

Application reference: 21/0752/PS192 SOUTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
02.03.2021	08.03.2021	03.05.2021	03.05.2021

EOT 20/05/2021

Site:

76 The Green, Twickenham, TW2 5AG,

Proposal:

Installation of an air source heat pump on the roof of a dwellinghouse.

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

APPLICANT NAME

Mr Andrew Ainsworth
76, The Green
Twickenham
TW2 5AG

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: GTD Application:01/0020
Date:01/03/2001 Proposed Garden Shed.

Development Management

Status: PCO Application:88/2625/FUL
Date:16/01/1989 Chng Of Use Of Ground Floor & Basement From Graphic Design Studio To Offices

Development Management

Status: REF Application:81/0209
Date:28/04/1981 Change of use of first floor flat to office accommodation.

Development Management

Status: GTD Application:88/2625
Date:04/01/1989 Change of use of ground floor and basement to offices.

Development Management

Status: REF Application:88/1282
Date:11/07/1988 Change of use of first and second floors from residential to offices.

Development Management

Status: REF Application:70/1409
Date:11/11/1970 Installation of self-service paraffin machine and storage tank.

Development Management

Status: GTD Application:73/0426
Date:05/06/1973 Use of existing ground floor shop as Estate Agents office and formation of four car parking spaces at rear.

Development Management

Status: GTD Date:29/08/1973	Application:73/1357 Change of use of ground floor from shop and ancillary offices to photographic studio; provision of three parking spaces at the rear.
<u>Development Management</u> Status: GTD Date:29/08/1973	Application:73/1359 Change of use of ground floor only from shop and ancillary offices to Architects office; provision of 3 parking spaces at the rear.
<u>Development Management</u> Status: GTD Date:28/09/1973	Application:73/1599 Change of use of ground floor from shop and ancillary offices to graphic design studio; provision of three parking spaces at the rear.
<u>Development Management</u> Status: GTD Date:28/09/1973	Application:73/1661 Change of use of ground floor from shop and ancillary offices to restaurant; provision of three parking spaces at the rear.
<u>Development Management</u> Status: GTD Date:28/09/1973	Application:73/1671 Change of use of ground floor from shop and ancillary offices to dental laboratory and reception rooms; provision of three parking spaces at the rear.
<u>Development Management</u> Status: REF Date:08/04/1976	Application:75/1293 Erection of a single-storey rear extension for use as a design studio and workshop.
<u>Development Management</u> Status: GTD Date:27/09/1976	Application:76/0515 Reconstruction of part of property damaged by fire for use for residential purposes and erection of a single-storey rear extension to be used as a studio.
<u>Development Management</u> Status: GTD Date:24/09/1976	Application:76/0559 Demolition of existing buildings damaged by fire for the works shown outlined in red on Drawing No. 7/1 received on 21/5/76.
<u>Development Management</u> Status: GTD Date:15/06/2005	Application:05/0822/FUL Proposed renovations and external alterations/extensions to form one single building for B1 use
<u>Development Management</u> Status: GTD Date:27/02/2015	Application:14/4849/FUL Retention of shop front.
<u>Development Management</u> Status: GTD Date:05/01/2018	Application:17/2879/FUL Single storey extension to the ground floor commercial unit comprising creation of a garage to rear. Relocated refuse store to rear. Extension and alterations to the first and second floor residential apartments comprising enlargement of roof terrace at first floor, creation of balcony at second floor level, erection of brick privacy screens, new glazing to rear elevation and replacement windows on side elevations. Installation of rooflights, new glass plant room, erection of glass balustrade, installation of solar pv panels, raising height of existing chimney and boundary walls.
<u>Development Management</u> Status: REF Date:08/01/2021	Application:20/3207/FUL Roof plant extension on third-floor roof; glazed balustrade at first-floor terrace level; installation of air source heat pump; alterations to windows.
<u>Development Management</u> Status: WDN Date:29/04/2021	Application:21/0739/FUL Alterations to parapet/balustrade heights and window positions for previously permitted scheme [17/2879/FUL].
<u>Development Management</u> Status: PDE Date:	Application:21/0752/PS192 Installation of an air source heat pump on the roof of a dwellinghouse.
<u>Development Management</u> Status: PCO Date:	Application:21/1416/VRC Proposed amendment to Condition U34363 (Drawing Numbers) of planning permission 17/2879/FUL to allow for alterations to parapet/balustrade heights and window positions.

Building Control

Deposit Date: 26.11.2014 Install a gas-fired boiler
Reference: 15/FEN00925/GASAFE

Building Control

Deposit Date: 13.10.2016 Install a gas-fired boiler
Reference: 16/FEN03027/GASAFE

Building Control

Deposit Date: 06.10.2020 Extensions and refurbishment to commercial and residential end of terrace
Reference: 20/1291/IN

Enforcement

Opened Date: 13.05.2004 Enforcement Enquiry
Reference: 04/00201/EN

Enforcement

Opened Date: 30.09.2014 Enforcement Enquiry
Reference: 14/0514/EN/UBW

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

Case Officer (Initials): JSI

Dated: 19/05/2021

I agree the recommendation: WT

~~Team Leader/Head of Development Management/Principal Planner~~

Dated:19/5/2021.....

