

Application reference: 20/0852/DD03 SOUTH RICHMOND WARD

Date application received	Date made valid	Target report date	8 Week date
24.03.2021	25.03.2021	20.05.2021	20.05.2021

Site:

157 Sheen Road, Richmond, TW9 1YS,

Proposal:

(PARTIAL DISCHARGE) Details pursuant to Condition U0084879 (Materials) of 20/0852/FUL

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

APPLICANT NAME

Mr & Mrs Neale
157, Sheen Road
Richmond
TW9 1YS

AGENT NAME

Sam Kamleh
The Powder Rooms
69-71 Broad Street
Teddington
TW11 8QZ
United Kingdom

DC Site Notice: printed on and posted on and due to expire on

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

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

Status: GTD Application:00/T2019
Date:29/01/2001 Sycamore - Crown Reduce By 25

Development Management

Status: REF Application:92/0400/FUL
Date:11/05/1992 Construction Of A Dormer Extension To The Second Floor (roof Level)

Development Management

Status: REF Application:92/0401/LBC
Date:11/05/1992 Dormer Addition To Second Floor Level (roof Level) To Match Adjoining Dormer At 159 Sheen Road

Development Management

Status: GTD Application:92/0400/DD01
Date:12/03/1993 Details Pursuant To Condition 2 (construction/materials) Of Doe Inspectors Decision Dated 3/9/92.

Development Management

Status: GTD Application:92/0401/DD01
Date:12/03/1993 Details Pursuant To Condition 2 (construction/materials) Of Doe Inspectors Decision Dated 3/9/92.

Development Management

Status: PDE Application:07/T0315/TCA
Date: T1 - T2 - London Plane (Platanus sp.) x 2 - Crown reduce to previous

reduction points and reshape. T3 - Sycamore (*Acer pseudoplatanus*) - Crown reduce to previous reduction points.

<p><u>Development Management</u> Status: RNO Date:24/01/2020</p>	<p>Application:19/T1112/TCA T1 - Sycamore - Remove and Replace T2 - Pear - Remove T3 - Eucalyptus - Remove T4 - Pear - Remove T5 - Bay - Remove T6 - Sycamore - Remove T7G - Willow/Lilac - Remove</p>
<p><u>Development Management</u> Status: WDN Date:19/05/2020</p>	<p>Application:20/0846/LBC Regularisation of continued use as a single family dwelling; Enlargement of lightwell at lower ground floor level. Single storey rear extension with railing above to facilitate roof to be used as roof terrace and replacement steps with railings to garden. Removal of partitions at upper ground floor level; new doors to rear on upper ground floor level; refurbishment of windows and replacement of some with matching slimline glazing (to rear elevation); replacement skylight on roof; new side fence and access; installation of cycle store; additional soft landscaping to rear.</p>
<p><u>Development Management</u> Status: GTD Date:16/07/2020</p>	<p>Application:20/0852/FUL Enlargement of lightwell at lower ground floor level. Single storey rear extension with railing above to facilitate roof to be used as roof terrace and replacement steps with railings to garden; new doors to rear on upper ground floor level; refurbishment of windows and replacement of some with matching slimline glazing (to rear elevation); replacement skylight on roof; new side fence and access; installation of cycle store; additional soft landscaping to rear to facilitate the reversion of existing flats to a single family dwelling.</p>
<p><u>Development Management</u> Status: GTD Date:16/07/2020</p>	<p>Application:20/0853/LBC Regularisation of continued use as a single family dwelling; Single storey rear extension and replacement steps to garden. Works to listed building including refurbishment of windows and replacement of some with matching slimline glazing (to rear elevation); removal of works installed c.1985 to split the property into flats.</p>
<p><u>Development Management</u> Status: GTD Date:25/11/2020</p>	<p>Application:20/0852/NMA Amendment to conditions to allow extension of time for the submission and approval of planning conditions ref: U0084883 (Tree planting), U0084884 (hard and soft landscaping), U0084885 (refuse arrangements), U0084888 (cycle storage arrangements), U0084880 (Water Consumption), and U0084887 (Recycling) of planning permission 20/0852/FUL from 3 months from decision date to 7 months from decision date.</p>
<p><u>Development Management</u> Status: REF Date:02/02/2021</p>	<p>Application:20/0852/DD01 Details pursuant to conditions U0084879 - Materials; U0084880 - Water Consumption; U0084881 - Conservation Rooflights; U0084882 - Neighbour Amenity Screening; U0084883 - Tree Planting Scheme Required; U0084884 - Hard and Soft Landscaping; U0084885 - Refuse Arrangements; U0084886 - Recycling; U0084887 - Refuse Storage; U0084888 - Cycle Parking; U0084889 - External Lighting; U0084890 - Biodiversity Net Gain; U0084878 - Roof Workers, of planning permission 20/0852/FUL.</p>
<p><u>Development Management</u> Status: REF Date:01/02/2021</p>	<p>Application:20/0853/DD01 Details pursuant to conditions U0084893 - Materials; U0084894 - Brick Sample Panel; U0084895 - Detailed Drawings of Windows; U0084896 - Tile Salvage; U0084897 - Roof Repair Works; U0084898 - Conservation Rooflights, of listed building consent 20/0853/LBC.</p>
<p><u>Development Management</u> Status: GTD Date:24/02/2021</p>	<p>Application:20/0852/NMA1 Amendment to conditions to allow extension of time for the submission and approval of planning conditions ref: U0084883 (Tree planting), U0084884 (hard and soft landscaping), U0084885 (refuse arrangements), U0084888 (cycle storage arrangements), and U0084887 (Recycling) of planning permission 20/0852/FUL from 3 months from decision date to 12 months</p>

