

## Application reference: 21/2383/FUL TWICKENHAM RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
01.07.2021	24.08.2021	19.10.2021	19.10.2021 EOT: 18.02.2022

**Site:**

Riverside House And 1A Riverside House, Riverside, Twickenham, TW1 3DJ

**Proposal:**

Internal and external works to existing two dwellings, including new and replacement windows/doors on side and rear elevations, and rooflights to existing single storey side/rear extension

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

**APPLICANT NAME**

Lady and Mr C and J Panufnik  
Riverside House & 1a Riverside  
House  
Riverside  
Twickenham  
TW1 3DJ

**AGENT NAME**

Christian Leigh  
6 All Souls Road  
Ascot  
SL5 9EA

**DC Site Notice:** printed on and posted on 03.09.2021 and due to expire on 24.09.2021

**Consultations:****Internal/External:****Consultee**

21D Urban D  
21D Urban D  
21D Urban D

**Expiry Date**

07.01.2022  
12.11.2021  
15.09.2021

**Neighbours:**

Thames House, Riverside, Twickenham, TW1 3DL, - 25.08.2021  
52 Lebanon Park, Twickenham, TW1 3DG, - 25.08.2021  
Riverside Lodge, Riverside, Twickenham, TW1 3DJ, - 25.08.2021  
Woodcut, Riverside, Twickenham, TW1 3DJ, - 25.08.2021  
Orleans House Gallery, Orleans Road, Twickenham, TW1 3BL, - 25.08.2021

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

Status: GTD Application: 00/T1969  
Date: 15/12/2000 Pine (on Front Corner Of Garden) - Remove

Development Management

Status: GTD Application: 00/T1970  
Date: 15/12/2000 Acacia (corner Nearest Gate Arch) - Remove

Development Management

Status: GTD Application: 00/T1971  
Date: 15/12/2000 Leylandii (on Riverside Lawn) - Reduce

Development Management

Status: GTD Application: 03/T1042  
Date: 16/07/2003 Lime (tilia Eurpaea) - Remove.

<u>Development Management</u> Status: GTD Date:16/07/2003	Application:03/T1043 Lime (tilia Europaea) - Remove.
<u>Development Management</u> Status: GTD Date:16/07/2003	Application:03/T1044 Lime (tilia Eurpaea) - Remove.
<u>Development Management</u> Status: GTD Date:16/07/2003	Application:03/T1045 Sycamore (acer Pseudoplatanus) - Remove 1 Dead Branch And 2 Large Live Branches.
<u>Development Management</u> Status: GTD Date:13/07/1998	Application:98/0062 Demolition Of Damaged Footbridge (retrospective).
<u>Development Management</u> Status: GTD Date:09/02/1998	Application:98/T0118 Lime - Remove
<u>Development Management</u> Status: GTD Date:09/02/1998	Application:98/T0119 Lime - Remove
<u>Development Management</u> Status: GTD Date:09/02/1998	Application:98/T0120 Lime - Remove All Lower Branches To No. 52 Lebanon Park Gutter Level And Crown Thin By 20
<u>Development Management</u> Status: GTD Date:09/02/1998	Application:98/T0121 Lime - Remove All Lower Branches To No.52 Lebanon Park Gutter Level And Crown Thin By 20
<u>Development Management</u> Status: GTD Date:09/02/1998	Application:98/T0122 Lime - Remove All Lower Branches To No.52 Lebanon Park Gutter Level And Crown Thin By 20
<u>Development Management</u> Status: GTD Date:09/02/1998	Application:98/T0123 Lime - Remove All Lower Branches To No.52 Lebanon Park Gutter Level And Crown Thin By 20
<u>Development Management</u> Status: GTD Date:09/02/1998	Application:98/T0124 Sycamore - Remove
<u>Development Management</u> Status: GTD Date:20/05/2005	Application:05/T0241/TCA T1 - Oak (Quercus spp.) - Remove.
<u>Development Management</u> Status: PDE Date:	Application:07/T0245/TCA T1 - Apple (Malus spp.) - Thin by 25% T2 - Cupressocyparis leylandii - Reduce to straighten. T3 - Willow (Salix spp.) - Remove broken branch. T4 - Catalpa bignonioides - Remove Dead, Dying and dangerous branches.
<u>Development Management</u> Status: PDE Date:	Application:07/T0724/TCA T1; Leylandii - Fell T2; Leylandii - Fell T3; Leylandii - Fell T4; Holly - Reduce height by 50% T5; Yew - Reduce height by 50%
<u>Development Management</u> Status: RNO Date:09/09/2008	Application:08/T0525/TCA T1 - Beech - Remove and replace.
<u>Development Management</u> Status: REF Date:17/08/2009	Application:09/1111/FUL Conversion and extensions at ground and first floor of existing coach house outbuilding into a single family dwelling.
<u>Development Management</u> Status: REF Date:17/08/2009	Application:09/1766/LBC Conversion and extensions at ground and first floor of existing coach house outbuilding into a single family dwelling.
<u>Development Management</u> Status: GTD	Application:10/1070/FUL

