

Application reference: 21/1236/FUL MORTLAKE, BARNES COMMON WARD

Date application received	Date made valid	Target report date	8 Week date
08.04.2021	06.05.2021	01.07.2021	01.07.2021

Site:

19 White Hart Lane, Barnes, London, SW13 0PX

Proposal:

Single-storey side and rear extension. Rear dormer roof extension to main roof and roof to outrigger. Rooflights on front roof slope. Replacement window on ground floor rear elevation.

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

APPLICANT NAME

Mr Lawrence Tapper
19 White Hart Lane
Barnes
London
SW13 0PX

AGENT NAME

Mr Felix Padfield
12 Chichester Road
London
NW6 5QN

DC Site Notice: printed on 07.05.2021 and posted on 14.05.2021 and due to expire on 04.06.2021

Consultations:**Internal/External:****Consultee****Expiry Date****Neighbours:**

Flat 5, Penn House, 15 White Hart Lane, Barnes, London, SW13 0PX, - 07.05.2021
 Flat 4, Penn House, 15 White Hart Lane, Barnes, London, SW13 0PX, - 07.05.2021
 Flat 3, Penn House, 15 White Hart Lane, Barnes, London, SW13 0PX, - 07.05.2021
 Flat 2, Penn House, 15 White Hart Lane, Barnes, London, SW13 0PX, - 07.05.2021
 Flat 1, Penn House, 15 White Hart Lane, Barnes, London, SW13 0PX, - 07.05.2021
 15A White Hart Lane, Barnes, London, SW13 0PX, - 07.05.2021
 15B White Hart Lane, Barnes, London, SW13 0PX, - 07.05.2021
 1 Charles Street, Barnes, London, SW13 0NZ, - 07.05.2021
 1A Charles Street, Barnes, London, SW13 0NZ, - 07.05.2021
 17 White Hart Lane, Barnes, London, SW13 0PX, - 07.05.2021
 21 White Hart Lane, Barnes, London, SW13 0PX, - 07.05.2021
 Ground Floor Flat, 19 White Hart Lane, Barnes, London, SW13 0PX - 07.05.2021
 First Floor Flat, 19 White Hart Lane, Barnes, London, SW13 0PX - 07.05.2021

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

Status: GTD

Date: 07/02/1969

Application: 68/2555

Alterations including provision of ground floor bathroom and first floor kitchen to enable use of property as two self-contained flats.

Development Management

Status: PDE

Date:

Application: 21/1236/FUL

Single-storey side and rear extension. Rear dormer roof extension to main roof and roof to outrigger. Rooflights on front roof slope. Replacement window on ground floor rear elevation.

Development Management

Status: PCO

Application:21/1845/FUL

Date:

Enlargement of basement comprising the formation of lightwell and bay window to basement and ground floor levels

Building Control

Deposit Date: 28.08.2008

Extension to circuit (in kitchen special location/ installation) Kitchen Flat Cooker

Reference: 08/NIC01846/NICEIC

Building Control

Deposit Date: 10.04.2009

New Consumer Unit Fitted in a Existing Dwelling Flat Dwelling

Reference: 09/NAP00154/NAPIT

Application Number	21/1236/FUL
Address	19 White Hart Lane, Barnes, London, SW13 0PX
Proposal	Single-storey side and rear extension. Rear dormer roof extension to main roof and roof to outrigger. Rooflights on front roof slope. Replacement window on ground floor rear elevation.
Contact Officer	Kerry McLaughlin
Legal Agreement	N/A

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 proposal site is a two-storey terraced dwelling (comprising flats), located on the eastern side of White Hart Lane.

The application site is subject to the following planning constraints:

Archaeological Priority (English Heritage)	Site: Mortlake and Barnes -
Area Benefiting Flood Defence - Environment Agency.	Areas Benefiting from Defences
Article 4 Direction Basements	Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
Conservation Area	CA16 Thorne Passage Mortlake
Floodzone 2	Tidal Models
Protected View	VIEW 6 ACROSS RICHMOND PARK
Protected View (Indicative Zone)	View 7 RICHMOND PARK TOWARDS ST PAULS CATHEDRAL
Strategic Flood Risk Assessment Zone 2 Medium Probability	
Take Away Management Zone	Take Away Management Zone

Village	Barnes Village
Village Character Area	Westfield (Little Chelsea) - Character Area 11 Barnes Village Planning Guidance Page 47 CHARAREA04/11/01
Ward	Mortlake and Barnes Common Ward

3. RELEVANT PLANNING HISTORY

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

There is no relevant planning history associated with the site.

