

Application reference: 20/2506/HOT SOUTH RICHMOND WARD

Date application received	Date made valid	Target report date	8 Week date
08.09.2020	18.09.2020	13.11.2020	13.11.2020

Site:

39 Halford Road, Richmond, TW10 6AW,

Proposal:

Installation of x2 air-conditioning unit(s)

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

APPLICANT NAME

Mr. Dom Risso-Gill
C/O Agent MZA Planning
14 Devonshire Mews
Chiswick
W4 2HA
London

AGENT NAME

Miss. Gabriella Dyché
14 Devonshire Mews
Chiswick
London
W4 2HA
United Kingdom

DC Site Notice: printed on 23.09.2020 and posted on 02.10.2020 and due to expire on 23.10.2020

Consultations:

Internal/External:

Consultee

LBRuT Non-Commercial Environmental Health Noise Issues
LBRuT Non-Commercial Environmental Health Noise Issues

Expiry Date

24.11.2020
07.10.2020

Neighbours:

27 Halford Road, Richmond, TW10 6AW, - 23.09.2020
Maisonette First And Second Floor, 41 Halford Road, Richmond, TW10 6AW, - 23.09.2020
Ground Floor Flat, 41 Halford Road, Richmond, TW10 6AW, - 23.09.2020
37 Halford Road, Richmond, TW10 6AW, - 23.09.2020

History: Planning – Appeal – Enforcement – Building Control

Development Management

Status: REF

Date: 22/05/2013

Application: 13/1003/HOT

Single storey rear extension, erection of a dormer window on the outrigger and new windows on the rear elevation.

Development Management

Status: VOID

Date: 11/02/2015

Application: 13/1004/VOID

Works to the rear of the property to include the part demolition and reconstruction of external walls to create an open plan ground floor kitchen, bedroom and bathroom at first and second floor level respectively. Internal alterations and refurbishment to ground, first and second floors.

Development Management

Status: GTD

Date: 03/09/2013

Application: 13/2291/HOT

Demolition of rear lean-to, single storey rear extension, erection of a dormer window on the outrigger and new windows on the rear elevation.

Development Management

Status: REC

Date:

Application: 13/2292/CAC

Demolition of rear lean-to, single storey rear extension, erection of a dormer window on the outrigger and new windows on the rear elevation.

<u>Development Management</u> Status: REF Date:12/12/2013	Application:13/2291/NMA Single storey rear extension, erection of a dormer window on the outrigger and new windows on the rear elevation.[Extension built to boundary line with box gutter on top of wall].
<u>Development Management</u> Status: WNA Date:29/10/2015	Application:13/2291/VRC Variation of condition for planning application 13/2291/HOT
<u>Development Management</u> Status: GTD Date:09/10/2020	Application:20/2401/VRC Variation of condition number U63354 (Window Obscure Glazed-No openable) of planning permission 13/2291/HOT, to allow a change to the hinge of the window to allow it to open at 30-degree angle at the bottom of the window.
<u>Development Management</u> Status: PDE Date:	Application:20/2506/HOT Installation of x2 air-conditioning unit(s)
<u>Building Control</u> Deposit Date: 11.04.2013 Reference: 13/0666/IN	Single storey rear extension and erection of a dormer
<u>Building Control</u> Deposit Date: 01.07.2014 Reference: 14/NIC01100/NICEIC	Rewire of all circuits
<u>Building Control</u> Deposit Date: 30.07.2014 Reference: 14/FEN03457/GASAFE	Install a gas fire
<u>Building Control</u> Deposit Date: 29.04.2020 Reference: 20/0514/BN	Fixed Air Conditioning system with one or two condensers outside the building but contained within our property. The installation is to be performed by expert installers Airconco (UK) Ltd, who will project manage the installation. Scaffolding is required.
<u>Enforcement</u> Opened Date: 12.06.2013 Reference: 13/0294/EN/UBW	Enforcement Enquiry
<u>Enforcement</u> Opened Date: 11.04.2014 Reference: 14/0190/EN/UBW	Enforcement Enquiry
<u>Enforcement</u> Opened Date: 23.06.2014 Reference: 14/0315/EN/BCN	Enforcement Enquiry