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

U0051360	Composite informative
U0051361	S192 informative

Application Site: 76 The Green, Twickenham, TW2 5AG

Proposal:

This application seeks the granting of a Lawful Development Certificate for: *'Installation of air source heat pump on the roof of a dwellinghouse.'*

Site:

The application relates to No. 76 The Green, which is a three-storey end-terrace Victorian building located on the north side of Twickenham Green, South Twickenham ward. The site is not a listed building or Building of Townscape Merit (BTM). It sits in the CA9 Twickenham Green Conservation Area where there are a number of BTMs nearby, including No. 80 The Green which is part of the same Victorian terrace. There is an Article 4 Direction restricting basement development.

Planning history:

There is extensive planning history for this site dating back to 1970. Below is a list of the most recent and relevant planning history for this application:

- 14/4849/FUL – Retention of shop front. – Approved 27/02/2015
- 17/2879/FUL – Single-storey extension to the ground-floor commercial unit comprising creation of a garage to rear. Relocated refuse store to rear. Extension and alterations to the first- and second-floor, creation of balcony at second-floor level, erection of brick privacy screens, new glazing to rear elevation and replacement windows on side elevations. Installation of rooflights, new glass plant room, erection of glass balustrade, installation of solar pv panels, raising height of existing chimney and boundary walls. – Approved 05/01/2018
- 20/3207/FUL – Roof plant extension on third-floor roof; glazed balustrade at first-floor terrace level; installation of air source heat pump; alterations to windows. – Refused 08/01/2021

Reason(s) for refusal:

1. Design/heritage – The proposed extended roof plant would have a detrimental impact on the host building and would fail to preserve or enhance the wider conservation area, particularly in long views towards the building from Twickenham Green. Following NPPF requirements to weigh harm found to heritage assets against the public benefits of the proposal, no justification for the extended plant has been provided and officers have not identified any public benefits which would outweigh the harm. As such, the proposed development would not be in accordance with the statutory duty of the Planning (Listed Buildings and Conservation Areas) Act 1990, paragraphs 96 – 202 of the NPPF (2019), Policies LP1 and LP3 of the Local Plan (2018), the Twickenham Green Conservation Area Statement and the following Council supplementary planning guidance: Design Quality SPD (February 2006), House Extensions and External Alterations SPD (May 2015), Twickenham Village Planning Guidance SPD (February 2018).
- 21/0739/FUL – Alterations to parapet/balustrade heights and window positions for previously permitted scheme [17/2879/FUL]. – Withdrawn 29/04/2021

Reason(s) for withdrawal:

'The applicant's agent was advised that the nature of the application meant that permission was being sought for all works shown in the submitted plans, and not just the proposed alterations to fenestration. The other works already have planning

permission granted under application ref. 17/2879/FUL. The applicant's agent accepted officer advice to withdraw the application and apply for the proposed changes to the windows via a S73 application (VRC). This has now been submitted.'

- 21/1416/VRC – Proposed amendment to Condition U34363 (DRAWING Numbers) of planning permission 17/2879/FUL to allow for alterations to parapet/balustrade heights and window positions. – In progress

Amendments:

An amended application form was received correcting the Class under which Part 14 of Schedule 2 of the General Permitted Development Order to application is made. This was not considered to materially change the application.

Material representations:

None received.

Professional comments:

The application is a dwellinghouse and will be assessed against Schedule 2, Part 14 Class G of The Town and Country (General Permitted Development) (England) Order 2015 (as amended). These rights have not been removed or restricted by any previous planning conditions.

Class G – The proposed installation of an air source heat pump (ASHP) on the roof of the dwellinghouse is considered to be permitted development under Class G ‘Installation or alteration etc of air source heat pumps on domestic premises’. It has been assessed against the following criteria accordingly:

G.1 The ASHP is a Daikin Altherma 3 h ht model which complies with the MCS Planning Standards.

G.2

- a. The development would not result in the presence of more than 1 ASHP on the same building or within the curtilage of the building or block of flats.
- b. A wind turbine is not installed on the same building or within the curtilage of the dwellinghouse or block of flats.
- c. A stand-alone wind turbine is not installed within the curtilage of the dwellinghouse or block of flats.
- d. The volume of the ASHP's outdoor compressor unit (including any housing) would not exceed 0.6 cubic metres.
- e. No part of the ASHP would be installed within 1m of the boundary of the curtilage of the dwellinghouse or block of flats.
- f. The ASHP would not be installed on a pitched roof.
- g. The ASHP would not be installed on a flat roof where it would be within 1m of the boundary of the curtilage of the dwellinghouse or block of flats.
- h. The ASHP would not be installed on a site designated as a scheduled monument.
- i. The ASHP would not be installed on a building or on land within the curtilage of the dwellinghouse or the block of flats if the dwellinghouse or the block of flats is a listed Building.
- j. In the case of land within a conservation area the ASHP –
 - i. would not be installed on a wall or a roof which fronts a highway; or
 - ii. would not be installed so that it is nearer to any highway which bounds the curtilage than the part of the dwellinghouse or block of flats which is nearest to that highway; or
- k. In the case of land, other than land within a conservation area, the ASHP would not be installed on a wall of a dwellinghouse or block of flats if
 - i. that wall fronts a highway; and

- ii. the ASHP would be installed on any part of that wall which is above the level of the ground floor storey.

Conditions

G.3 Development is permitted by Class g subject to the following conditions –

- a. The ASHP is used solely for heating purposes;
- b. The ASHP is, so far as practicable, sited so as to minimise its effect on the external appearance of the building;
- c. The ASHP is, so far as practicable, sited so as to minimise its effect on the amenity of the area; and
- d. The ASHP is removed as soon as reasonably practicable when no longer needed.

Recommendation: APPROVE subject to conditions and informatives