Date:10/09/2010	Conversion and extension of existing coach house outbuilding into a live/work unit
<u>Development Management</u> Status: GTD Date:10/09/2010	Application:10/1071/LBC Conversion and extension of existing coach house outbuilding into a live/work unit
<u>Development Management</u> Status: GTD Date:07/04/2011	Application:10/1070/DD01 Details pursuant to conditions:LB12B (Archaeology) (in part), LT15 (Site Supervision) U33017 (Construction method statement), U33019 (Renewable energy technologies), U33020 (Detail drawings to scale) (in part), DV18A (Refuse arrangements), PK06A (Cycle parking), LT01 (Location of trees - Adj' Dev't Sites), LT09 (hard/soft landscaping) (in part) and DV02A (Boundary fencing - Dev't commence)
<u>Development Management</u> Status: GTD Date:15/08/2011	Application:10/1070/DD02 Details pursuant to condition DV43A (Parking Permits Restriction - GRAMPIAN) of planning permission 10/1070/FUL
<u>Development Management</u> Status: NGT Date:13/02/2015	Application:14/0039/FUL Proposed part change of use of ground and basement floor offices to ancillary residential accommodation, installation of windows, doors and balconies, formation of a ramp to the front door and formation of refuse, recycling, bicycles and other storage areas
<u>Development Management</u> Status: GTD Date:18/08/2014	Application:14/2457/LBC Erection of a blue heritage plaque on south facing elevation.
<u>Development Management</u> Status: RNO Date:12/02/2015	Application:15/T0084/TCA T1- willow - a crack in one of the external roots near to the tree, it needs to be brought lower.
<u>Development Management</u> Status: RNO Date:15/06/2016	Application:16/T0319/TCA T1 - Cypress - Reduce in height by 4m and trim sides in to contain spread.
<u>Development Management</u> Status: RNO Date:20/12/2017	Application:17/T0913/TCA T1 - Swamp Cypress - Prune to re-shape snapped stem.
<u>Development Management</u> Status: GTD Date:11/06/2019	Application:19/1217/ES191 Establish use of property as a separate self-contained dwellinghouse
<u>Development Management</u> Status: RNO Date:20/10/2020	Application:20/T0767/TCA Cypress 3 Conifers (T1, T2, T3) - Fell because of inappropriate planting and potential to damage iron railing between Riverside House and Orleans House. Sycamore (T4)Fell self seeded tree growing through iron boundary railings.
<u>Development Management</u> Status: RNO Date:05/05/2021	Application:21/T0320/TCA Sycamore (T1) - fell because of damage caused to wall by ground heave of root plate. Horse chestnut (T2) - fell because of damage caused to wall by ground heave of root plate. The wall in question is situated on a pedestrianised road and has a large number of pedestrians passing beside it. The wall is in danger of collapse. Suggest planting two trees to replace felled trees either back from rebuilt wall so as not to interfere with wall in future or elsewhere on the property. Potential replacement trees: Albizia julibrissin Rosea Parroti persica Acer platanoides
<u>Development Management</u> Status: PDE Date:	Application:21/2383/FUL Internal and external works to existing two dwellings, including new and replacement windows/doors on side and rear elevations, and rooflights to existing single storey side/rear extension
<u>Development Management</u> Status: PDE Date:	Application:21/2384/LBC Internal and external works to existing two dwellings, including new and

replacement windows/doors on side and rear elevations, and rooflights to existing single storey side/rear extension

