

Application reference: 21/4281/HOT TWICKENHAM RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
14.12.2021	14.12.2021	08.02.2022 EOT 15/02/2022	08.02.2022 EOT 15/02/2022

Site:

Westward , Cambridge Park, Twickenham, TW1 2PF

Proposal:

Demolition of existing side extension forming annexe. Construction of proposed side extension to provide separate self contained unit. Replacement/new windows and doors and rooflights. Front dormer roof extensions.

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

APPLICANT NAME

Claire Jarvis
Westward, Cambridge Park
Twickenham
TW1 2PF

AGENT NAME

Mr Nicholas Taylor
97 Clitherow Avenue
Hanwell
London
W7 2BL

DC Site Notice: printed on 15.12.2021 and posted on 24.12.2021 and due to expire on 14.01.2022

Consultations:

Internal/External:

Consultee

14D Urban D
LBRuT Trees Preservation Officer (North)
LBRUT Transport

Expiry Date

29.12.2021
29.12.2021
29.12.2021

Neighbours:

Beaufort Lodge, Marble Hill Park, Richmond Road, Twickenham, TW1 2PJ, - 15.12.2021
15D Cambridge Park, Twickenham, TW1 2JE, - 15.12.2021
Flat 2, 15 Cambridge Park, Twickenham, TW1 2JE, - 15.12.2021
Flat 1, 15 Cambridge Park, Twickenham, TW1 2JE, - 15.12.2021
15C Cambridge Park, Twickenham, TW1 2JE, - 15.12.2021
15B Cambridge Park, Twickenham, TW1 2JE, - 15.12.2021
15A Cambridge Park, Twickenham, TW1 2JE, - 15.12.2021
Flat 3, 15 Cambridge Park, Twickenham, TW1 2JE, - 15.12.2021
Flat 4, 15 Cambridge Park, Twickenham, TW1 2JE, - 15.12.2021
285 Richmond Road, Twickenham, TW1 2NP, - 15.12.2021
289 Richmond Road, Twickenham, TW1 2NP, - 15.12.2021
Flat, The Rising Sun, 277 Richmond Road, Twickenham, TW1 2NP, - 15.12.2021
The Rising Sun, 277 Richmond Road, Twickenham, TW1 2NP, - 15.12.2021
287 Richmond Road, Twickenham, TW1 2NP, - 15.12.2021
283 Richmond Road, Twickenham, TW1 2NP, - 15.12.2021
281 Richmond Road, Twickenham, TW1 2NP, - 15.12.2021
Flat 3, 14 Cambridge Park, Twickenham, TW1 2PF, - 15.12.2021
Flat 2, 14 Cambridge Park, Twickenham, TW1 2PF, - 15.12.2021
Flat 4, 14 Cambridge Park, Twickenham, TW1 2PF, - 15.12.2021
Flat 1, 14 Cambridge Park, Twickenham, TW1 2PF, - 15.12.2021

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

Status: REF Application:00/1986
Date:18/09/2000 Demolition Of Existing Bungalow, Proposed Construction Of 2 Semi-detached Houses.

Development Management

Status: GTD Application:95/T1176/PO
Date:01/05/1995 Horse Chestnut (aesculus Hippocastanum) - Cable Brace 3 X Main Stems And Lift By 2 Metres To Form Consistent Canopy Height

Development Management

Status: GTD Application:98/T0498
Date:29/04/1998 Horse Chestnut - Crown Thin By 30 . Remove Deadwood And Epicormic Growth. Remove Lowest Branch Over Road

Development Management

Status: GTD Application:59/1223
Date:22/01/1960 Erection of a dwelling house or bungalow.

Development Management

Status: REF Application:59/1223A
Date:09/02/1960 Erection of two maisonettes.

Development Management

Status: GTD Application:60/0502
Date:07/07/1960 Erection of a Church Hall.

Development Management

Status: GTD Application:60/0879
Date:26/10/1960 Erection of one unit of living accommodation and surgery.

Development Management

Status: GTD Application:61/0307
Date:23/05/1961 Erection of a bungalow with garage.

Development Management

Status: GTD Application:04/2305/HOT
Date:09/11/2004 Ground floor and roof extensions including conversion of garage to 'granny annexe' with infill conservatory extension link to main house and new vehicular crossover.

Development Management

Status: GTD Application:04/0357/TCA
Date:19/11/2004 T1 - Red Oak (Quercus rubra) - Remove lowest 4 x branches. Crown reduce by 25% Remove deadwood. T2 - Tree of Heaven (Ailanthus altissima) - Fell and treat stump.

