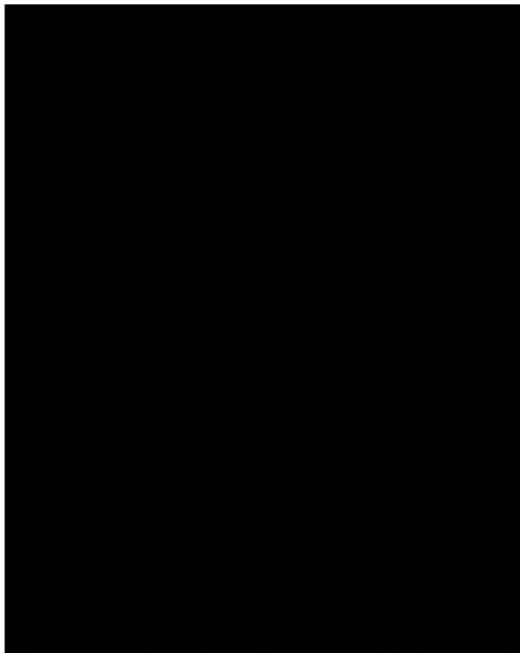
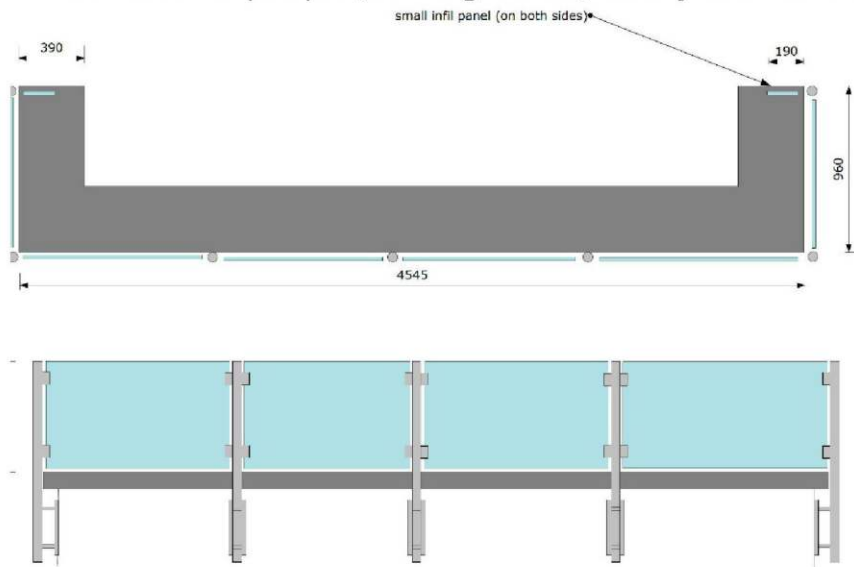
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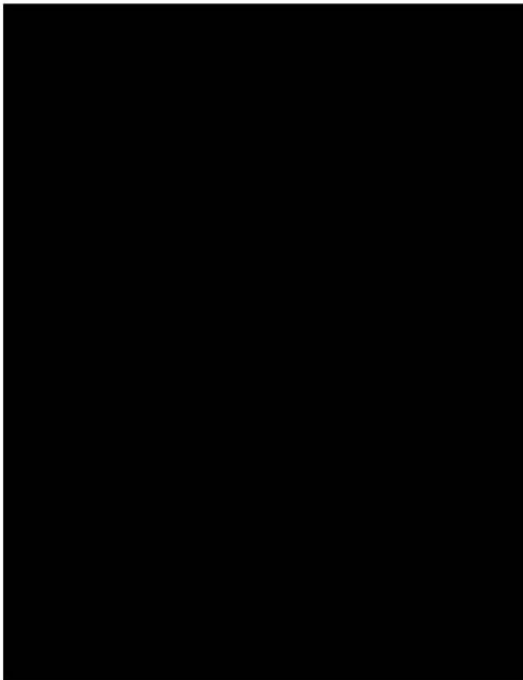


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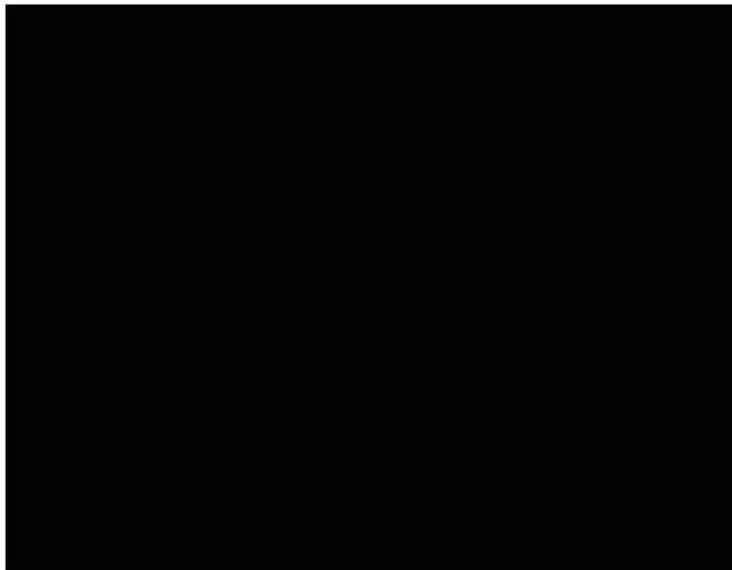
