

Application reference: 22/3200/FUL TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
25.10.2022	31.10.2022	26.12.2022	26.12.2022

Site:

25 Church Road, Teddington, TW11 8PF,

Proposal:

External alterations including replacement windows and doors to the rear elevation and rear building, new connecting walkway between the two buildings and replacement roofs to rear buildings as part of general upgrade works.

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

APPLICANT NAME

n/a
c/o Agent (Firstplan)
Broadwall House
21 Broadwall
London
SE1 9PL

AGENT NAME

Mr Mark Shearman
Firstplan
Broadwall House
21 Broadwall
London
SE1 9PL
United Kingdom

DC Site Notice: printed on 31.10.2022 and posted on 11.11.2022 and due to expire on 02.12.2022

Consultations:

Internal/External:

Consultee

14D Urban D

Expiry Date

14.11.2022

Neighbours:

40 Church Road, Teddington, TW11 8PB, - 31.10.2022
36A Church Road, Teddington, TW11 8PB, - 31.10.2022
36 Church Road, Teddington, TW11 8PB, - 31.10.2022
42 Church Road, Teddington, TW11 8PB, - 31.10.2022
38 Church Road, Teddington, TW11 8PB, - 31.10.2022
1 Walpole Road, Teddington, TW11 8PJ, - 31.10.2022
27 Church Road, Teddington, TW11 8PF, - 31.10.2022
First Floor Flat, 27 Church Road, Teddington, TW11 8PF, - 31.10.2022
Rear Of 31, Church Road, Teddington, TW11 8PF, - 31.10.2022
4 Walpole Crescent, Teddington, TW11 8PH, - 31.10.2022
Part First Floor And Second Floor And Third Floor, 25 Church Road, Teddington, TW11 8PF, - 31.10.2022
23 Church Road, Teddington, TW11 8PF, -

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

Development Management

Status: REF

Date: 23/06/1982

Application: 81/1402

Continuation of use of first and second floors as offices and use of third floor for ancillary storage.

Development Management

Status: GTD

Application: 83/0661

Date:12/07/1983	Use of second floor plus attic for office purposes.
<u>Development Management</u>	
Status: GTD	Application:47/2174
Date:25/01/1951	An extension of time limit for retention of covered yard.
<u>Development Management</u>	
Status: GTD	Application:47/4866
Date:21/04/1954	Retention of covered yard.
<u>Development Management</u>	
Status: GTD	Application:64/0590
Date:25/06/1964	Retention of covered yard.
<u>Development Management</u>	
Status: GTD	Application:67/0672
Date:05/07/1967	Retention of covered yard.
<u>Development Management</u>	
Status: WDN	Application:05/2240/FUL
Date:21/10/2005	Part demolition of existing building with alterations and extensions to provide 7 dwellings units and also office space to ground, first and second floors
<u>Development Management</u>	
Status: WNA	Application:06/0745/FUL
Date:09/01/2008	Part demolition of existing building with alterations and extensions to provide 5 flats and workspaces (B1)
<u>Development Management</u>	
Status: AAPR	Application:17/3795/GPD15
Date:11/12/2017	Change of use from Offices (B1) to Residential (C3).
<u>Development Management</u>	
Status: AAPR	Application:17/4422/GPD15
Date:05/02/2018	Change of use of the ground floor and accommodation above the rear workshop from Class B1(C) Light Industrial to Dwelling (Class C3).
<u>Development Management</u>	
Status: WDN	Application:20/0068/FUL
Date:21/06/2021	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
<u>Development Management</u>	
Status: PDE	Application:22/3070/FUL
Date:	External alterations including new shopfront doors and insertion of rooflights.
<u>Development Management</u>	
Status: PDE	Application:22/3200/FUL
Date:	External alterations including replacement windows and doors to the rear elevation and rear building, new connecting walkway between the two buildings and replacement roofs to rear buildings as part of general upgrade works.