Development Management

Status: GTD Application:04/0358/TPO
Date:19/11/2004 T1 - Horse Chestnut (Aesculus hippocastanum) - Raise crown to clear root to bungalow by up to 4 metres. Lift crown to 6 metres above ground level. Selectively thin epic shoot throughout crown. Remove deadwood.

Development Management

Status: GTD Application:05/3087/HOT
Date:14/03/2006 Retention of amended elevations and revised materials

Development Management

Status: GTD Application:10/T0504/TCA
Date:19/10/2010 T1 - Red Oak - 30 percent reduction and removal of large limb growing towards neighbouring property at 3m

Development Management

Status: GTD Application:11/T0648/TPO
Date:02/03/2012 T1 - Horse Chestnut (front garden) Horse Chestnut - Thin crown by 20-25%; raise crown by approximately 2m all round; remove epicormic growth and deadwood; replace cobra bracing with higher rated system and undertake a climbing inspection - (amended specification submitted 7th February 2012)

Development Management

Status: RNO Application:19/T0605/TCA
Date:28/08/2019 T1 - Red Oak - Fell to ground level

Development Management

Status: RNO Application:20/T0546/TCA

Date:13/08/2020 Rear garden T2 Olive x 1 (Olea europaea) Suggested works:
Lift over pavement to statutory height Rear garden T3 Atlas Cedar x 1
(Cedrus atlantica) This young tree is growing very close to the building. To
stop tree damaging property in future, suggested works are: - Fell to ground
level by sectional take down

Development Management

Status: REF

Date:01/09/2020

Application:20/T0678/TPO

Front garden T1 Horse Chestnut x 1 (Aesculus hippocastanum) Very large
mature tree with cable bracing blocking light into property to lessen weight
to loaded branches and to allow more light. Suggested works: - Thin crown
all round by 15% - Remove epicormic growth

Development Management

Status: INV

Date:

Application:21/3323/HOT

Replacement side extension and alterations to existing roof to include front,
side and rear dormer roof extensions and rooflights. Alteraitons to vehicular
access.

Development Management

Status: REF

Date:22/12/2021

Application:21/3945/PS192

Erection of an outbuilding.

Development Management

Status: PDE

Date:

Application:21/4281/HOT

Demolition of existing side extension forming annexe. Construction of
proposed side extension to provide separate self contained unit.
Replacement/new windows and doors and rooflights. Front dormer roof
extensions.

Development Management

Status: PCO

Date:

Application:22/0354/PS192

Freestanding garden building in rear garden

Building Control

Deposit Date: 09.07.2005

FENSA Notification of Replacement Glazing comprising 14 Windows and 1
Doors. Installed by Britannic Glass Co Ltd. FENSA Member No 12100.
Installation ID 2850430. Invoice No 1138

Reference: 05/6032/FENSA

Building Control

Deposit Date: 24.09.2004

Conversion to chalet bungalow including extension,roof alterations,and
garage conversion to 'Granny' annexe

Reference: 04/1984/BN

Building Control

Deposit Date: 12.04.2005

Electrical work for domestic kitchen

Reference: 05/0715/BN

Building Control

Deposit Date: 05.04.2006

Installed a Gas Boiler

Reference: 07/95441/CORGI

Building Control

Deposit Date: 05.04.2006

Installed a Gas Boiler Installed a Gas Cooker Installed a Gas Fire

Reference: 07/95442/CORGI

Enforcement

Opened Date: 20.06.2005

Enforcement Enquiry

Reference: 05/0297/EN/UBW

Application Number	21/4281/HOT
Address	Westward, Cambridge Park, Twickenham, TW1 2PF
Proposal	Demolition of existing side extension forming annexe. Construction of proposed side extension to provide separate self-contained unit. Replacement/new windows and doors and rooflights. Front dormer roof extensions.
Contact Officer	Kerry McLaughlin
Target Determination Date	08.02.2022

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 proposal site is a bungalow, located at the junction of Cambridge Park and Richmond Road.

The site is subject to the following planning constraints:

Article 4 Direction Basements	Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
Conservation Area	CA21 Cambridge Park East Twickenham
Critical Drainage Area - Environment Agency	St Margarets [Richmond] / Ref: Group8_002 /
Protected View (Indicative Zone)	N_View_004 View from near Ham House to Orleans House
Protected View (Indicative Zone)	N_View_005 View to Marble Hill House (north)
TPO	REF: TT015 - T280 Horse Chestnut - Aesculus hippocastanum
TPO	REF: TT015 - T59 Elm Tree - Ulmus sp
TPO	REF: TT015 - T60 Elm Tree - Ulmus sp
Village	St Margarets and East Twickenham Village

Village Character Area	Cambridge Park - Area 6 & Conservation Area 21 East Twickenham Village Planning Guidance Page 28 CHARAREA08/06/01
Ward	Twickenham Riverside Ward

3. RELEVANT PLANNING HISTORY

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

Ref	Proposal	Decision
21/3323/HOT	Replacement side extension and alterations to existing roof to include front, side and rear dormer roof extensions and rooflights. Alterations to vehicular access.	Invalid on Receipt
21/P0035/PREAPP	follow up meeting to 20/P0315/PREAPP	Advice Provided
20/P0315/PREAPP	Extension works, internal remodelling and upgrade to bungalow.	Advice Provided

4. CONSULTATIONS CARRIED OUT

The list of neighbours notified of this application are listed above.

3 letters of objection have been received. These comments are summarised as follows:

- Loss of light and overshadowing
- Views, outlook and appearance
- Overlooking
- Loss of privacy
- Impact on conservation area
- Proposed development not in keeping with neighbouring properties
- Removal of greenspace and trees

Design, Neighbour Amenity and Tree considerations are assessed under Section 7 in the report below.

5. AMENDMENTS

None.

6. 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

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/new-london-plan/london-plan-2021>

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	No
Designated Heritage Assets	LP3	Yes	No
Non-Designated Heritage Assets	LP4	Yes	No
Neighbouring Amenity	LP8	Yes	No
Trees, Woodland and Landscape	LP16	Yes	No
Infill, Back-Land and Back Garden Development	LP39	Yes	No
Sustainable Travel Choices	LP44	Yes	No
Parking Standards and Servicing	LP45	Yes	No

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

Transport

St Margaret's and East Twickenham 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:

CA21 Cambridge Park Conservation Area Statement

CA21 Cambridge Park Conservation Area Study

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.

7. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design/Visual Amenity
- ii Neighbour Amenity
- iii Trees
- iv Transport

Issue i - Design/Visual Amenity

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 of the Local Plan 2018 covers Designated Heritage Asset and states that proposals should conserve and take opportunity to make positive contribution to the historic environment such as retaining and preserving the original structure, layout, architectural features and materials or reinstatement of heritage assets. Appropriate materials and techniques should be used. There is a requirement to seek to avoid harm or justify for loss and demolition will be resisted. The significance of the asset is taken into consideration when assessing works proposed to a designated heritage asset.

Policy LP39 B states there is a presumption against loss of back gardens due to the need to maintain local character, amenity space and biodiversity. Back garden land which contributes either individually or as part of a larger swathe of green space to amenity of residents or provides wildlife habitats must be retained. In exceptional cases where it is considered that a limited scale of backgarden development may be acceptable it should not have a significantly adverse impact upon the factors set out above. Development on backgarden sites must be more intimate in scale and lower than frontage properties.

The House Extensions and External Alterations SPD states ‘Extensions should not lead to a substantial reduction in existing garden area and properties with small gardens may need to restrict the size of their extension to ensure a useable open space is retained.’

The Councils SPD relating to House Extensions and External Alterations states that the overall shape, size and position of extensions should not dominate the existing house or its neighbours. It should harmonise with the original appearance, either by integrating with the house or being made to appear as an obvious addition.

The Supplementary Planning Document (SPD) on House Extensions and External Alterations gives advice on dormers noting that they should be avoided to the front elevation and should remain in scale with the existing structure through not raising or projecting above the ridgeline. Dormers should not dominate the original roof and so significant areas should be left beneath and to either side of any proposed dormer. Windows within dormers should be smaller than those on the floor below.

The SPD on House Extensions and External Alterations notes that the doors and windows are an integral part of the house which should be in keeping with its overall style, age and character. Windows are an important feature and an inappropriate choice can spoil an otherwise satisfactory design. The SPD states the following about doors and windows:

- *Full-length glass doors should be avoided.*
- *Windows should maintain existing detail and style with the main windows in the house.*
- *Avoid mixing window styles.*

Westward is a modern post war bungalow situated on a triangular plot at the junction of Cambridge Park and Richmond Road. The building was built on ground originally forming part of the garden of the large semi-detached Victorian villa of 14 Cambridge Park. It is situated within the Cambridge Park East Twickenham Conservation Area and the properties to the north-east, including no. 14 Cambridge Park are designated BTMs. The building is also situated within the setting of the grade II listed St Stephens Church which is immediately to the north. The building itself is modest and unassuming in its historic environment, forming a single storey property and nestled behind a large, protected tree. The presence of large mature trees is a positive feature of the conservation area which is characterised by a cohesive 19th century residential development of grand villas and properties along with some fine quality interwar properties, reflecting the high quality and consistency of the area.