from decision date.

<u>Development Management</u> Status: GTD Date: 17/05/2021	Application: 20/0852/DD02 Details pursuant to conditions U0084882 (Neighbour Amenity Screening); U0084883 (Tree Planting Scheme Required); U0084884 (Hard & Soft Landscaping); U0084885 (Refuse Arrangements); U0084886 (Recycling) and U0084888 (Cycle Parking).
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<u>Development Management</u> Status: PCO Date:	Application: 20/0853/DD02 Details pursuant to conditions U0084893 (Materials); U0084895 (Details drawings of Windows); U0084896 (Tile Salvage); U0084897 (Roof repair works)
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<u>Development Management</u> Status: PDE Date:	Application: 20/0852/DD03 (PARTIAL DISCHARGE) Details pursuant to Condition U0084879 (Materials) of 20/0852/FUL
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<u>Building Control</u> Deposit Date: 17.12.1992 Reference: 92/0283/FP	Dormer extension to front elevation
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Application Number	20/0852/DD03
Address	157 Sheen Road, Richmond, TW9 1YS
Proposal	Details pursuant to condition U0084879 – Materials of 20/0852/FUL
Contact Officer	Sarah Griffee
Target Determination Date	20.05.2021

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 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 application site is located to the south side of Sheen Road and is semi-detached forming the western most plot of a terrace row of three properties. The building is located opposite the junction adjoining Townshend Road and Peldon Passage runs to the South of the site. The property is Grade II Listed including the boundary walls and piers.

Historic England notes the listing relates to '157 and 159 Sheen Road, including boundary walls and piers' described as:

II Mid C19 pair of two storey houses over raised basement, each two windows wide with entrances opposed. Slate roofs with deep eaves. Brick with stucco facades having a band course at first floor cill level. Moulded surrounds to windows and flat surrounds and cornice hoods to entrance doors. Railings to entrance door and iron window guards of similar pattern to ground floor windows. Brick front boundary walls and piers.