#### Appeal

Validation Date: 14.03.2014 Proposed part change of use of ground and basement floor offices to ancillary residential accommodation, installation of windows, doors and balconies, formation of a ramp to the front door and formation of refuse, recycling, bicycles and other storage areas

Reference: 14/0031/AP/NON **Appeal Allowed**

#### Building Control

Deposit Date: 01.12.2014 Install a gas-fired boiler

Reference: 15/FEN00421/GASAFE

#### Building Control

Deposit Date: 19.06.2017 Install a gas-fired boiler

Reference: 19/FEN02401/GASAFE

#### Building Control

Deposit Date: 05.12.2019 Install a gas-fired boiler

Reference: 20/FEN01835/GASAFE

#### Building Control

Deposit Date: 05.12.2019 Install a gas-fired boiler

Reference: 20/FEN01836/GASAFE

#### Building Control

Deposit Date: 05.12.2019 Install a gas-fired boiler Install a gas-fired boiler

Reference: 20/FEN03900/GASAFE

<b>Application Number</b>	<b>21.2383.FUL and 21.2384.LBC</b>
<b>Address</b>	<b>Riverside House and 1A Riverside House, Riverside, Twickenham, TW1 3DJ</b>
<b>Proposal</b>	<b>Internal and external works to existing two dwellings including new and replacement windows/doors on side and rear elevations and rooflights to existing single storey side/rear extension</b>
<b>Contact Officer</b>	<b>Sarah Griffiee</b>
<b>Target Determination Date</b>	<b>19.10.2021 EOT: 18.02.2022</b>

## 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

Riverside House and 1A Riverside House form two residential units within one Grade II Listed Building and is located to the north of riverside road which runs alongside the northern bank of the Thames. The building is located to the west of Orleans House and Marble Hill Park. Riverside House forms the larger, southern part of the building whose main entrance remains beneath the portico. The entrance to 1A Riverside House is within the northern part of the building in a single storey element formed of dark brick with a low-pitched slate roof.

The listing description describes the property as:

*"early 19th Century brick built, 2 storey house, 4 windows wide plus a segmental bay to the left 3 windows wide. Hipped, slate roof with a curved extent over the segmental bay. Pronounced bracketed eaves to the North a 2-storey wing having an Ionic columnated portico. Trellis summerhouse in garden".*

The application site is subject to the following constraints:

- Archaeological Priority Area
- Article 4 restricting basement development
- Twickenham Riverside Conservation Area
- Flood Zone 3a
- Main Centre Buffer Zone
- Grade II Listed Building
- Tree Preservation Orders

### **3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY**

Internal and external works to existing two dwellings, including new and replacement windows/doors on side and rear elevations, and rooflights to existing single storey side/rear extension

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

The application site has an extensive planning history with many tree related applications. As such, only the most relevant planning history is set out below.

19/1217/ES191 – Establish use of property as a separate self-contained dwellinghouse. Granted: 11.06.2019

14/0039/FUL – Proposed part change of use of ground and basement floor offices to ancillary residential accommodation, installation of windows, doors and balconies, formation of a ramp to the front door and formation of refuse, recycling, bicycles and other storage areas. Appealed on Non-Determination with Approval recommended: Appeal Allowed: 18.06.2014

14/2457/LBC – erection of a blue heritage plaque on south facing elevation. Granted: 18.08.2014

10/1070/FUL and 10/1071/LBC – Conversion and extension of existing coach house outbuilding into a live/work unit. Granted: 10.09.2010

09/1111/FUL and 09/1766/LBC – Conversion and extension at ground and first floor of existing coach house outbuilding into a single family dwelling. Refused: 17.08.2009

### **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 (2021)**

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/1005759/NPPF\\_July\\_2021.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.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	
Archaeology	LP7	Yes	
Impact on Amenity and Living Conditions	LP8	Yes	
Impact on Flood Risk and Sustainable Drainage	LP21	Yes	

These policies can be found at

[https://www.richmond.gov.uk/media/15935/adopted\\_local\\_plan\\_interim.pdf](https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf)