4. CONSULTATIONS CARRIED OUT

The list of neighbours notified of this application are listed above.

No letters of representation were received.

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

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 - Delivering Good Design
- Policy D12 - Fire Safety
- Policy HC1 - Heritage Conservation and Growth
- Policy S112 - Flood Risk Management
- Policy S113 - Sustainable Drainage

These policies can be found at: <https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/london-plan-2021>

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	No
Impact on Designated Heritage Assets	LP3	Yes	No
Impact on Amenity and Living Conditions	LP8	Yes	No
Impact on Trees, Woodland and Landscape	LP16	Yes	No
Impact on Flood Risk and Sustainable Drainage	LP21	Yes	No

These policies can be found at

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

Supplementary Planning Documents

House Extension and External Alterations
Barnes Village Plan

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:
CA16 Thorne Passage Mortlake Conservation Area Statement
CA16 Thorne Passage Mortlake Conservation Area Study

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

The key issues for consideration are:

- i Design/Visual Amenity
- ii Neighbour Amenity
- iii Trees
- iv Flood Risk

Issue i - Design/Visual Amenity

Policy LP1 of the Local Plan 2018 seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area. Proposals should demonstrate an understanding of the site and its context when considering the design including layout, siting and access and the compatibility of the works to the neighbouring uses.

Policy LP3 of the Local Plan 2018 covers Designated Heritage Asset and states that proposals should conserve and take opportunity to make positive contribution to the historic environment such as retaining and preserving the original structure, layout, architectural features and materials or reinstatement of heritage assets. Appropriate materials and techniques should be used. There is a requirement to seek to avoid harm or justify for loss and demolition will be resisted. The significance of the asset is taken into consideration when assessing works proposed to a designated heritage asset.

The Councils SPD relating to House Extensions and External Alterations states that the overall shape, size and position of side and rear extensions should not dominate the existing house or its neighbours. It should harmonise with the original appearance, either by integrating with the house or being made to appear as an obvious addition.

The Supplementary Planning Document (SPD) on House Extensions and External Alterations gives advice on dormers noting that they should be avoided to the front elevation and should remain in scale with the existing structure through not raising or projecting above the ridgeline. Dormers should not dominate the original roof and so significant areas should be left beneath and to either side of any proposed dormer. Windows within dormers should be smaller than those on the floor below.

The SPD on House Extensions and External Alterations notes that the doors and windows are an integral part of the house which should be in keeping with its overall style, age and character. Windows are an important feature and an inappropriate choice can spoil an otherwise satisfactory design. The SPD states the following about doors and windows:

- Full-length glass doors should be avoided.
- Windows should maintain existing detail and style with the main windows in the house.
- Avoid mixing window styles.

Side/Rear Extension

The proposal seeks to erect a ground floor wrap-around extension. The extension comprises a pitched roof, incorporating rooflights above. The roof is sited comfortably below the cill of the first-floor level fenestration, as required under SPD. The proposed dimensions are found acceptable as the scheme appears subordinate to the original built form.

The proposed exterior materials comprise; London Stock bricks to match that of the existing ensuring the extension will integrate satisfactorily with the original building, with GRP flat roofing above and powder coated aluminium fenestration. The contemporary fenestration reduces the visual bulk and contributes to helping the extension appear an obvious addition to the main dwellinghouse.