Application reference: 20/2506/HOT
Address: 39 Halford Road, Richmond TW10 6AW

Proposal	Installation of x2 air-conditioning unit(s)
Site description / key designations	The application site is a mid terraced dwelling located on the western side of Halford Road. The property is designated as a locally listed Building of Townscape Merit (BTM) and is within the Richmond Hill Conservation Area.
Planning history	<p>The most recent planning history is as follows. Further history can be viewed online.</p> <ul style="list-style-type: none"> • 20/2401/VRC - Variation of condition number U63354 (Window Obscure Glazed-No openable) of planning permission 13/2291/HOT, to allow a change to the hinge of the window to allow it to open at 30-degree angle at the bottom of the window. Granted • 13/2291/HOT - Demolition of rear lean-to, single storey rear extension, erection of a dormer window on the outrigger and new windows on the rear elevation. Granted • 13/1003/HOT - Single storey rear extension, erection of a dormer window on the outrigger and new windows on the rear elevation. Refused
Policies	<p>The proposal has been considered having regard to the aims and objectives of the NPPF and Local Plan, in particular:</p> <p>Local Plan:</p> <ul style="list-style-type: none"> • LP 1 Local Character and Design Quality • LP 3 Designated Heritage Assets • LP 4 Non-Designated Heritage Assets • LP 8 Residential Amenity and Living Conditions • LP 10 Local Environmental impacts, Pollution and Land Contamination <p>Supplementary Planning Documents / Guidance:</p> <ul style="list-style-type: none"> • House Extensions and External Alterations (2015) • Buildings of Townscape Merit • Conservation Areas • Richmond and Richmond Hill Village Planning Guidance • Development Control for Noise Generating and Noise Sensitive Development
Material representations	<p>The application has been publicised in accordance with the Local Planning Authority's requirements as set out in the Town and Country Planning (Development Management Procedure) (England) Order.</p> <p>1 x objection has been received raising concerns over noise</p>
Amendments	A revised acoustic report was submitted. No other alterations to the scheme were received.
Professional comments	<p>The main issues associated with this application are below.</p> <ul style="list-style-type: none"> • Design / visual amenity • Neighbour amenity <p>Design / Visual Amenity</p> <p>Policy LP1 of the Local Plan 'Local Character and Design Quality' states <i>that all development is to be of high architectural and urban design quality. The high-quality character and heritage of the borough and its villages will need to be maintained and enhanced where opportunities arise.</i></p> <p>Policy LP3 states <i>The Council will require development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough. Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal.</i></p> <p>Policy LP4 states <i>The Council will seek to preserve, and where possible enhance, the significance, character and setting of non-designated heritage assets, including Buildings of Townscape Merit, memorials, particularly war</i></p>

memorials, and other local historic features.

The subject property is one of several BTMs in a row along Halford Avenue, located within the Richmond Hill Conservation Area. The BTM's back onto an area of open green space to the rear. All contribute to the importance of the Conservation Area. The Conservation Area statement and village plan note threats from development include roof plant on prominent rooftops.

Given the sensitivity of the site, it is important that new additions are build sympathetically in order to preserve and enhance the surrounding conservation area and also the host BTM. It is observed that the air conditioning units are quite modest in size, however they are sited on the first floor at the rear of the property which is highly visible from other BTMs in the row, the BTMs opposite and also from the green open space directly to the rear. The character of the immediate locality us defined by residential properties, with green back garden spaces. The utilitarian plant equipment located visibly and prominently at first floor level would create an appearance which would be at odds with the prevailing character of the area, to its detriment.

It is noted that there are no other air conditioning units located at first floor levels among the BTMs in the vicinity and therefore in addition to the identified harm, the air conditioning units would appear to be incongruous in the locality.

The air conditioning units would be highly visible and by reason of their inappropriate design and siting would appear as an incongruous addition to a sensitive locality, adversely resulting in harm to the host BTM, thereby less than substantial harm to the surrounding Richmond Hill Conservation Area. There are no identified public benefits that would outweigh this harm. The scheme would thereby be contrary to Local Plan Policies LP1, LP3 and LP4 of the local plan.

Neighbour Amenity

Policy LP8 of the Local Plan (2018) states in considering proposals for development the Council will seek to protect adjoining properties from unreasonable loss of privacy, pollution, visual intrusion, noise and disturbance. Additionally, the Council will generally seek to ensure that the design and layout of buildings enables sufficient sunlight and daylight to penetrate into and between buildings, and that adjoining land or properties are protected from overshadowing in accordance with established standards.

The proposed AC units would be a modest size and could not be considered to be overbearing nor cause adverse sunlight impact to neighbouring dwellings. However the AC units will emit noise and as such the application has been submitted with an acoustic report, which Councils Environmental Health Officer has assessed.

The EH officer observed that in the submitted acoustic report (revised) at Table 4.2 the background levels for day and night time are 43 dB and 35 dB respectively. (The previous report identified a nighttime level of 54dB which is significantly greater). As such the most recent report now identifies the need for mitigation in the form of an acoustic enclosure to achieve 16dB of attenuation to comply with the SPD Development Control for Noise Generating and Noise Sensitive Development.

Whilst no details have been submitted which suggest or propose mitigation to this extent, it is considered, on balance, that it would be possible to condition to the proposals to meet the requirements. Such conditions would require commissioning acoustic testing, to ensure The cumulative measured or calculated rating level of noise emitted from the air conditioning plant to which the application refers, is 5dB(A) below the existing background noise level, at all times that the mechanical system etc. operates. The plant must also be isolated.

Overall, and on balance, the proposals subject to conditions would comply with the SPD Development Control for Noise Generating and Noise Sensitive

	Development and Local Plan Policy LP8 and LP10.
Recommendation	Refuse

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES

I therefore recommend the following:

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

This application is CIL liable YES* NO
 (*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement YES* NO
 (*If yes, complete Development Condition Monitoring in Uniform)

This application has representations online (which are not on the file) YES NO

This application has representations on file YES NO – objections

Case Officer (Initials): ...DAV..... Dated:12/11/20.....

I agree the recommendation:



Team Leader/Head of Development Management/Principal Senior Planner

Dated: ...12/11/2020.....

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

Head of Development Management:

Dated:

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

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

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

INFORMATIVES

U0046913	Composite Informative
U0046914	NPPF REFUSAL- Para. 38-42