

Application reference: 21/2015/CON

Date application received	Date made valid	Target report date	8 Week date
02.06.2021	02.06.2021	28.07.2021	28.07.2021

Site:

CRANE COURT , 58 PERCY ROAD, ISLEWORTH,

Proposal:

Erection of an upper storey extension to the second floor to create seven flats (two studio & five one bedroom) with replacement of existing pitch roof with flat roof. Erection of new bin store and proposed soft landscaping. Conversion of one existing car parking space into disabled parking space. Repainting of existing external windows and doors. Erection of a canopy to all communal entrances.

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

APPLICANT NAME

London Borough Of Hounslow
The Civic Centre
Lampton Road
Hounslow
TW3 4DN

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:

No History Dummy UPRN

No History Dummy UPRN

No History Dummy UPRN

No History Dummy UPRN

**21/2015/CON
Crane Court, 58 Percy Road, Isleworth TW7 7JA**

Site located in London Borough of Hounslow

Site and Surroundings

The application site is occupied by the Crane Court which features 3 single storey brick building with a pitched roof, along with associated car parking and landscaping. The site lies within the London Borough of Hounslow, to the north of the River Crane and to the west of the River Thames. To the southeast of the site, near the inlet between the River Crane and River Thames, are the Waterview Apartments which lie within the London Borough of Richmond. This area is also part of the Richmond Conservation Area 57 (Old Deer Park). The character of the area is predominately mixed use in nature, and includes a number river dependant activities near the river. The bridge over the R.Crane, the Railshead Road Bridge, is a grade II listed building.

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Representations

No neighbour consultation exercise was undertaken by the London Borough of Richmond upon Thames.

Professional Comments

Siting/Design and Impact on MOL and Conservation Area

The River Crane and River Thames within LB of Richmond lie within the MOL. Policy LP13 of the LB of Richmond Local Plan states that development is only allowed in the Green Belt in very special circumstances where it does not harm the character, openness and views of the river.

The site lies adjacent to the Richmond Conservation Area 57 (Old Deer Park). Policy LP3 of the LB of Richmond Local Plan states that all proposals in Conservation Areas are required to preserve and, where possible, enhance the character or the appearance of the Conservation Area.

The building at Crane Court is separated by the LB of Richmond by approximately 40m, including the MOL and adjoining Conservation Area. The proposal would not increase the ridge height of the existing building, where the existing pitched roof will be replaced by a flat roof to create the new floor. Given the separation distance, retention of the existing ridge height, along with intermittent trees, buildings and other features, the LB of Richmond raises no objection to the proposed extension in relation to siting/design or impact on the MOL, river environment and views and heritage issues including the Conservation Area and setting of the listed bridge subject to the retention, and protection during construction, of the mature site trees lining the river bank and providing an important backdrop to the setting of the listed bridge .

Residential Amenity

In terms of residential amenity, given the distance from any residential properties within the LB of Richmond, the proposal is not considered to unduly impact upon the residents.

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 RAISE NO OBJECTION subject to tree retention / protection conditions
- 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):TF.....

Dated:13/07/2021.....

I agree the recommendation: CTA

Team Leader/Head of Development Management/Principal Planner

Dated:16/07/2021.....

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
