

Application reference: 22/2737/DD01
HAM, PETERSHAM, RICHMOND RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
09.01.2023	16.01.2023	13.03.2023	13.03.2023

Site:

The Cottage, Sudbrook Lane, Petersham, Richmond

Proposal:

Details in pursuant of conditions; U0142036 (Hard Surfacing Materials) U0142038 (Details of Gates) U0142039 (Submitted Arboricultural Details - Part B only) U0142040 (Pre-Start Meeting) U0142041 (Front Boundary Details) of Planning Permission 22/2737/VRC.

APPLICANT NAME

Olivia Hill-Mathieson
The Cottage
Sudbrook Lane
Petersham
Richmond
TW10 7AT

AGENT NAME

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

Consultations:

Internal/External:

Consultee

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

Expiry Date

31.01.2023
31.01.2023
31.01.2023
15.02.2023

Neighbours:

-

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

Development Management

Status: UNK
Date:20/11/1989

Application:89/0120/DD01
Side/rear Extension, Roof Extension And Front Porch Extension.
(details Pursuant To Condition 3 (materials) Of Planning Permission 89/0120 Dated 20/7/89).

Development Management

Status: GTD
Date:20/07/1989

Application:89/0120/FUL
Erections Of Extensions & Rear Dormer Windows To Provide Kitchen & Lounge At Ground Floor, bedroom & Bathroom At First Floor Plus Porch At Front.(amended Application).

Development Management

Status: UNK
Date:11/12/1989

Application:89/0121/DD01
Erection Of Side/rear Extension, Roof Extension & Front Porch

Extension. (details Pursuant To Condition 3 (materials) Of Planning Consent 89/0121/lbc Dated 20/7/89).

<u>Development Management</u> Status: GTD Date:20/07/1989	Application:89/0121/LBC Erection Of Extensions & Rear Dormer Windows To Provide Kitchen & Lounge At Ground Floor, Bedroom & Bathroom At First Floor Plus Porch At Front.(amended Application)
<u>Development Management</u> Status: WNA Date:09/10/1991	Application:91/1503/CAC Retrospective Application For Demolition Of Brick Boundary Wall At Rear.
<u>Development Management</u> Status: RNO Date:20/12/2017	Application:17/T0900/TCA T1 - 3x Lime Tilia Spp - Reduce the height and the lateral spread all round by 2.5-3m, thin through the crowns by 5% and remove deadwood. T2 - Beech Fagus Sylvatica - Remove the stem growing out at an angle along the fence line, thin through the crown by 15 - 20% and remove deadwood. G1 - Beech Fagus Sylvatica - Fell all the trees in this group to ground level by sectional takedown. G2 - Holly Ilex Aquifolium - Fell all the trees in this group to ground level by sectional takedown. T3 - Laurel Prunus Spp - Prune the lateral spread back from the garden and property by 2.5m. T4 - Beech Fagus Sylvatica - Reduce the height to match the Beech hedge in front. T5 - Beech Fagus Sylvatica - Trim all round to flatten off and contain. T6- Silver Birch Betula Pendula/ Alba - Fell to ground level by sectional takedown. T8 - Sycamore Acer Pseudoplatanus - Fell to ground level by sectional takedown. T10 - Judas - Fell to ground level by sectional takedown.
<u>Development Management</u> Status: REF Date:19/04/2021	Application:21/0612/HOT Two-storey side/rear extension with connecting extension to the front porch and single-storey side extension. External wall insulation to existing building. Hard and soft landscaping and refuse store to front garden.
<u>Development Management</u> Status: GTD Date:03/11/2021	Application:21/2978/HOT Front facing extension and double storey side extension with refurbishment
<u>Development Management</u> Status: GTD Date:21/12/2021	Application:21/2978/DD01 Details pursuant to condition U0112997 - Submitted Arboricultural Details (A and B) and U0112999 - Pre-Start Meeting (A and B), of planning permission 21/2978/HOT.
<u>Development Management</u> Status: GTD Date:12/01/2022	Application:21/4023/PS192 Single storey rear extension
<u>Development Management</u> Status: WDN Date:31/01/2022	Application:22/0093/VRC Variation of condition U0112993 Approved Plans, of planning permission 21/2978/HOT - to allow introduction a new driveway and landscape alterations to the front of the property.
<u>Development Management</u> Status: GTD Date:31/05/2022	Application:22/0342/HOT Introduction of a new driveway, replacement front boundary/gates and landscape alterations to the front of the property
<u>Development Management</u> Status: GTD Date:01/11/2022	Application:22/2737/VRC Variation of Condition U0128983 Approved Plans of application 22/0342/HOT to allow for changes to material for the front boundary.