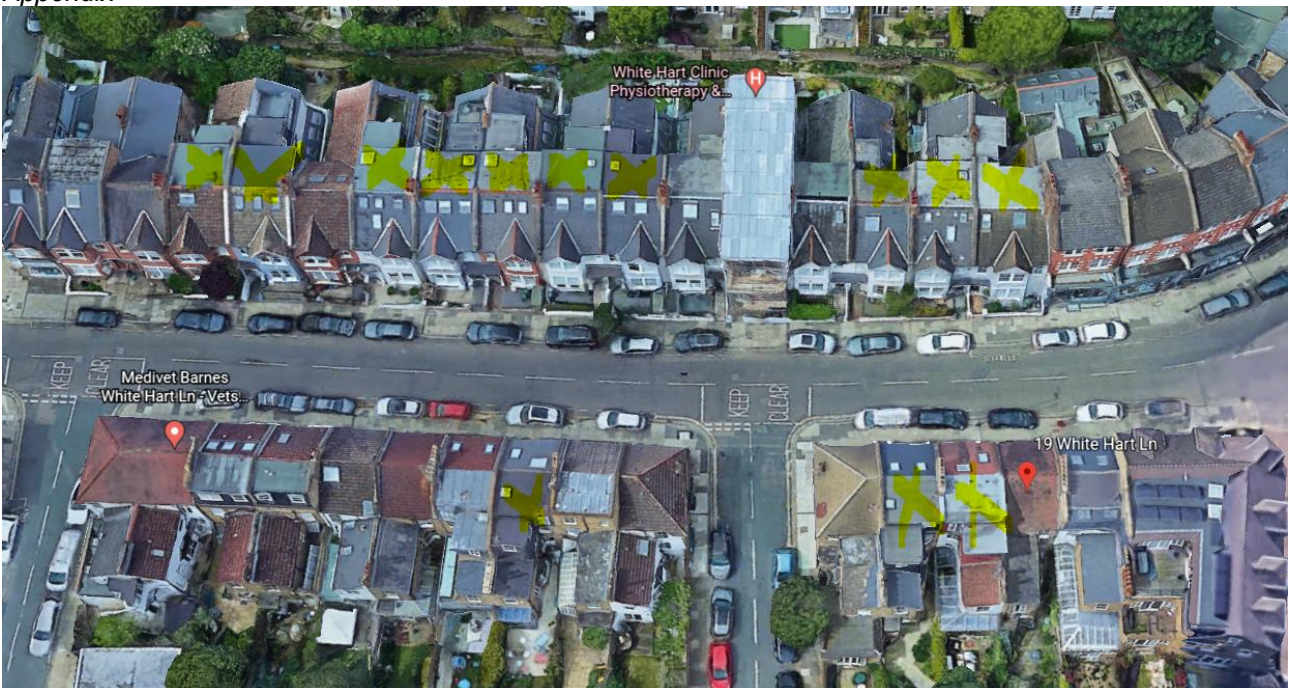
The amenity space in the rear garden would be reduced as a result of the proposal. However, the reduction will be no more than 50% of the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) and is therefore acceptable.

When viewed in the context of the neighbouring additions, it is considered that the proposed development would not harm the character and appearance of the host building or surrounding conservation area. Due to the siting, the works will not form views from the front of the dwelling/street scene, having a neutral impact on the public realm.

Dormers

The proposal comprises an L-shape dormer roof extension. The scale of the dormer is out of proportion with the roof, covering the majority of the rear roof slope and part of the roof of the outrigger. However, the proposal is similar in scale to a number of neighbouring properties within the immediate vicinity (as highlighted in the appendix below) and therefore whilst the proposal is not strictly compliant with the councils SPD (House Extensions and External Alterations), as it would dominate the roof and is not in scale with the host dwelling there are material considerations to balance against the strict application of policy guidance. The existing roof alterations in the locality has changed the character of the area to such an extent it is difficult for the application to be recommended for refusal. As such, the roof extension is considered acceptable in this instance, as it is in keeping with the changing character of the area. This also confirms that the proposal would not result in an incongruous addition to host dwelling or wider locality.

Appendix



The design and access statement indicates “*the exterior wall will be clad in vertical slate roof tiles*”, however no further details of these tiles have been provided. If minded to approve, the scheme will be conditioned to ensure the tiles are to match that of the existing roof tiles, to ensure the development is in keeping with the character of the host dwelling and surrounding conservation area.

Whilst the proposed fenestration is not in strict conformity with SPD, given the nature of the fenestration within existing dormers in close proximity it is not considered that the fenestration would further detriment the visual amenity of the area and is therefore acceptable in this instance.

Rooflights

The scheme seeks to install 3x rooflights on the front roof slope. Rooflights are a common characteristic within the locality. The proposed rooflights are appropriately located, of an appropriate style and of an acceptable scale, therefore are considered an acceptable addition to the streetscape and host dwelling.

Replacement Windows

The scheme seeks to replace the existing window at first floor level on the rear elevation of the outrigger with a slightly smaller sash window and insert a new window on the main rear elevation just above the roof of the rear extension.

The window to the rear of the outrigger is considered in keeping with the design and appearance of the existing fenestration to the host dwelling and wider terrace row at this level.

The new window to the main rear elevation, whilst not wholly in keeping with the fenestration along this elevation along the terrace, given its limited dimensions and somewhat obscured position from wider views due to the built form of the dwelling itself and neighbouring properties is considered acceptable in this instance.

Limited information has been submitted regarding the materials and specifications of the windows, if approved details will be required via condition.

Bay Window

The council raises no objection to the reinstatement of a bay window to the front elevation. The proposal will contribute to protecting the heritage and visual amenity of the dwelling and wider conservation area.

The proposed scheme is considered acceptable in terms of design/visual amenity. The proposal is not considered to detrimentally impact the character of the conservation area or host dwelling and therefore, is in line with policies LP1 & LP3 of the Local Plan (2018) and relevant Supplementary Planning Documents/Guidance.