### **Supplementary Planning Documents**

Listed Buildings

House Extensions and External Alterations

These policies can be found at:

[https://www.richmond.gov.uk/services/planning/planning\\_policy/local\\_plan/supplementary\\_planning\\_documents\\_and\\_guidance](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:

Twickenham Riverside 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

The key issues for consideration are:

- i Design and impact on heritage assets
- ii Impact on Neighbour Amenity
- iii Transport
- iv Trees
- v Flood Risk
- vi Archaeology

### Issue i - Design and impact on heritage assets

The application site is Grade II Listed and forms part of Twickenham Riverside Conservation Area. The site is also located opposite Orleans House Gallery which is Grade I Listed. As such, great weight shall be given to the preservation of heritage assets and their settings in accordance with Policy L3 and the NPPF.

Twickenham Riverside Conservation Area Statement sets out that the area was originally designated in recognition of the historic and architectural value of the original village core and river frontage. There is a pattern of Georgian and early Victorian development as growth outwards from the core and examples of 18<sup>th</sup> century villages developed along the river.

#### *Background*

The application site is Grade II Listed with the oldest portion being the rear section of the house which is of more modest proportions. This is thought to have been extended in the early 19<sup>th</sup> century to form what is now the main part of the house which includes some fine reception rooms. This development is evidenced by the differing roof forms and architectural styles although the construction of both elements is of similar appearance. The building is set in generous ground and a detailed history has been set out in the submitted Heritage Statement.

The site has previously been subdivided into two parts. It is noted that the building already benefits from 2 staircases and only 1 opening at ground floor between the 2 units. The proposed works seek to further formalise the subdivision via some internal and external alterations.

#### *External Alterations*

A new front entrance door is proposed. This is visually expressed as a secondary entrance being a French door with glazed upper lights to ensure the existing front door maintain its prominence. There is no objection to this element of the proposed works subject to a condition for larger scale details to confirm the use of single glazing.

A new window is proposed to the front elevation to serve the proposed cloak rooms. This window is sited between the two entrance doors. There is no objection to this element due to its modest size and design adding visual interest to this elevation.

It is proposed to make alterations to the windows within the proposed kitchen and utility areas. There is no objection to these works subject to a condition for larger scale details to confirm the single glazing only shall be used.

A kitchen extract is proposed through the wall to the side of the French doors within the converted dining room. There is no objection to this in principle subject to a condition for further details in regard to specification, appearance, height and a methodology for its insertion through the wall to ensure minimal disturbance to the retained fabric.

Some rooflights are proposed. These are acceptable due to their limited number and size, and their siting which minimises their appearance on the listed building from public viewpoints. For example, the rooflights to the main roofscape are sited to the internal facing roof slopes.

There is no objection to the removal of metal window bars.

There is concern regarding the physical separation of the garden space which is also expressed within the heritage statement provided. While ideally the garden would remain communal, it is considered that some minimal planting would be acceptable, preferably sited away from the rear elevation to ensure a minimal

lightweight appearance. A landscaping condition has been applied for details of the proposed planting to come forward in more detail.

### *Internal Changes*

To the ground floor, there is no objection to the repurposing of space to form a cloak room. There is also no objection to the new entrance hall given that there is no change to the size of this space.

It is proposed to block up the single opening at ground floor which exists between the two units. There is no objection to this provided the physical works are contained within the existing arch and not on the main hallway side.

As the access for the basement cellar will be within one unit, but the footprint will extend under the other unit, it is understood that some fire protection between the basement ceiling and floor of the hallway above may be required. A condition has been applied for further details of this.

It is proposed to alter the existing kitchen to living space and to make the current dining room with French doors to the garden into a kitchen. There is no objection to this alteration as the walls in this location are not panelled. As such, the works are reversible in the future if required. Cupboards in this location should be freestanding where possible. A condition to secure details of such fixings has been applied.

There is no objection to the unification of the 3 utility rooms to create a new kitchen as these rooms are of lesser importance in the overall plan form and have no surviving architectural features of note. Nibs from the main dividing wall are to remain which will allow for an indication of the previous position of the wall to allow an understanding of this area's development over time.