Development Management

Status: GTD
Date:10/02/2023

Application:22/0342/DD01
Details pursuant to condition U0128984 - Hard Surfacing Materials, U0128986 - Details of Gates, (Partial Discharge) U0128987 - Submitted Arboricultural Details and U0128988 - Pre-Start Meeting of planning permission 22/0342/HOT.

Development Management

Status: GTD
Date:28/02/2023

Application:21/2978/DD02
Details pursuant to partial discharge of condition U0112998 Tree Planting Scheme of application 21/2978/HOT

Development Management

Status: PDE
Date:

Application:22/2737/DD01
Details in pursuant of conditions; U0142036 (Hard Surfacing Materials) U0142038 (Details of Gates) U0142039 (Submitted Arboricultural Details - Part B only) U0142040 (Pre-Start Meeting) U0142041 (Front Boundary Details) of Planning Permission 22/2737/VRC.

Building Control

Deposit Date: 12.11.2020

Refurbishment and structural works, double storey side extension and front bay extension

Reference: 20/1495/IN

Building Control

Deposit Date: 25.04.2022
Reference: 22/0719/IN

Single storey rear extension and associated works

Building Control

Deposit Date: 06.01.2023

Capital Fireplaces: Bassington (Eco) with Descriptor Install a solid fuel dry fuel room heater stove or cooker

Reference: 23/HET00014/HETAS

Enforcement

Opened Date: 09.03.2021
Reference: 21/0078/EN/UBW

Enforcement Enquiry

Application Number	22/2737/DD01
Address	The Cottage, Sudbrook Lane, Petersham, TW10 7AT
Proposal	Details in pursuant of conditions; U0142036 (Hard Surfacing Materials) U0142038 (Details of Gates) U0142039 (Submitted Arboricultural Details - Part B only) U0142040 (Pre-Start Meeting) U0142041 (Front Boundary Details) of Planning Permission 22/2737/VRC
Contact Officer	Sarah Griffee
Target Determination Date	13.03.2023

1. INTRODUCTION

This application is of a nature where the Council's Constitution delegates the authority to make the decision to Officers rather than it being determined by the Planning Committee.

Before preparing this summary report the planning officer has considered any relevant previous planning applications in relation to the development and considered any comments made by those interested in the application such as consultees with specialist knowledge and nearby residents.

By indicating that the development proposal complies with relevant Local Plan Policies, the planning officer is taking into account the information submitted with the application, any previous relevant applications, any comments received in connection with the application and any other case specific considerations which are material to the decision.

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

The application site is located to the western side of Richmond Park but to the east of Sudbrook Lane which extends south from Petersham Road (A307), opposite Dickens Close. The property is two storeys with a white frontage and two prominent chimneys to either side.

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

- Archaeological priority area
- Article 4 direction restricting basement development
- Petersham Conservation Area
- Take Away Management Zone

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Details in pursuant of conditions; U0142036 (Hard Surfacing Materials) U0142038 (Details of Gates) U0142039 (Submitted Arboricultural Details - Part B only) U0142040 (Pre-Start Meeting) U0142041 (Front Boundary Details) of Planning Permission 22/2737/VRC

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

22/2737/VRC - Variation of Condition U0128983 Approved Plans of application 22/0342/HOT to allow for changes to material for the front boundary. Granted

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
- 15. Conserving and enhancing the natural environment
- 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
 Policy G7 Trees and Woodlands

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	
Impact on Trees, Woodland and Landscape	LP16	Yes	
Parking Standards and Servicing	LP45	Yes	

These policies can be found at

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

Ham and Petersham Neighbourhood Plan (2019)

The main policies applying to the site are as follows:

Issue	Plan Policy	Compliance	
Protecting Green Character	C1	Yes	
Character and Context Appraisal	C2	Yes	

These policies can be found at

https://www.richmond.gov.uk/media/16749/hpn_plan_2018_to_2033_january_2019.pdf

Supplementary Planning Documents

House Extension and External Alterations
 Transport

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:
 Petersham 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.

6. EXPLANATION OF OFFICER RECOMMENDATION

U0142036 (Hard Surfacing Materials)

Prior to the installation of the hard surfacing hereby approved, details of the material and finish including (where necessary) manufacturer's specification and sample shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall not be carried out other than in accordance with the approved details.

Reason: To preserve the character and appearance of the Conservation Area.

In effort to discharge this condition, a landscaping plan has been submitted which shows the positioning of hard surfacing include gravel, a footpath and a patio area. Details of materials have been provided which propose a gravel of warm brown colours for the driveway and footpath and limestone pavers for the area marked as paving. There is no objection to these materials which are considered appropriate for the area.

Therefore, this condition is recommended for discharge.