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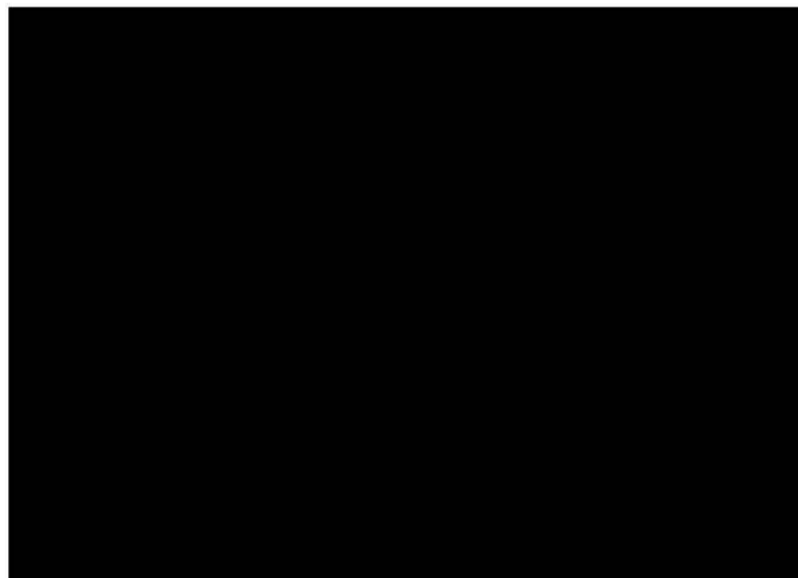


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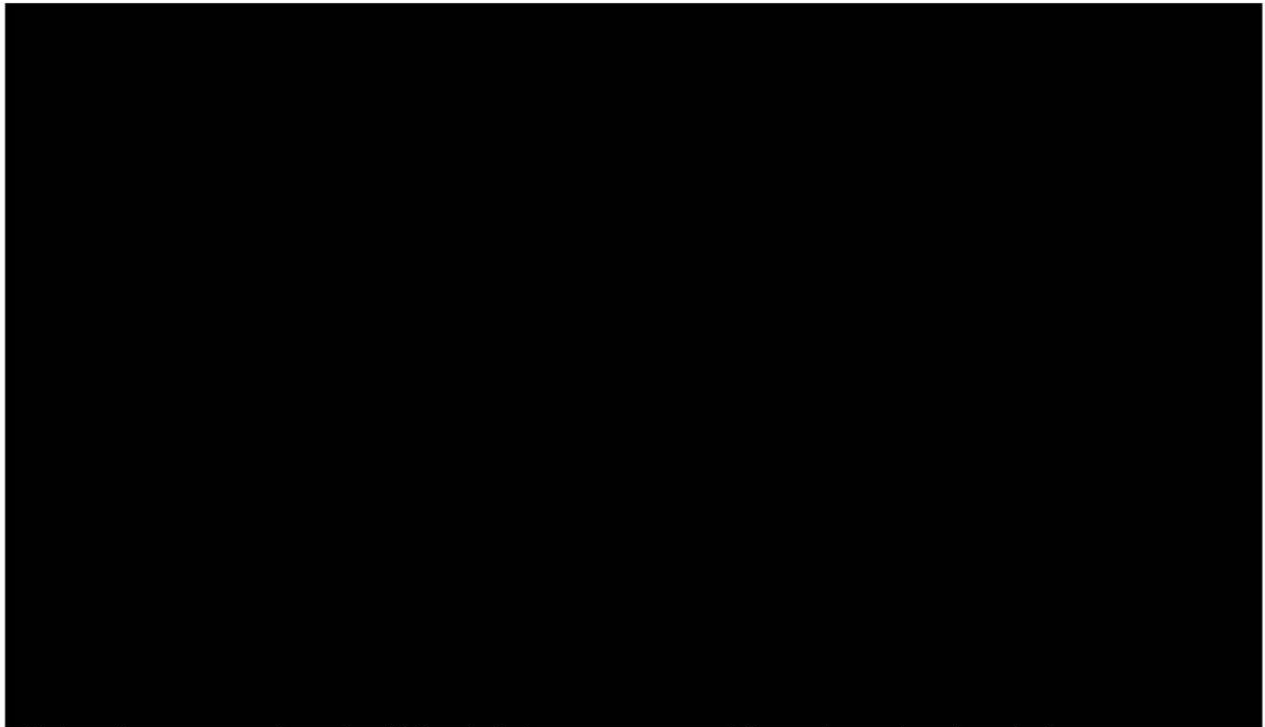
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