Building Control

Deposit Date: 05.04.2010 Installed a Gas Boiler

Reference: 10/FEN01806/GASAFE

Building Control

Deposit Date: 28.02.2022 Install a gas-fired boiler

Reference: 22/FEN00901/GASAFE

Application Number	22/3200/FUL
Address	25 Church Road, Teddington, TW11 8PF
Proposal	External alterations including replacement windows and doors to the rear elevation and rear building, new connecting walkway between the two buildings and replacement roofs to rear buildings as part of general upgrade works.
Contact Officer	Alice Murphy
Target Determination Date	26/12/2022

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 application site comprises of a three-storey terrace property on the west side of Church Road, Teddington.

The site is subject to the following planning designations:

- Article 4 Direction – restricting basement development
- Area Susceptible To Groundwater Flood - Environment Agency
- Conservation Area – CA85 Church Road
- Critical Drainage Area - Environment Agency
- Land Use Past Industrial
- Main Centre Buffer Zone – Teddington Town Centre
- Risk of Flooding from Surface Water 1 in 100 chance - Environment Agency
- Surface Water Flooding (Area Susceptible to) - Environment Agency
- Take Away Management Zone
- Character Area 1 of the Hampton Wick and Teddington Village Guidance.

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

This application seeks planning permission for external alterations including replacement windows and doors to the rear elevation and rear building, new connecting walkway between the two buildings and replacement roofs to rear buildings as part of general upgrade works.

A comprehensive list of planning history is outlined above, however relevant history includes:

- **22/3070/FUL** – new shopfront and rooflights. **Pending Consideration.**
- **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). **Prior approval approved.**
- **17/3795/GPD15** - Change of use from Offices (B1) to Residential (C3). **Prior approval approved.**

4. CONSULTATIONS CARRIED OUT

Public consultation

The list of neighbours notified of this application are listed above. A site notice was published as the site is located within a conservation area.

One letter of representation was received. This was an objection to the proposal and outlined the following issues:

- Down pipe to rear is broken and water pours onto neighbouring property, request for internal guttering
- Walkway between buildings should be kept at the same level to avoid overlooking

- Concern for overlooking

It is noted that only material planning considerations can be considered when assessing the application. Design and neighbour amenity, including overlooking, will be assessed in section 6 of the report below.

Internal consultation

LBRUT Conservation Officer – no objections. Comments discussed below in section 6.

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

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 – Good design
- Policy D12 – Fire safety
- Policy D14 – Noise
- Policy SI12 – Flood Risk Management
- Policy SI13 - Sustainable Drainage
- Policy HC1 – Heritage Conservation

These policies can be found at: https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf

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
Impact on Designated Heritage Assets	LP3	Yes	No
Impact on Amenity and Living Conditions	LP8	Yes	No
Flood Risk	LP21	Yes	No

These policies can be found at

https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf

Supplementary Planning Documents

- Hampton Wick and Teddington Village Planning Guidance
- Conservation Areas SPD and CA85 Church Road CA Statement and Study.

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:

Article 4 Direction – basement development

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.

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and impact on heritage assets
- ii Impact on Neighbour Amenity
- iii Flood Risk
- iv Fire Safety

Issue i – Design and impact on heritage assets

Policy LP1 of the Local Plan seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area.

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.

No change of use is proposed by this application. A number of internal alterations are proposed and planning permission is sought for external alterations including replacement windows and doors to the rear elevation and rear building, a new connecting walkway between the two buildings and replacement roofs to rear buildings.

25 Church Road is a late 19th century building within the Church Road Conservation Area. It is three storeys, with attic accommodation, and has been extended substantially to the rear with a pitched roof extension connected by a flat roof, and a further flat roof extension. The original building is faced in Gault brick, with stock brick sides and rear, with red brick detailing under a gabled clay tile roof, and five prominent chimneys. To the ground floor is a modern shopfront, with single pane sash windows to the first and second floor, and a porthole window beneath the apex of the gable. The pitched roof extension to the rear is visible from Walpole Crescent which is on the boundary of the Conservation Area. It is in red brick with a corrugated metal roof. The rear of the building is also visible from further along Walpole Crescent, which is outside the boundary of the Conservation Area. The special interest of no.25 is derived from its architectural style and prominent position within the streetscape of Church Road.