The application site is situated within Richmond Village and is designated as:

- Sheen Road, Richmond Conservation Area
- Grade II Listed Building

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Details pursuant to Condition U0084879 (Materials) of 20/0852/FUL

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

20/0852/FUL and 20/0853/LBC - Enlargement of lightwell at lower ground floor level. Single storey rear extension with railing above to facilitate roof to be used as roof terrace and replacement steps with railings to garden; new doors to rear on upper ground floor level; refurbishment of windows and replacement of some with matching slimline glazing (to rear elevation); replacement skylight on roof; new side fence and access; installation of cycle store; additional soft landscaping to rear to facilitate the reversion of existing flats to a single family dwelling. Granted: 16.07.2020

20/0852/NMA - Amendment to conditions to allow extension of time for the submission and approval of planning conditions ref: U0084883 (Tree planting), U0084884 (hard and soft landscaping), U0084885 (refuse arrangements), U0084888 (cycle storage arrangements), U0084880 (Water Consumption), and U0084887 (Recycling) of planning permission 20/0852/FUL from 3 months from decision date to 7 months from decision date.. Granted: 25.11.2020

20/0853/DD01 - Details pursuant to conditions U0084893 - Materials; U0084894 - Brick Sample Panel; U0084895 - Detailed Drawings of Windows; U0084896 - Tile Salvage; U0084897 - Roof Repair Works; U0084898 - Conservation Rooflights, of listed building consent 20/0853/LBC. Refused: 01.02.2021

20/0852/DD01 - Details pursuant to conditions U0084879 - Materials; U0084880 - Water Consumption; U0084881 - Conservation Rooflights; U0084882 - Neighbour Amenity Screening; U0084883 - Tree Planting Scheme Required; U0084884 - Hard and Soft Landscaping; U0084885 - Refuse Arrangements; U0084886 - Recycling; U0084887 - Refuse Storage; U0084888 - Cycle Parking; U0084889 - External Lighting; U0084890 - Biodiversity Net Gain; U0084878 - Roof Workers, of planning permission 20/0852/FUL. Refused: 02.02.2021

Both of the above discharge of condition applications were refused for the following reason:
By reason of absence of sufficient details as required by the wording of the relevant conditions, the Council has not be able to assess the acceptability of the requested details in terms of their likely impact on the setting, character and appearance of the Listed Building and wider conservation area. The scheme is therefore not considered to satisfy the aims and objections of the relevant conditions and polices, LP1, LP3, LP15, LP16, LP22 and LP45 of the Local Plan (2018).

20/0852/NMA1 – Amendment to conditions to allow extension of time for the submission and approval of planning conditions ref: U0084883 (Tree planting), U0084884 (hard and soft landscaping), U0084885 (refuse arrangements), U0084888 (cycle storage arrangements), and U0084887 (Recycling) of planning permission 20/0852/FUL from 3 months from decision date to 12 months from decision date. Granted: 24.02.2021

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 (2016)

The main policies applying to the site are:

- Policy D.4 Good Design
- 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

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
- Richmond and Richmond Hill 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:
- Sheen Road, Richmond Conservation Area Statement

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.

Determining applications affecting a Listed Building

Sections 16(1) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require that,

when considering whether to grant listed building consent for any works, or whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses. In this context, "preserving", means doing no harm.

To give effect to this duty decisions of the court have confirmed that a decision-maker should accord "considerable importance and weight" to the desirability of preserving the listed building or its setting when weighing this factor in the balance with other material considerations which have not been given this special statutory status. However, this does not mean that the weight that the decision-maker must give to the desirability of preserving the building or its setting is uniform. It will depend on, among other things, the extent of the assessed harm and the heritage value of the asset in question. This creates a strong presumption against granting planning permission where harm to a listed building or its setting is identified. The presumption can be rebutted by material considerations powerful enough to do so.