Westward makes a neutral contribution to the character and appearance of the conservation area, forming a single example of a later infilling of a garden plot. The architecture treatment of the building is typical of its period of construction and does not contribute to the fine detailing and Victorian character of the surrounding properties. Given its modest size and height however, it does not assert itself in the street scene and allows the grand villas of Cambridge Park and the listed church to form the focal point in local views.

Proposals seek to extend the property following the demolition of the converted garage to the rear of the property and undertake external alterations.

The proposed extensions will significantly enlarge the footprint of what is currently a modest element of the townscape. This will include a large dormer to the rear part of the property. It is noted that the works include improvements to the façade with a more traditional design being pursued with sash windows and brick and render. The proposed enlargement of the property, particularly eastwards towards no. 14 Cambridge Park will cause less than substantial harm to the character and appearance of the conservation area, reducing the visibility of the grand and prominent villas of Cambridge Park and increasing the visual prominence of the

building in the street scene. Of particular concern is the increase in height of the new extension element to the right of the main entrance which will be taller than the central element, dominating the current form. At present this forms a flat roof element of the building and thus reads as subservient to the main house, this will no longer be the case with this replacement addition. When looking at the size of the property in relation to the plot, there remains little external space as a consequence of the extensions, resulting in the appearance of an overdeveloped site. The dormer on the rear roof is also particularly large, being three casements wide and a large flat roof. This will form an overly assertive addition to the property.

There will clearly be improvements to the appearance of the property which will enhance its contribution to the character and appearance of the conservation area. However, when balancing these with the harm caused by the excessively large side extension and rear dormer, it is not considered that the balance is struck in favour of overall conservation of the CA and the setting of the neighbouring designated and non-designated heritage assets.

Notwithstanding the above, the two dormers to the front elevation are considered appropriate subject to details of materials and window design (by way of condition).

Summary

The façade changes to the building will improve its contribution to the character and appearance of the conservation area and setting of designated and non-designated heritage assets. However, the size of the extensions and additions result in a substantial property that will mask views of the substantial villas on Cambridge Villas. The extensions fail to be subservient to the original property and would result in most of the plot being developed. It is considered, taking account of the proposed enhancements, the heritage balance is not in favour of overall conservation of the surrounding heritage assets and CA.

Taking account of all considerations, the proposals fail to accord with the statutory duties of the 1990 Act, causing less than substantial harm to the significance of the CA and the setting of the grade II listed church. There are heritage benefits which go some way to balancing this harm however these are not sufficient and further changes should be made to reduce the harm. The proposals therefore fail to accord with paras 199, 200, 202 and 203 of the NPPF and local policies LP1, LP3, LP39 & LP4 (the latter due to the fact that it causes harm to the setting of the neighbouring BTMs, notably no. 14 Cambridge Park).

Issue ii - Neighbour 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.

Side Extension

The SPD states that single-storey extensions that project no more than 4m (for a detached house) would not normally cause any unreasonable loss of light or appear overbearing upon neighbouring properties. In such instances, where the depth exceeds that outlined above, the eaves height should be limited to 2.2m to mitigate the sense of enclosure. However, the final test of acceptability in terms of light would be compliance with the BRE standards.

The proposed extension would project well beyond the SPD recommended depth and eaves height. However, the ground floor alterations do not significantly impact on neighbouring amenities. The main impact concerns the roof alterations to the wing of the property, including raising of the ridge height of the side extension.

The lower ground floor of 14 Cambridge Park contains high level (blinded) windows facing the application site as well as others facing towards the front and rear. The upper ground floor has more significant large facing side windows serving habitable living areas. The level of these windows is roughly similar to the eaves of the application property. The increase in roof (height) and eaves height would have some limited impact on outlook from these windows, but given the height and proportions of these windows, and the slope of the proposed roof it is not considered that this would be of a level to justifiably refuse the application in terms of neighbouring amenity.

Moreover, due to the setback between neighbouring houses and its relationship to neighbouring habitable rooms, the proposed extension would comply with the BRE test and would not cause any unreasonable loss of light. Further, with regard to visual intrusion, for the previous reasons as well as the established boundary treatment and vegetation obscuring views along with the slope of the roof of the extension it would be set a sufficient distance from neighbouring properties and of an appropriate scale to avoid appearing overbearing.