U0142038 (Details of Gates)

Prior to the installation of the vehicular and pedestrian gate hereby approved, detailed drawings of the gates to include details of the design, material and finish shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter the gates shall not be installed other than in accordance with the approved details.

Reason: To preserve the character and appearance of the Conservation Area.

The proposed site plan shows the location of the proposed vehicular and pedestrian gates.

The proposed elevation shows the width and height of the proposed vehicular and pedestrian gate.

The proposed 'floorplan' style drawing gives the dimensions of the proposed vehicular and pedestrian gate openings.

The proposed screenshot of the vehicular and pedestrian gate have been submitted. These indicate the gates will be formed of timber.

There is no objection to the design which will retain the enclosed nature of the boundaries and the traditional material is appropriate for use within the Conservation Area.

Therefore, this condition is recommended for discharge.

U0142039 (Submitted Arboricultural Details)

A. *The development hereby approved shall not be implemented other than in accordance with the principles and methodology as described within the following approved documents, unless otherwise previously agreed in writing with the local planning authority.*

- o New Layout Plan (AEL-18604-TCNLP)*
- o Tree Constraints Plan (AEL-18604-TCP)*
- o Tree Impact Plan (AEL-18604-TCP)*
- o Tree Protection Plan (AEL-18604-TPP)*
- o Tree Root Investigation Plan (AEL-18604-TRIP)*
- o Tree Work Plan (AEL-18604-TWP)*

Received on 08 Sep 2022.

B. *Prior to commencement of works, confirmation of the appointment of a retained Arboricultural consultant to conduct and submit an auditable system of site supervision and monitoring shall be submitted to the Arboricultural Officer.*

C. *Illustrated monitoring reports shall be submitted to the Arboricultural Officer upon completion of works hereby approved.*

REASON: To ensure that the tree(s) are not damaged or otherwise adversely affected by demolition, building operations, excavations and soil compaction.

The Tree Officer notes the details supplied by Apex Environmental Ltd concerning the Tree protection works and this is accepted as their appointment as the retained Arboricultural Consultant.

The photos of the installed protective tree fencing have also been submitted and reviewed.

Therefore, Section B of this condition is recommended for discharge.

Section A of this condition does not require an application for discharge as it requires compliance only. Section C can only be discharged at the successful conclusion of the project.

U0142040 (Pre-Start Meeting)

(A) *Following the implementation of the Tree Protection, and no later than 14 days prior to the commencement of development (or any materials or machinery being brought onto the site), the Local Planning Authority Arboricultural Officer shall be formally invited to attend a 'pre-start meeting'. Key stakeholders (including site manager, project arboriculturist and other key site personnel) shall attend the pre-start meeting.*

(B) *Minutes from the meeting must be prepared and submitted to the Local Planning Authority Arboricultural Officer prior to the commencement of development.*

REASON: To ensure that sufficient tree protection is in place and to prevent the tree (s) from being damaged or otherwise adversely affected by building operations and soil compaction.

The Tree Officer notes the details supplied by Apex Environmental Ltd concerning the Tree protection works and this is accepted as their appointment as the retained Arboricultural Consultant.

The photos of the installed protective tree fencing have also been submitted and reviewed.

Therefore, this condition is recommended for discharge in full.

U0142041 (Front Boundary Details)

The works to the front boundary shall not be carried out otherwise than in accordance with detailed drawings and samples where relevant including brick colour, texture, bond, pointing and detailing, a brick coping should be introduced to the wall and a detail provided of the brick piers with a coping introduced, along with detailed drawings of the driveway gates and pedestrian gates. Such drawings to be submitted to and approved by the Local Planning Authority in writing prior to commencement of the relevant works.

REASON: To ensure the wall is of a high quality and is in keeping with the character of the building, street scene and wider conservation area.

A proposed site plan indicating the location of the proposed brick boundary wall has been submitted.

A screenshot of the proposed brick has been submitted.

An elevational drawing indicating the height and extent of the proposed brick boundary wall and siting of associated piers has been submitted.

Additional information on materials has been submitted including a link to the brick product specification, running bond and flush pointing has been confirmed. An example of the proposed brick pier is included with product specification link to the proposed coping stone.

The Conservation Officer has reviewed the submitted information and has raised no objection.

Therefore, this condition is recommended for discharge.

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 application in isolation 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 discharge of conditions:

- **Hard Surfacing Materials**
- **Details of Gates**
- **Submitted Arboricultural Details (Part B Only)**
- **Pre-Start Meeting**
- **Front Boundary Details**

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:13/03/2023.....

I agree the recommendation:



~~Team Leader/Head of Development Management~~/Principal Planner

Dated: ...13/03/2023.....

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: