

Our Ref: 22399/MS/ta
Your Ref: PP-11643376
Email: mshearman@firstplan.co.uk
Date: 14 October 2022

Planning Department
London Borough of Richmond Upon Thames
Civic Centre, 44 York Street
Twickenham
TW1 3BZ

Dear Sir/Madam,

PLANNING APPLICATION FOR EXTERNAL ALTERATIONS 25 CHURCH ROAD, TEDDINGTON TW11 8PF

Firstplan are instructed by Seventy Four PropCo to submit the enclosed planning application for external alterations at the above premises including a new doors and windows, replacement roof and creation of lightwells and walkway associated with the upgrading of the existing commercial premises. The application has been submitted online via the Planning Portal (ref: PP-11643376) and the requisite planning fee of £234 has been paid online via the Planning Portal at the time of the submission of this application.

The application is supported by the following plans and documents in accordance with national and local validation requirements:

- Completed Full Planning Application Forms;
- Completed CIL Form 1 Additional Information;
- Site Location Plan;
- Site Block Plan;
- Existing and Proposed Floor Plans and Elevations;
- Design and Heritage Statement (included within this letter);
- Flood Risk Assessment (included within this letter); and
- Fire Safety Statement.

Site Description

The property is situated on the western side of Church Road which is a treelined street with on street parking on either side. The majority of the buildings are two/three storey. The application site was last used as a tyre fitters/ repair shop with a later two-storey workshop at the rear accessed via an undercroft passage. The upper floors of the premises were used as offices. In terms of appearance, the property is brick built with sash windows on the upper floor; the lower floor includes a wooden gated entrance to the undercroft/ rear of the property and a more traditional styled shopfront providing access to the business. The front and rear buildings are of varying ages with differing rooflines. Access between the front and rear building is at first floor across the connecting flat roof.

The surrounding area is predominantly residential however there are some other commercial uses apparent to the south of the site. The surrounding area has no predominate specific architectural style or material and there are examples of traditional frontages with modern glazing and elements across the street and various rooflights and roof forms.

Planning History

Firstplan have undertaken a search of London Borough of Richmond Upon Thames online planning database for the site. There are a number of historic applications dating from the 1950s to the 1980s which allowed for a covered yard and permission for the upper floor of the building as offices. More recently, permission had been sought for redevelopment to residential uses including:

- Permission Ref: 17/3795/GPD15 - Change of use from Offices (B1) to Residential (C3) (granted in 2017);
- Permission Ref: 17/4422/GPD15 - Change of use of the ground floor and accommodation above the rear workshop from Class B1(C) Light Industrial to Dwelling (Class C3) (granted in 2018); and
- Application Ref: 20/0068/FUL - Change of use to provide 7 dwellings, including the demolition of rear extension and erection of a three storey rear extension, plus incorporation of dormer windows in roof (withdrawn in 2021).

An application has been submitted more recently in the last month for a replacement shopfront and is currently pending determination by Wandsworth Council.

Application Proposals

Planning permission is sought for a variety of external alterations to the application site to enhance and upgrade its tired appearance. The proposals are fully detailed on the plans submitted with the application and includes new door and window openings within the existing building. The windows and doors will be replaced with sash windows on the upper floors to replacement the upper fenestration or with French timber doors/ crittal doors at lower floor to reflect the industrial building.

The scheme also seeks to replace valley roof to the rear elevation and central roof, which have reached the end of their useful life, with a new flat roof.

The existing flat roof which provides a walkway across the front and rear building is proposed to be removed and a new walkway provided on the north eastern elevation. The new walkway will have a glazed roof and retain the brick wall to further enhance the industrial/workshop appearance of the building

The final layouts will be dictated by the future tenant requirements however lightwell areas are shown and proposed to provide more useful breakout space.

Planning Policy

The development plan in Richmond Upon Thames comprises the Local Plan (2018 with amendments 2020) and London Plan (2021). Together with council Supplementary Planning Documents and the National Planning Policy Framework (NPPF, 2021) and National Planning Practice Guidance (NPPG) are material considerations alongside the council's development plan.

The property is within the Church Road Conservation Area but is not a listed building.

Richmond Local Plan (2018)

Policy LP1 'Local Character and Design Quality' seeks for all development to be of good quality and high standard of design. Development proposals should demonstrate how they relate to the existing context including character and appearance in addition to improve the quality and character of buildings in the local area.