The proposal has been considered in the light of the local plan and compliance with supplementary planning documents as appropriate. It has been concluded that there is no demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding planning permission.

Dormers

The proposed works would be located within the confines of the existing roof. Thus, the proposed development will not appear unreasonably overbearing or visually intrusive to neighbouring occupiers.

The siting at roof level would ensure the extension would not cause an undue loss of light to neighbouring properties, habitable rooms or gardens.

The scheme does propose dormer windows directly facing No.14, it would be necessary to condition these openings to ensure they are non-openable and obscure glazed to protect the privacy of the occupiers of No.14 and to mitigate any overlooking.

Rooflights

The proposed rooflights raise no significant issues in terms of privacy since they are above head height and face skywards.

Replacement Fenestration

Whilst it is noted there is an increase in the overall size of the openings/glazed areas, the proposal will not result in any new onerous viewing angles above that which can already be achieved through the existing fenestration. Thus, the proposal will not result in an increase in overlooking or raise any issues with regard to privacy on any neighbouring properties.

Issue iii - Trees

Policy LP 16 of the Local Plan states 'The Council will require the protection of existing trees and the provision of new trees, shrubs and other vegetation of landscape significance that complement existing, or create new, high quality green areas, which deliver amenity and biodiversity benefits.'

This site is within the Cambridge Park conservation area. There is also a Horse chestnut tree on site which is subject to TPO.

Council note and concur with the arboricultural report provided; Arbor Cultural Ltd, reference AC.2021.498, dated 10th December 2021 and associated tree protection plan (TPP) dated 10/12/21, drawing number TPP-01-Rev A.

A total of 8 trees have been surveyed within the arboricultural report 3 of which grow on adjacent property, 2 on the public highway.

The TPO'd Horse Chestnut, bordering Cambridge Road, is categorised as A3.

It is noted one tree is proposed for removal, denoted as T02 a Cherry Laurel within submitted plans and council have no objection to this.

It is also noted some incursion into the root protection area (RPA) of the Horse chestnut, but this is minor (at 5%) and with sensitive methodology employed and arboricultural supervision can be undertaken with minimal harm to the tree.

Therefore, no objection is raised to the proposal in terms of trees, subject to necessary conditions.

Issue iv - Transport

Policy LP 44 of the Local Plan states 'The Council will work to promote safe, sustainable and accessible transport solutions, which minimise the impacts of development including in relation to congestion, air pollution and carbon dioxide emissions, and maximise opportunities including for health benefits and providing access to services, facilities and employment.'

Policy LP 45 of the Local Plan states 'The Council will require new development to make provision for the accommodation of vehicles in order to provide for the needs of the development while minimising the impact of car based travel including on the operation of the road network and the local environment, and ensuring making the best use of the land.'

The existing off-street car parking situation (which currently allows for the provision of 2 spaces) is not altered in any way, as such no objections are raised.

Other Matters

Use

Had the proposal have been found acceptable the council have sought to secure ancillary use, prohibiting the use of the separate unit as a separate self-contained dwelling via legal agreement due to the nature of the Officer Planning Report – Application 21/4281/HOT Page 9 of 12

proposed rooms and scale of the development.

Fire Safety

The applicant has submitted a ‘Fire Safety Report’ as required under policy D12 of the London Plan (2021).

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.

8. 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.

9. 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.

For the reasons set out above, it is considered that the adverse impacts of allowing this planning application would significantly outweigh the benefits, when assessed against the policies in NPPF (2019) and Development Plan, when taken as a whole.

Refuse planning permission for the following reasons

Reason for Refusal - Design

The scheme, by reason of its scale, design, height, depth (of side extension), width (of dormer) siting, bulk and form, would represent a dominant, visually obtrusive and incongruous form of overdevelopment that would lack subservience, erode the gap between the proposal property and nearby Buildings of Townscape Merit (in particular No.14 Cambridge Park), harm the appearance, character and setting of the nearby Listed Building (St Stephens Church) and detract from the visual amenities of the street scene and wider Cambridge Park Conservation Area. The proposal is therefore contrary to Policies LP 1, LP3, LP4 & LP39 of the London Borough of Richmond upon Thames Local Plan (2018), the Supplementary Planning Document on House Extensions and External Alterations (2015), CA21 Cambridge Park study & statement and Paragraphs 199, 200, 202 and 203 of the National Planning Policy Framework (2021).

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): KM

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:

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

U0058373	Decision Drawing Numbers
U0058374	NPPF REFUSAL- Para. 38-42