

Application reference: 21/3363/HOT TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
27.09.2021	27.09.2021	22.11.2021	22.11.2021

Site:

16 Park Road, Teddington, TW11 0AG,

Proposal:

Part demolition & extension of the existing single storey outbuilding to rear, removal of the rear first floor WC extension, reinstatement of existing windows to rear and minor alterations to the existing internal walls of the Grade 2 listed property.

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

APPLICANT NAME

Mr Benedict Phillips
16, Park Road
Teddington
TW11 0AG

AGENT NAME

Mr Simon Brown
6 Phoenix Wharf
Eel Pie Island
Twickenham
TW1 3DY

DC Site Notice: printed on 02.10.2021 and posted on 08.10.2021 and due to expire on 29.10.2021

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

21D Urban D
21D Urban D
21D Urban D
LBRuT Trees Preservation Officer (North)
14D Urban D

Expiry Date

27.10.2022
14.04.2022
23.10.2021
16.10.2021
23.06.2022

Neighbours:

87 Fairfax Road, Teddington, TW11 9DA -
Teddington Police Station, 18 Park Road, Teddington, TW11 0AQ, - 02.10.2021
2A Park Lane, Teddington, TW11 0JA, - 02.10.2021
14 Park Road, Teddington, TW11 0AG, - 02.10.2021

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

Status: GTD Application: 47/1007
Date: 08/09/1949 Use of outbuildings as stores and registered offices.

Development Management

Status: GTD Application: 47/3464
Date: 22/09/1952 The use of outbuildings as stores and registered offices.

Development Management

Status: GTD Application: 47/7875
Date: 28/02/1957 Erection of four maisonettes with garages.

Development Management

Status: REF Application: 47/7876
Date: 28/02/1957 Erection of six maisonettes with garages.

<u>Development Management</u> Status: GTD Date:20/06/1963	Application:63/0413 Erection of a garage.
<u>Development Management</u> Status: REF Date:06/07/1976	Application:76/0103 Use of ground and first floor as office accommodation with retention of flat on second floor.
<u>Development Management</u> Status: WDN Date:15/02/2013	Application:12/2834/FUL Erection of detached 2 storey coach-house on the site of the single storey double detached garage. Provision of vehicular access to no. 16
<u>Development Management</u> Status: GTD Date:19/09/2014	Application:13/3555/FUL Erection of detached 2 storey coach-house on the site of the single storey double detached garage including a new vehicle access off of Park Lane.
<u>Development Management</u> Status: GTD Date:19/09/2014	Application:14/0809/LBC Erection of detached 2 storey coach-house on the site of the single storey double detached garage including a new vehicle access off of Park Lane.
<u>Development Management</u> Status: GTD Date:16/09/2015	Application:13/3555/DD01 Details pursuant to appeal decision conditions 2 - materials, 3 - joinery, 5 - refuse, 9 - hard/soft landscaping, 10 - tree protection, 11 - cycle parking
<u>Development Management</u> Status: GTD Date:30/10/2015	Application:13/3555/NMA To allow for changes to the approved drawing nos. to 13/3555/FUL: substitution of plans showing minor changes to the fenestration of both front and rear elevations to improve the window proportions, to correctly show the approved construction heights.
<u>Development Management</u> Status: RNO Date:30/09/2015	Application:15/T0586/TCA T1 - Paulownia Tomentosa - Fell
<u>Development Management</u> Status: GTD Date:21/03/2016	Application:16/0412/HOT Proposed canopy above the front entrance.
<u>Development Management</u> Status: RNO Date:28/04/2016	Application:16/T0109/TCA T1-2 - Lime - Reduce crown by 30% (approx 3m) & remove deadwood.
<u>Development Management</u> Status: WDN Date:14/07/2021	Application:21/2110/HOT Extension of the existing single storey out-building to rear, removal of the rear first floor WC extension, reinstatement of existing windows to rear and minor alterations to the existing internal walls of the Grade 2 listed property
<u>Development Management</u> Status: WDN Date:14/07/2021	Application:21/2373/LBC Extension of the existing single storey out-building to rear, removal of the rear first floor WC extension, reinstatement of existing windows to rear and minor alterations to the existing internal walls of the Grade 2 listed property.
<u>Development Management</u> Status: PCO Date:	Application:21/3363/HOT Part demolition & extension of the existing single storey outbuilding to rear, removal of the rear first floor WC extension, reinstatement of existing windows to rear and minor alterations to the existing internal walls of the Grade 2 listed property.
<u>Development Management</u> Status: PCO Date:	Application:21/3403/LBC Part demolition & extension of the existing single storey outbuilding to rear, removal of the rear first floor WC extension, reinstatement of existing windows to rear and minor alterations to the existing internal walls of the Grade 2 listed property.

Building Control

Deposit Date: 15.10.2005 Installed a Gas Boiler

Reference: 06/94590/CORGI

Building Control

Deposit Date: 24.06.2015 Detached dwelling (now known as 2A Park Lane, Teddington TW11 0JA)

Reference: 15/1479/IN

Building Control

Deposit Date: 04.02.2020 Install a gas-fired boiler

Reference: 20/FEN00453/GASAFE

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES

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): EMC Dated: 04.01.23.

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner

Dated:

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:RDA.....

Dated:03/03/23.....