In particular, this policy states that the Council will seek for shopfronts to be appropriately designed for the building it is cited on and relate to its proportions and detailing.

Policy LP3 'Designated Heritage Assets' sets out that development proposals conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough.

Policy LP8 'Amenity and Living Conditions' requires all development to pay regard to amenity, including visual amenity, privacy, and outlook.

Church Road Conservation Area (2021)

The document describes the Church Road Conservation Area as dominated by two storey dwellings in London mixed stock bricks with red brick detailing with some larger sites along Church Road containing taller buildings which are typically associated with their more service based uses. The application site is not specifically mentioned within the document.

In terms of pressures, the document notes that many properties have lost original features, including front gardens and boundary walls. The document further expresses that replacement UPVC windows have diminished the quality of the conservation area. These are noted as opportunities for enhancement in the area.

Planning and Heritage Assessment

The main issues for consideration under this application are whether the proposed alterations will have a detrimental impact on the host building and wider Conservation Area setting, and the impact on the surrounding amenities and public safety.

Impact on Host Building/ Conservation Area

It is considered that the existing building is somewhat tired and in need of an upgrade. Generally, the proposals should be supported in that the building will be wholly upgraded and are of a significant investment to the building. The proposed material and design accords with the existing nature of the premises (a commercial property) and would substitute existing dated fenestration, roofs, and walkways.

Due to the proposed location of the alterations, to the rear of the property with very limited views from surrounding properties / the street, it is not considered that there would be an adverse impact on the Conservation Area. The proposed replacement roofs would not be higher than the existing or visible from street levels practically not altering the existing arrangement.

The other alterations including the lightwells, new windows/doors and new walkway represent entirely suitable alterations to the property which will upgrade the space quality and functionally of the premises.

Generally, it is considered that the proposal is well designed and of a high quality to ensure that the visual amenity in the area is retained. The proposal complies with the policies identified above and the proposal would be sympathetic to the host building and the character and appearance of the Conservation Area.

Impact on Neighbour Amenity

The scheme has been carefully designed to ensure that there will be no impact on residential amenity. As a result of the established floorplate, proposed and existing building lines the proposed orientation of the existing and surrounding properties, there would be no directly / adversely affected residential properties.

The proposal is not considered to result in overlooking, cause loss of privacy, nor will it significantly affect the level of light currently enjoyed by any of the neighbouring properties. This is due to the position of the proposed works. The proposal is not considered overbearing or overshadowing upon neighbours' amenity due to its scale, siting and separation distance and will not have any daylight or sunlight implications given. The proposed roof alterations are no higher than the higher points of the existing roof and too should not impact adversely on neighbouring amenity. In light of the above the proposal would safeguard neighbour living conditions in line with Policy LP8.

Public Safety

Considering the nature and location of the proposals, it is not considered that there would be any adverse impact on public safety arising. The proposal should be considered acceptable on this basis.

Flood Risk

The application site lies within Flood Zone 1, at less than a 0.1% annual risk of river or sea flooding in any given year and as such is not within an area at high risk of flooding. Richmond Council consider that the site lies in an area susceptible to water drainage. The application proposals relate to new windows, doors and other minor external works. The proposal will not add to the footprint of the site, nor will not be an increase to impermeable surface area as a result of the proposed development. On this basis, the Environment Agency are not required to be consulted on the proposals and therefore a detailed Flood Risk Assessment has not been undertaken nor considered necessary for the scale of the development as the proposal will not impact on Flood Risk. The proposal should be considered acceptable on this basis.

Conclusion

This letter has demonstrated that the proposals will not have an adverse impact on the host building or the surrounding conservation area. The proposals simply ensure that the building can be upgraded and refreshed to suit the applicant's requirements whilst positively reflecting the heritage significance of the wider surrounding area. The scheme is clearly proportionate to the host building. The scheme has been carefully designed to ensure no adverse impact on the surrounding amenities too given its form and nature. Moreover, this letter has confirmed that the proposals are considered consistent with the objectives and policies identified above within national regional and local policies and should be supported.

We therefore trust that officers have sufficient information in order to validate and approve the application in due course. However, should you have any queries, please don't hesitate to contact me.

Yours faithfully,



MARK SHEARMAN
Director

Enc.