

Application reference: 21/1368/HOT KEW WARD

Date application received	Date made valid	Target report date	8 Week date
19.04.2021	07.05.2021	02.07.2021	02.07.2021

Site:

21 Lichfield Road, Kew, Richmond, TW9 3JR

Proposal:

Replacement flat roof to single storey side extension

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

APPLICANT NAME

Mr and Mrs Garland
21, Lichfield Road
Kew
TW9 3JR

AGENT NAME

Ms Sinead Hagerty
57 Priory Road
Reigate
RH2 8JA

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:

5 Broome Court, Broomfield Road, Kew, Richmond, TW9 3QF, - 07.05.2021
3 Broome Court, Broomfield Road, Kew, Richmond, TW9 3QF, - 07.05.2021
1 Broome Court, Broomfield Road, Kew, Richmond, TW9 3QF, - 07.05.2021
6 Broome Court, Broomfield Road, Kew, Richmond, TW9 3QF, - 07.05.2021
4 Broome Court, Broomfield Road, Kew, Richmond, TW9 3QF, - 07.05.2021
2 Broome Court, Broomfield Road, Kew, Richmond, TW9 3QF, - 07.05.2021
23 Lichfield Road, Kew, Richmond, TW9 3JR, - 07.05.2021
19 Lichfield Road, Kew, Richmond, TW9 3JR, - 07.05.2021

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

Status: WNA Application: 03/0270
Date: 15/04/2003 Proposed Vehicular Crossover.

Development Management

Status: WDN Application: 95/0718/FUL
Date: 22/05/1995 Loft Extension And Rear Single Storey Extension

Development Management

Status: GTD Application: 95/1459/FUL
Date: 30/06/1995 Erection Of Single Storey Rear/side Extension, front Wall To Garage And Other External Alterations 2 No Side And 1 No Rear Dormers, New Rear Chimney

Development Management

Status: WDN Application: 06/1101/HOT
Date: 24/05/2006 Enlarged basement with lightwells to front elevation.

Development Management

Status: GTD Application:06/1659/HOT
 Date:02/08/2006 Enlargement of basement with lightwells to the rear elevation and side elevation.

Development Management
 Status: GTD Application:17/0732/HOT
 Date:21/04/2017 Single storey rear extension to replace the existing conservatory.

Development Management
 Status: PDE Application:21/1368/HOT
 Date: Replacement flat roof to single storey side extension

Building Control
 Deposit Date: 24.10.2001 Formation of structural opening.Provision of roof light. Relocation of S V P
 Reference: 01/1979/BN

Building Control
 Deposit Date: 26.10.1995 Single storey rear extension. Loft conversion and new shower room.
 Reference: 95/0758/2/FP

Building Control
 Deposit Date: 03.03.2004 Removal of internal kitchen wall and insert steel support
 Reference: 04/0436/BN

Building Control
 Deposit Date: 17.11.2006 Enlargement of basement and formation of front and rear lightwells
 Reference: 06/2445/BN

Building Control
 Deposit Date: 28.06.2007 Structural alterations at ground floor level and installation of steel support
 Reference: 07/1391/BN
 frame

Building Control
 Deposit Date: 13.07.2007 Dwelling house New installation rewire or partial rewire
 Reference: 07/NIC02693/NICEIC

Building Control
 Deposit Date: 16.12.2012 Installed a Gas Boiler
 Reference: 13/FEN07252/GASAFE

Building Control
 Deposit Date: 25.08.2015 Formation of structural opening between front and rear reception room
 Reference: 15/2014/BN

Building Control
 Deposit Date: 04.04.2018 Single storey rear extension to replace existing conservatory
 Reference: 18/0591/BN

Building Control
 Deposit Date: 26.04.2021 Install one or more new circuits
 Reference: 21/NAP00171/NAPIT

Enforcement
 Opened Date: 08.10.2018 Enforcement Enquiry
 Reference: 18/0481/EN/UBW

Application Number	21/1368/HOT
Address	21 Lichfield Road Kew Richmond TW9 3JR
Proposal	Replacement flat roof to single storey side extension
Contact Officer	Sukhdeep Jhooti
Target Determination Date	02/07/2021

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 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 has considered 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

Two storey large detached dwelling located on the northern side of Lichfield Road. The property is designated as a locally listed Building of Townscape Merit and falls within the Kew Gardens Conservation Area.

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal seeks planning permission for the replacement flat roof to single storey side extension.

Planning history:

- 17/0732/HOT for single storey rear extension to replace the existing conservatory granted 21.04.2017.
- 06/1659/HOT for the enlargement of basement with lightwells to the rear elevation and side elevation granted 02.08.2006.
- 06/1101/HOT for an enlarged basement with lightwells to front elevation was withdrawn by the applicant 24.05.2006.
- 03/0270/HOT was for a proposed vehicular crossover was deemed to have no further action taken on 15.04.2003.
- 95/1459/FUL was for the erection of single storey rear/side extension, front wall to garage and other external alterations 2 no side and 1 no rear dormers, new rear chimney granted 29.06.1995.
- 95/0718/FUL was for a loft extension and rear single storey extension was withdrawn by the applicant on 22.05.1995.

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
- 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 – Delivering good design
- Policy D12 – Fire Safety
- 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
Impact on Amenity and Living Conditions	LP8	Yes

These policies can be found at

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

Supplementary Planning Documents

- House Extensions And External Alterations (2015)
- Buildings of Townscape Merit (2015)
- Kew Village Planning Guidance (2014)

These policies can be found at:

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

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 and impact on heritage assets**
- ii) Neighbour Amenity**
- iii) Fire Safety**

Issue i- Design and impact on heritage assets

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 requires development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough.

Policy LP4 seeks to preserve, and where possible enhance, the significance, character and setting of non-designated heritage assets, including Buildings of Townscape Merit.

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. They should harmonise with the original appearance, which should be taken as the starting point for any future changes.

The proposed replacement flat roof to single storey side extension would appear subservient to the existing house in terms of its overall size, scale and design. It would not appear incongruous or intrusive when viewed from various angles of the general streetscene due to its size, scale and design. The proposed rooflights would not over-dominate the proposed flat roof due to their siting, profile, size, scale and number. They would not be highly visible from the streetscene due to their siting and profile.

The proposal would preserve the character and appearance of the building of townscape merit and the conservation area. It is in with Policy LP1, LP3 and LP4 of the Local Plan, 2018 and relevant SPD/SPG's.

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 proposal would be similar in size and scale to the existing roof to the single storey side extension. As such, it would not result in demonstrable harm to neighbour living conditions. The proposed rooflights would not result in direct overlooking of neighbouring properties due to their siting and profile.

For the above reasons it is found this scheme complies with the aims and objectives of LP8 of the Local Plan, 2018 and relevant SPD/SPG's.

Fire Safety

London Plan policy D12 requires the submission of a Fire Safety Statement on all planning applications. A Fire Safety Strategy was received by the Council following the Officers request. A condition will be included to ensure this is adhered to on an ongoing basis. The materials proposed need to be Building Regulations compliant. 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. Overall, the scheme can therefore be considered consistent with this Policy D12 of the London Plan.

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.

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): SJH

Dated: 17/06/2021

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner

Dated: VAA 17.06.21

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

U0052165	Composite Informative
U0052166	NPPF Approval Paras 38-42