6. EXPLANATION OF OFFICER RECOMMENDATION

Condition U0084879 – Materials (PARTIAL DISCHARGE)

Prior to the commencement of external works, the external surfaces of the building(s) (including fenestration) and, where applicable, all areas of hard surfacing shall not be constructed other than in materials details/samples of which shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

In effort to discharge this condition, the following details have been submitted:

- Drawing: 1301-PL3-01 showing Hard Landscaping dated March 2021
- Drawing: 1301-PL3-02 showing External Surfaces 2: Balustrade and External Stairs dated March 2021
- Report Titled ' Document to Dispense with Conditions' dated March 2021

The external hard surfacing within the front and rear garden are proposed to be formed with York stone salvaged from the existing site for example in the front garden, rear garden and pedestrian side access. The York stone steps up to the front door are to be retained and high water pressure cleaned as are the walls in this location. Where insufficient York stone is available, a new tile will be used in less prominent locations such as within the rear lightwell. Manufacturer's details of the proposed tile to match the lower ground floor area have been provided and the colour, texture and siting are considered suitable for the host dwelling.

The concrete steps forming the access to the site are to be cleaned and retained. As such, while concrete would not generally be acceptable for listed buildings and their settings, the modern material is already in situ and so no objection is sustained on these grounds. The brick walls either side of the steps, and the piers are to be retained and high pressure cleaned which will improve the overall appearance of the dwelling.

The rear extension is formed of several elements. The roof of the rear extension which also formed the floor of the roof terrace will be formed of cast iron grate, painted black which reflects the traditional nature of the building and structural glass to allow for natural light provision within the extension itself. The balustrade enclosing the roof terrace is proposed to match the existing railings to the front in design and the material is proposed to be cast iron painted black. This creates continuity with the roof terrace flooring and with the stairs and treads proposed to the roof terrace. The trellis associated with the roof terrace screening will be formed of timber which is a traditional material, sensitive to the historic nature of the site.

The existing metal work on site is to be sanded down and repainted. It is noted that the front elevation railing is currently missing an element but this has been stored in the property and be welded back into place as part of the refurbishment.

The bike store and side gate are also proposed to be formed in timber which, as set out above, is a suitable traditional material given the listed nature of the property. The bike store is also proposed to have a sedum roof which will soften its overall appearance. While black plastic guttering and felt fascia's are proposed on the bike store, the limited extent of these modern materials and their siting on a more modern element within the site is considered acceptable.

The walls which benefit from render and window architraves are to be painted with any cracks or holes made good.

The doors and windows are proposed to be refurbished or repaired via splicing in timber to match the existing and will be repainted to improve the overall appearance of the building.

To the side elevation, the brickwork is to be repaired in pointing to match the existing and the redundant pipework shall be removed. The existing side wall to the lower ground floor is rendered in its existing form and is proposed to be made good and repainted to match the existing which is considered acceptable.

To the rear elevation, brickwork is proposed to be repaired, the header arch is to match the existing window header at upper ground floor and the windows are proposed to be slimline timber to match the existing style. The new window will match the existing. While double glazing is generally considered inappropriate on listed buildings, slimline glazing is preferable and is considered acceptable in this instance as it will only be sited to the rear elevation which is not publicly or prominently visible in the streetscene.

Brickwork

In regard to brickwork., the existing brickwork to be removed is proposed to be reused such that the rear wall to the lower ground floor extension will match the existing. The applicant has also set forward that the mortar will match the original property. It is hoped that sufficient numbers of bricks can be salvaged such that no new bricks will need to be sourced. While this approach is supported, this will not be confirmed until works begin. As such, the materials condition is recommended for partial discharge until details of a proposed alternative brick sample can be demonstrated which can be in conjunction with the discharge of the brick sample panel condition. The applicant is advised the pointing should not replicate the existing weatherstruck pointing which is inappropriate for the property.

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.

Partial Discharge of Condition

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):SGR.....

Dated:24/06/2021.....

I agree the recommendation:



Team Leader/Head of Development Management/Principal Planner

Dated:24.06.2021.....