Issue ii - Neighbour Amenity

Policy LP8 states that development must protect the amenity and living conditions of existing, adjoining and neighbouring occupants. Design must allow for good daylight standards, avoid overlooking or noise disturbance, avoid visual intrusion, overbearing impacts or harm to the reasonable enjoyment of the uses of buildings and gardens. Harm may arise from various impacts such as noise, air pollution, odours or vibration.

The SPD on House Extensions and External Alterations notes that generally an extension of 3m in depth for a terrace property will be acceptable. Where the proposed extension seeks a larger depth, the eaves should be reduced to 2.2m at the shared boundary to mitigate detrimental impact on neighbours such as sense of enclosure or overbearing. However, the final test of acceptability is dependent on the specific circumstances of the site which may justify greater rear projection.

The SPD on House Extensions and External Alterations notes that where houses are terraced and/or have small gardens, overlooking should be minimised by restricting the side of the window and setting windows back from the eaves.

Side/Rear Extension

Both adjoining properties No's.17 & 21 benefit from side/rear extensions along the shared boundary line with the application site. The proposed extension would project no more than 3m beyond the rear elevation of these extensions, this is considered an acceptable projection which would satisfy the guidelines set out in the House Extensions and External Alterations SPD. It is considered that the proposed rear extension will not result in overbearing, loss of light, visual intrusion or create a sense of enclosure to these properties.

Dormer

The proposed works align with the design of many others within the area. It is considered that a mutual level of overlooking occurs within the immediate vicinity, and the construction of the proposed dormer and associated works will not result in any unreasonable amount more. The scheme does not incorporate any side facing windows.

The proposed roof extension will not be any higher than the existing roof and it is not considered that the proposed extension will be unreasonably overbearing to neighbours.

The scheme is in compliance with the 45-degree test from the Building Research Establishment (BRE) standards against the window on the first-floor main rear elevation of No.17 (as highlighted in the figure below), this confirms the scheme will not result in any material loss of daylight or sunlight to habitable rooms or gardens in any neighbouring properties and will not appear overbearing or visually intrusive to this occupant.

Figure



Rooflights

The proposed rooflights raise no significant issues in terms of privacy since they are above head height and face skywards.

Windows

The proposal will not result in any new onerous viewing angles above that which can already be achieved through the existing fenestration. Thus, the proposal will not result in an increase in overlooking or raise any issues with regard to privacy on any neighbouring properties.

The property would remain solely in residential use as a result of the proposal. An undue increase in noise or pollution would not occur as a result of the proposal.

The proposed scheme is considered acceptable in terms of neighbour amenity. The proposal is not considered to detrimentally impact the amenities of any neighbouring occupiers and therefore, is in line with policy LP8 of the Local Plan (2018) and relevant Supplementary Planning Documents/Guidance.

Issue iii - Trees

Policy LP 16 of the Local Plan states 'The Council will require the protection of existing trees and the provision of new trees, shrubs and other vegetation of landscape significance that complement existing, or create new, high quality green areas, which deliver amenity and biodiversity benefits.'

The location of this proposal is sited within the CA16 Thorne Passage Mortlake, Conservation Area which affords trees both within and adjacent to the site of the proposal, statutory protection. However, there are no recorded Tree Preservation Orders (TPO) within or adjacent to the site of the proposal.

There are no trees of amenity value near the proposed rear/side extension, therefore the scheme is found to be in accordance with policy LP16.

Issue iv - Flood Risk

Policy LP 21 of the Local Plan states 'All developments should avoid or minimise, contributing to all sources of flooding, including fluvial, tidal, surface water, groundwater and flooding from sewers, taking account of climate change and without increasing flood risk elsewhere.'

A Flood Risk Assessment has been provided as part of this application to comply with the requirements of LP21, which states the floor levels within the proposed development to be set no lower than existing levels AND flood proofing of the proposed development has been incorporated where appropriate.

Other Matters

Fire Safety

The applicant has submitted a 'Fire Strategy Report' as required under Policy D12 Of the London Plan (2021).

The applicant is advised that alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made.

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.

On initial assessment this development is not considered liable for the Mayoral or Richmond CIL however this is subject to confirmation by the CIL Administration Team.

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.

Grant planning permission with conditions

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): KM

Dated: 08.06.2021

I agree the recommendation:

Principal Planner

Dated:WWC.....11/06/21.....

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

U0051894	Composite Informative
U0051895	NPPF APPROVAL - Para. 38-42