Specifically, works involve:

- Replacement roofs to rear aspect of site and addition of roof lights
- New connecting walkway connecting rear elevation of main building
- Flat roof in central section removed to expose patio
- Replacement windows and doors on rear elevation of main building
- Creation of lightwells into ground floor at rear
- New rear critical style double doors on rear elevation first floor.

The majority of the proposed works are confined to the rear of both the original building and the extensions, and consequently would not be visible from public vantage points within the Conservation Area. These alterations would therefore have limited impact on the character or appearance of the Church Road

Conservation Area.

The Council's Conservation Officer has reviewed the scheme and concurs that the pitched roof extension is visible from Walpole Crescent. It is proposed to replace the existing corrugated metal roof with a new corrugated metal roof. This is considered to be acceptable as it would be a 'like-for-like' alteration which would preserve the character and appearance of the Church Road Conservation Area.

Replacement windows to the main building will be white sash to match the existing and this is considered acceptable in regard to design and would preserve the existing character. Any infill works will be matching brickwork.

Windows and doors proposed in the rear additions will be metal crittal style. This is acceptable given this does not constitute part of main building and appears largely as a visually separate modern addition.

The proposed works would cause limited harm to the character or appearance of the Church Road Conservation Area as they are confined to the rear of the building and extensions and would be unseen from public view.

In view of the above, the proposal raises no objection and will preserve the appearance and character of the building, as well as the character, setting and significance of the conservation area and streetscape. The proposals comply with Local Plan policies LP1 and LP3, as well as relevant sections of the Revised NPPF 2021.

Issue ii- Impact on Neighbour Amenity

Policy LP8 requires all development to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties. This includes ensuring adequate light is achieved, preserving privacy and ensuring proposals are not visually intrusive.

When considering the neighbouring properties, to the north is the Salvation Army Hall with a first floor flat. To the immediate south of the site is a semi-detached property, no 23. Running perpendicular to the site is Walpole Crescent and specifically detached property no.2-4.

The alterations do not result in an increase in size or scale of the existing buildings. There is no increase in height of the rear building roofs, nor facing boundary walls.

Two side windows are proposed on the north elevation and an additional rear elevation window. Whilst rear windows are usually deemed to contribute to mutual overlooking, in this instance there are no existing rear windows, and the addition will be directly on the boundary overlooking the property 2-4 Walpole Crescent. A condition will therefore be included to ensure that both the side facing and rear facing window is obscure glazed and non-openable below 1.7m taken from internal floor level. Access to new flat roofs will also be restricted.

The public representation received identifies the current state of the gutters. Whilst this is not a material planning consideration, the proposed improvements to the building are likely to overcome this concern.

The scheme is therefore considered compliant with LP8.

Issue iii – Flood Risk

Policy LP 21 of the Local Plan states 'All developments should avoid or minimise, contributing to all sources of flooding, including fluvial, tidal, surface water, groundwater and flooding from sewers, taking account of climate change and without increasing flood risk elsewhere.

The site is subject to a number of Environment Agency designations in relation to flood risk. No flood risk information has been submitted with the application however no change of use is proposed and there is no change to the internal floor levels i.e. these will be no lower than existing.

The scheme is therefore considered consistent with LP21.

Issue iv - Fire Safety

London Plan policy D12 requires the submission of a Fire Safety Statement on all planning applications.

A Fire Safety Statement was submitted with the application and prepared by First Plan. A condition will be included to ensure this is adhered to on an ongoing basis. The materials proposed are to match existing and will need to be Building Regulations compliant. 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. Overall, the scheme can therefore be considered consistent with this Policy D12 of the London Plan.

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.

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

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): ...AMU.....

Dated:21/12/2022.....

I agree the recommendation: CTA

Team Leader/Head of Development Management/Principal Planner

Dated:03/01/2022.....

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

U0072742	Composite Informative
U0072743	NPPF APPROVAL - Para. 38-42