

Application reference: 19/1288/DD02 SOUTH RICHMOND WARD

Date application received	Date made valid	Target report date	8 Week date
26.02.2021	26.02.2021	23.04.2021	23.04.2021 EOT: 07.05.2021

Site:

3 The Hermitage, Richmond, TW10 6SH,

Proposal:

Details pursuant to condition U0064198 - Materials, of planning permission 19/1288/HOT.

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

APPLICANT NAME

Mr Christopher Maclaren
3 The Hermitage
The Hermitage
Richmond
TW10 6SH
United Kingdom

AGENT NAME

DC Site Notice: printed on and posted on and due to expire on

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

-

History: Development Management, Appeals, Building Control, Enforcements:Development Management

Status: WDN Application:98/2970
Date:21/01/1999 Second Storey Roof Extension.

Development Management

Status: GTD Application:19/1288/HOT
Date:25/06/2019 Demolition of existing conservatory with replacement for new, reduction in external and external floor level to rear, new door and opening to rear elevation, new railings and surface to front elevation.

Development Management

Status: GTD Application:19/1288/DD01
Date:09/08/2019 Details pursuant to condition U0064198 - materials

Development Management

Status: PDE Application:19/1288/DD02
Date: Details pursuant to condition U0064198 - Materials, of planning permission 19/1288/HOT.

Building Control

Deposit Date: 10.05.2000 Loft conversion
Reference: 00/0897/BN

Building Control

Deposit Date: 29.04.2019 Renovation of property with lowering of external rear patio, replacement rear metal door, replacement windows, demolition of existing conservatory

Reference: 19/0684/IN

Building Control

Deposit Date: 31.12.2019 Install replacement door in a dwelling

Reference: 20/FEN00036/FENSA

Building Control

Deposit Date: 20.05.2020 Install a replacement consumer unit Install one or more new circuits

Reference: 20/NIC00918/NICEIC

Building Control

Deposit Date: 31.05.2020 Install a gas-fired boiler

Reference: 20/FEN01973/GASAFE

Building Control

Deposit Date: 13.06.2020 Rewire of all circuits

Reference: 20/NAP00138/NAPIT

Application Number	19/1288/DD02
Address	3 The Hermitage, Richmond, TW10 6SH
Proposal	Condition U0064198 – Materials of permission 19/1288/HOT
Contact Officer	Sarah Griffiee
Target Determination Date	23.04.2021

1. INTRODUCTION

This application is of a nature where the Council's Constitution delegates the authority to make the decision to Officers rather than it being determined by the Planning Committee.

Before preparing this summary report the planning officer has considered any relevant previous planning applications in relation to the development and considered any comments made by those interested in the application such as consultees with specialist knowledge and nearby residents.

By indicating that the development proposal complies with relevant Local Plan Policies, the planning officer is taking into account the information submitted with the application, any previous relevant applications, any comments received in connection with the application and any other case specific considerations which are material to the decision.

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

The property is located on the western side of The Hermitage with Patten Alley footpath located to the rear of the plot, the walls of which are Grade II Listed. The site is located to the south of Richmond train station and to the east of the main high street shopping area. The property is formed of dark stock brick with dark frame sash windows and white surroundings. There are steps up to the front door with rear conservatory set lower than the associated outdoor amenity space.

The application site is situated within Richmond Village and is designated as:

- Archaeological priority Area
- Building of Townscape Merit
- Richmond Hill Conservation Area
- Grade II Listed Structure – walls enclosing Pattern Alley

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The application seeks to re-discharge the materials condition with updated details in regard to the front garden area.

The comprehensive list of planning history can be found above however the most relevant planning history is as follows:

19/1288/HOT – Demolition of existing conservatory with replacement for new, reduction in internal and external floor level to rear, new door and opening to rear elevations, new railings and surface to front elevation. Granted: 25.06.2019

19/1288/DD01 – Details pursuant to condition U0064198 – Materials. Granted: 09.08.2019

4. CONSULTATIONS CARRIED OUT

The application is for a discharge of condition and so there is no requirement to publicise the application via neighbour letters or a site notice.

5. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2019)

The key chapters applying to the site are:

- 4. Decision-making
- 12. Achieving well-designed places
- 16. Conserving and enhancing the historic environment

These policies can be found at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

London Plan (2021)

The main policies applying to the site are:

- Policy D4 Good Design
- Policy HC1 Heritage Conservation and Growth

These policies can be found at: <https://www.london.gov.uk/what-we-do/planning/london-plan>

Richmond Local Plan (2018)

The main planning considerations applying to the site and the associated Local Plan policies are:

Issue	Local Plan Policy	Compliance
Local Character and Design Quality	LP1	Yes
Impact on Designated Heritage Assets	LP3	Yes
Impact on Non-Designated Heritage Assets	LP4	Yes

These policies can be found at

https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf

Supplementary Planning Documents

- Buildings of Townscape Merit
- House Extension and External Alterations
- Richmond and Richmond Hill Village Planning

These policies can be found at:

https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance

Other Local Strategies or Publications

Other strategies or publications material to the proposal are:

- Richmond Hill Conservation Area Statement
- Article 4 Direction restricting basement development

Determining applications in a Conservation Area

In considering whether to grant planning permission with respect to any buildings or other land in a conservation area, Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. In this context, "preserving", means doing no harm.

To give effect to that duty, decisions of the court have confirmed that for development proposed to be carried out in a conservation area, a decision-maker should accord "considerable importance and weight" to the desirability of preserving or enhancing the character or appearance of the conservation area, when weighing this factor in the balance with other material considerations which have not been given this special statutory status. This creates a strong presumption against granting planning permission where harm to the character or appearance of a conservation area is identified. The presumption can be rebutted by material considerations powerful enough to do so.

In applications where the decision-maker is satisfied that there will be no harm to the character or

appearance of a conservation area, the statutory presumption against granting planning permission described above falls away. In such cases the development should be permitted or refused in accordance with the policies of the development plan and other material considerations.

6. EXPLANATION OF OFFICER RECOMMENDATION

Materials *Prior to the commencement of the development hereby approved, details of the proposed external materials, including manufacturers specifications, shall be submitted to and agreed in writing by the Local Planning Authority. The information provided shall include, but is not limited to, walls, flooring/surface, doors, windows and boundary treatments.*

Following this, the development shall be formed of the agreed materials and maintained as such unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development is in keeping with the existing building(s) including those Buildings of Townscape Merit and does not prejudice the character and appearance of the Conservation Area

This condition was initially discharged under application 19/1288/DD01, but a re-discharge is now sought in order to approve a more detailed plan of the proposed materials for the front drive area.

In effort to discharge this condition, a document shows the details of the proposed front drive materials has been submitted which contains an annotated plan of the front driveway with the proposed materials and contains photos of the frontage and front drive area showing the property prior to the approved works beginning.

The steps, path to the public footway and side passage are proposed to be formed of Portland Stone. This material is considered acceptable as it is reflective of the general streetscene and respectful of the heritage sensitivities of the site. This will be contrasted by the driveway which is proposed to be formed of welsh blue pennant cobbles. This is also considered acceptable as it reflects the materials present in the existing streetscene and designates separate areas for pedestrians and vehicles.

It is proposed to use gravel for a central area within the driveway and a small area in front of the side passageway. This is considered acceptable as a document showing examples of gravel used in the local area has been provided, showing it is not out of character for the conservation area. The gravel will be a permeable surface which will decrease run off. It is also in accordance with the Transport SPD which recommends a bed of loose gravel sited centrally to help with the disbursement of oil as shown in Figure 2 of the SPD. The SPD also recommends that gravel needs to be contained to prevent spillage onto the footway which the applicant has confirmed is achieved by installing permeable paver cells to assist in keeping the gravel in place.

The application has been revised to omit reference to a wall and fencing as these works were not permitted under the original application. The submitted documentation does refer to matters such as a bin store which was not originally approved. As such, for the avoidance of doubt, it is made clear that this application approves only the materials of the works originally approved under 19/1288/HOT and does not grant additional permission, nor does it confirm whether works are permitted development, for which additional applications would be required.

7. LOCAL FINANCE CONSIDERATIONS AND OTHER MATTERS

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. The weight to be attached to a local finance consideration remains a matter for the decision maker. The Mayor of London's CIL and Richmond CIL are therefore material considerations.

This application is for a discharge of condition and so it not likely to be subject to CIL in its own right, however the initial application may still be CIL liable.

8. RECOMMENDATION

This recommendation is made following careful consideration of all the issues raised through the application process. In making this recommendation consideration has been had to the statutory duties imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the requirements set out in Chapter 16 of the NPPF.

Paragraph 11 of the Framework explains how the presumption in favour of sustainable development applies. For the reasons set out above, this application falls to be determined in accordance with the test under section 38(6) of the 2004 Act, the proposal is in general conformity with the Development Plan overall and there are no material considerations of sufficient weight to justify refusal.

Approve

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

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

Case Officer (Initials):SGR..... Dated: ...05/05/2021.....

I agree the recommendation:

Principal Planner

Dated:WWC.....5/5/21.....

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

U0050992	Applicant Informative
U0050994	Decision Documents