

Application reference: 21/1292/HOT MORTLAKE, BARNES COMMON WARD

Date application received	Date made valid	Target report date	8 Week date
12.04.2021	08.06.2021	03.08.2021	03.08.2021

Site:

12 Glebe Road, Barnes, London, SW13 0EA

Proposal:

Bin store for front garden

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

APPLICANT NAME

Mrs Kathryn Fothergill
12 Glebe Road
Barnes
London
SW13 0EA
United Kingdom

AGENT NAME

DC Site Notice: printed on 09.06.2021 and posted on 18.06.2021 and due to expire on 09.07.2021

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

10 Hillersdon Avenue, Barnes, London, SW13 0EF, - 09.06.2021
12 Hillersdon Avenue, Barnes, London, SW13 0EF, - 09.06.2021
8 Hillersdon Avenue, Barnes, London, SW13 0EF, - 09.06.2021
13 - 15 Glebe Road, Barnes, London, SW13 0DR, - 09.06.2021
19 Glebe Road, Barnes, London, SW13 0DR, - 09.06.2021
17 Glebe Road, Barnes, London, SW13 0DR, - 09.06.2021
14 Glebe Road, Barnes, London, SW13 0EA, - 09.06.2021
10 Glebe Road, Barnes, London, SW13 0EA, - 09.06.2021

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

Status: REF Application:00/0251
Date:15/03/2000 Second Floor Extension.

Development Management

Status: GTD Application:01/0230
Date:22/03/2001 Enlarge Rear Dormer.

Development Management

Status: REF Application:99/0124
Date:29/03/1999 First Floor Extension With Pitched Roof Over.

Development Management

Status: GTD Application:83/0978
Date:26/09/1983 Erection of a single storey rear extension. (Amended drawing received 31/8/83).

Development Management

Status: GTD Application:06/2546/HOT
Date:27/10/2006 Rear dormer extension.

Development Management

Status: GTD Application:07/2540/HOT
Date:24/09/2007 Erection of single storey rear extension

Development Management

Status: PDE Application:21/1292/HOT
Date: Bin store for front garden

Appeal

Validation Date: 03.04.2000 Development Appeal
Reference: 00/0251

Building Control

Deposit Date: 01.02.2001 Enlargement of existing second floor rear dormer window.
Reference: 01/0206/FP

Building Control

Deposit Date: 17.03.2006 Removal of wall between kitchen and rear reception
Reference: 06/0546/RG

Building Control

Deposit Date: 17.11.2006 Rear addition loft conversion
Reference: 06/2464/FP

Building Control

Deposit Date: 30.01.2007 Rear addition loft conversion
Reference: 06/2464/FP/1

Building Control

Deposit Date: 14.05.2007 Installation new bathroom and associated drainage to front bedroom.
Removal of stud walls and enlargement of existing bathroom .Replacement
windows at first floor level.

Reference: 07/1011/BN

Building Control

Deposit Date: 02.12.2007 Special location (room containing bath or shower swimming pool sauna) One
or more new circuits Lighting circuit Ring/ radial power circuit Building
extension or conservatory Fire/ security/ environmental control system Main/
supplementary equipotential bonding Dwelling house

Reference: 07/72975/NICEIC

Building Control

Deposit Date: 15.06.2007 Dwelling house Main/ supplementary equipotential bonding Lighting circuit
One or more new circuits New installation rewire or partial rewire Special
installation (electric floor/ ceiling heating garden lighting/ power ELV lighting
generator) Ring/ radial power circuit

Reference: 07/NIC02349/NICEIC

Building Control

Deposit Date: 20.07.2007 Single storey rear infill extension and enlargement of ground floor structural
opening

Reference: 07/1576/FP

Building Control

Deposit Date: 05.09.2007 Single storey rear infill extension and enlargement of ground floor structural
opening

Reference: 07/1576/FP/1

Building Control

Deposit Date: 16.05.2008 Air conditioning/ ventilation system/ extractor fan Cooker Kitchen New
installation rewire or partial rewire One or more new circuits Dwelling house
Extension to circuit (in kitchen special location/ installation) Lighting circuit
Building extension or conservatory Main/ supplementary equipotential
bonding Ring/ radial power circuit

Reference: 08/NIC01156/NICEIC

Building Control

Deposit Date: 13.10.2015 Install a gas-fired boiler
Reference: 15/FEN02950/GASAFE

Building Control

Deposit Date: 07.06.2020 Circuit alteration or addition in a special location
Reference: 20/NIC00920/NICEIC