Ceilings in this location are to remain in-situ with the only removal being for the formation of the rooflight. As set out above, there is no objection to the formation of a rooflight subject to it being conservation style and subject to ceiling details around the rooflight being provided.

Fireplaces and chimney breasts are to remain in situ as is the existing larder door next to the current kitchen.

The floor in the existing dining room is also proposed to remain in situ.

Doors and openings between Living room 1 and 2 are to remain as single door openings as existing with existing doors to be re-used in this location.

There is no objection to the other door opening to living room 2.

Doors 6 and 20 will remain in-situ but shall be closed over to ensure easy reversibility.

Other doors changes should re-use existing doors where possible.

At first floor level, there is no objection to reverting to 2 bedrooms where there is currently one. This area is thought to have originally been 2 rooms as evidenced by the presence of 2 fireplaces.

### *Conclusion*

The external works are considered to preserve the significance of the listed building and the character and appearance of the wider conservation area. The internal works are also not considered to harm the significance of the listed building. As such, no objection is raised in regard to the design of the proposed works and their impact on the heritage assets in question.

### **Issue ii- Impact on Neighbour Amenity**

Policy LP8 sets out that all development proposals are required to protect the amenity and living conditions of neighbouring occupiers with particular regard to light provision, overlooking, noise or disturbance, sense of enclosure, visual intrusion or overbearing impacts.

As no extensions are proposed either to the footprint or to the height of the building, the proposed works are not considered to result in loss of light for neighbouring occupiers. Also for these reasons, the proposal is not considered to result in an undue sense of enclosure, visual intrusion or overbearing impacts.

The application site will remain in use as 2 dwellings and so the proposal is not considered to result in noise or disturbance that would be harmful to neighbouring occupiers.

While some new openings are proposed, these are not considered to result in overlooking. The proposed front door and window will face onto the driveway which is already visible from existing openings on the



same elevation. As such, this will not open any new lines of sight or create any additional overlooking compared with the existing. The proposed rooflights, by their nature and siting on an inward roof slope, will not open new lines of sight towards neighbouring properties. The proposed windows to the north and west elevation will face into the surrounding garden area and so will not result in loss of privacy for neighbouring occupiers.

Therefore, the proposal works are considered to preserve the reasonable enjoyment of the use of neighbouring buildings and garden areas and so no objection is raised to the proposal in this regard.

### **Issue iii – Archaeology**

Policy LP7 sets out that the Council will seek to protect, enhance and promote its archaeological heritage.

While the application site is located within an Archaeological Priority area, the proposals do not include extensions and so will not result in the excavation of any previously undisturbed ground.

Therefore, the proposed works are unlikely to impact on any archaeological remains and so no objection is raised to the proposal in this regard.

### **Issue iv – Flood Risk**

Policy LP21 sets out that all development proposals should avoid or minimise contributing to all sources of flooding.

The application site is located within Flood Zone 3a and a Throughflow Catchment Area.

No flood risk assessment has been provided. However, the proposed works do not increase the number of dwellings on the site and it is noted that no extension to the built footprint is proposed. As such, there is no change to the amount of impermeable surface on the site.

Therefore, the proposal is not considered to increase the flood risk associated with this or neighbouring site and so no objection is raised to the proposed works in this regard.

### **Issue v – Fire Safety**

The London Plan contains Policy D12 which covers Fire Safety. The policy sets out that all development proposals should include a Fire Safety Statement to fulfil the criteria set out in Part A of this policy.

A Fire Safety Statement has been submitted which sets out that the dwellings will be provided with 60 min separation between the two. The means of escape is via the first floor landing, staircase and hallway with final exits via the front doors. Fire alarms are proposed with heat detectors in the kitchen and smoke detectors in escape routes.

Therefore, the information provided is considered to satisfy the intent of policy D12 and so no objection is raised to the proposal in this regard.

## **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): .....SGR.....

Dated: .....15/02/2022.....

**I agree the recommendation:**

Principal Planner

Dated: .....WWC.....15/2/22.....

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: .....

<b>REASONS:</b>
<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>
<b>UDP POLICIES:</b>
<b>OTHER POLICIES:</b>

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**

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### **CONDITIONS**

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### **INFORMATIVES**

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U0058586	Composite Informative
U0058587	NPPF Approval
U0058588	Fire Safety