Building Control

Deposit Date: 03.08.2020 woodtec 5w with Descriptor Install a solid fuel dry fuel room heater stove or
cooker
Reference: 20/HET00119/HETAS

Enforcement

Opened Date: 10.11.2008 Enforcement Enquiry
Reference: 08/0674/EN/UBW

Application reference: 21/1262/HOT

Site Address: 12 Glebe Road, Barnes, London, SW13 0EA

Proposal	Bin store for front garden
Site description / key designations	<p>The application site consists of a two storey, mid-terrace dwellinghouse located on Glebe Road. The property is identified as a Building of Townscape Merit (BTM) and falls within the Barnes Common conservation area.</p> <p>Other site designations:</p> <ul style="list-style-type: none"> • Article 4 Direction- restricting basement development • Floodzones 2, 3 and 3a • Area Less Susceptible to Surface Water Flooding • Area Susceptible to Surface Water Flooding
Planning history	No relevant history, however, the full planning history can be viewed on the Council's website.
Policies	<p>The proposal has been considered having regard to the policies within the Council's Local Plan, in particular:</p> <p>London Plan 2021:</p> <ul style="list-style-type: none"> • D12 Fire Safety <p>Local Plan:</p> <ul style="list-style-type: none"> • LP 1 (Local Character and Design Quality); • LP 3 (Designated Heritage Assets); • LP 4 (Non-Designated Heritage Assets); • LP 8 (Amenity and Living Conditions); <p>Supplementary Planning Documents / Guidance:</p> <ul style="list-style-type: none"> • House Extensions and External Alterations • Barnes Village Planning Guidance
Material representations	<p>The application has been publicised in accordance with the Local Planning Authority's requirements as set out in the Town and Country Planning (Development Management Procedure) (England) Order.</p> <p>None received.</p>
Amendments	None.
Professional comments	<p>Design/Visual amenity</p> <p><i>Policy LP1 'Local Character and Design Quality' states the Council will require all development to be of high architectural and urban design quality. The high-quality character and heritage of the borough and its villages will need to be maintained and enhanced where opportunities arise. Development proposals will have to demonstrate a thorough understanding of the site and how it relates to its existing context, including character and appearance, and take opportunities to improve the quality and character of buildings, spaces and the local area. Development must respect, contribute to and enhance the local environment and character.</i></p> <p><i>Policy LP3 requires development to conserve the historic environment of the borough, and where possible make a positive contribution. Development proposals</i></p>

	<p><i>likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal.</i></p> <p>The proposal seeks permission to erect a bin store in the front garden area, which would be formed in timber. The boundary treatment and existing planting will partly screen the store. The proposed store would be modest in size and sited away from the boundary treatment.</p> <p>The SPD on 'House Extensions and External Alterations' states that stores should be sensitively located; subservient in scale; mindful of neighbouring properties; and constructed in natural materials.</p> <p>Whilst it is acknowledged that stores within the front of properties are not characteristic of the area, the front garden arrangements are not wholly uniform, with variations in boundary treatment and off-street parking provision.</p> <p>Given the design, scale and presence of screening, it is considered that the store would not be directly viewable from the street. Notwithstanding this, the development is considered to respect the host dwelling and the streetscene and would not appear incongruous or dominant, as per the guidance set out in the SPD.</p> <p>Residential Amenity</p> <p><i>Policy LP8 states that development will be required to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties.</i></p> <p>Given the nature of the scheme, the proposals are not considered to result in material impact on the residential amenity of neighbouring or surrounding dwellings.</p> <p>Fire Safety</p> <p>London Plan policy D12 requires the submission of a Fire Safety Statement on all planning applications. The Fire Safety Statement should be presented as a standalone document with a clear structure that addresses the criteria set out in London Plan Policy D12 part A. The submitted drawings should address the requirements set out at paragraphs 3.12.3 and 3.12.4 of the London Plan. Where the applicant considers parts of or the whole policy do not apply, this should be justified in a Reasonable Exception Statement (RES).</p> <p>A Planning Fire Safety Statement was submitted to the Council on 30th April 2021.</p> <p>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.</p> <p>A condition will be included to ensure this is adhered to on an ongoing basis. Overall, the scheme can therefore be considered consistent with this Policy D12 of the London Plan.</p>
Recommendation	APPROVAL

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 YES NO

Case Officer (Initials):HEL..... Dated:30/07/21.....

I agree the recommendation:

Principal Planner

Dated:WWC.....30/7/21.....