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

Reference	21/3363/HOT
Address	16 Park Road Teddington TW11 0AG
Proposal	Part demolition & extension of the existing single storey outbuilding to rear, removal of the rear first floor WC extension, reinstatement of existing windows to rear and minor alterations to the existing internal walls of the Grade 2 listed property.
Determination Date	EOT 18.01.23

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 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 does not comply with relevant Local Plan Policies, the planning officer has considered 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 a semi-detached residential dwelling on the western side of Park Road. It occupies a corner plot on the junction between Park Road, Park Lane and the Causeway. No. 14 adjoins the property to the west. Nos 14 & 16 Park Road are Grade II Listed. The Park Hotel is also Grade II Listed. Teddington Police Station is adjacent to the south east and Park Lodge Hotel is located to the east. The site is surrounded by a number of BTMs to the north including Nos 2 & 10 – 24 Middle Lane and wall to the police station. The site is in the Park Road Conservation Area. The site is in Teddington Village, in the Teddington Ward. A summary of the designations is set out below:

Archaeological Priority (English Heritage)	Site: Teddington - Early Medieval settlement
Area Susceptible to Groundwater Flood - Environment Agency	Superficial Deposits Flooding - >= 75% - SSA Pool ID: 336
Article 4 Direction Basements	Article 4 Direction - Basements
Conservation Area	CA22 Park Road Teddington
Critical Drainage Area - Environment Agency	Teddington [Richmond]
Listed Building	Grade: II Site: 16 Park Road Teddington Middlesex TW11 0AG
Listed Building	ADELAIDE HOUSE CLARENCE HOUSE - Grade: II - Location of listed building or

	structure is identified here by Historic England.
Main Centre Buffer Zone	Teddington Town Centre Boundary Buffer Zone - A residential development or a mixed use scheme within this 400 metre buffer area identified within the Plan does not have to apply the Sequential Test (for Flood Risk) as set out in Local Plan policy LP21.
Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency	RoFSW Extent 1 In 1000 year chance - SSA Pool ID: 47770
Take Away Management Zone	Take Away Management Zone
Village Character Area	Park Road - Area 14 & Conservation Area 22 Hampton Wick & Teddington Village Planning Guidance Page 53 CHARAREA11/14/01



Figure 1. Grade II Listed (pink) BTMs (yellow)

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Applications:

16/0412/HOT Proposed canopy above the front entrance. Granted Permission 21/03/2016

13/3555/NMA To allow for changes to the approved drawing nos. to 13/3555/FUL: substitution of plans showing minor changes to the fenestration of both front and rear elevations to improve the window proportions, to correctly show the approved construction heights. Granted Permission 29/10/2015

13/3555/DD01 Details pursuant to appeal decision conditions 2 - materials, 3 - joinery, 5 - refuse, 9 - hard/soft landscaping, 10 - tree protection, 11 - cycle parking Granted Permission 16/09/2015

14/0809/LBC Erection of detached 2 storey coach-house on the site of the single storey double detached garage including a new vehicle access off of Park Lane. 24/02/2014 Granted Permission 19/09/2014

13/3555/FUL Erection of detached 2 storey coach-house on the site of the single storey double detached garage including a new vehicle access off of Park Lane. Granted Permission 19/09/2014

76/0103 second floor.	Use of ground and first floor as office accommodation with retention of flat on Refused Permission	06/07/1976	
63/0413 20/06/1963	Erection of a garage.	03/05/1963	03/05/1963 Granted Permission
47/7875 28/02/1957	Erection of four maisonettes with garages.		Granted Permission
47/7876 28/02/1957	Erection of six maisonettes with garages.		Refused Permission
47/3464 22/09/1952	The use of outbuildings as stores and registered offices.		Granted Permission
47/1007	Use of outbuildings as stores and registered offices.		Permission 08/09/1949

Pre-Applications:

21/P0063/PREAPP Erection of a single storey rear extension, including demolition of rear extension, demolition of first floor outhouse extension and minor alterations to the existing internal walls of Grade 2 listed property.

4. CONSULTATIONS CARRIED OUT

The adjacent properties are No. 14 Park Road and 2A Park Lane who have been consulted. The application has received one objection.

- The proposal will result in the original floor plan format and appearance being lost forever.
- The height of the extension will match the existing ridge and will be excessive.
- Excessive width
- Over dominant appearance on Park Lane.
- The existing extension contributes towards Adelaide House and would be lost.

Consultees	
LBRUT Ecology	The biodiversity green/brown roof is welcomed. A condition is required to ensure this is of a high quality and adequately maintained.
LBRUT Conservation	The Conservation Team underwent four rounds of consultation on amended drawings through this application process. The scheme was adjusted substantially to ensure that harm was not generated to the Listed Building or its adjacent neighbour (Grade II Listed) or the Conservation Area. A balance has been struck in favour of overall preservation in accordance with the statutory duty.

5. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2021)

The key chapters applying to the site are:

- 2. Achieving sustainable development Paragraphs 7 to 14
- 3. Plan-making Paragraphs 15 to 37
- 4. Decision-making Paragraphs 38 to 59
- 5. Delivering a sufficient supply of homes Paragraphs 60 to 80

- 12. Achieving well-designed places Paragraphs 126 to 136
- 14. Meeting the challenge of climate change, flooding and coastal change Paragraphs 152 to 173

16. Conserving and enhancing the historic environment Paragraphs 189 to 208

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:

- D3 Optimising site capacity through design-led approach
- D4 Delivering good design
- D12 Fire Safety

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
Local Character and Design Quality	LP1
Designated Heritage Assets	LP3
Archaeology	LP7
Amenity and Living Conditions	LP8
Trees	LP16
Flood Risk and Sustainable Drainage	LP21

These policies can be found at

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

Supplementary Planning Documents

- House Extensions and External Alterations (2015)
- Hampton Wick and Teddington Village Planning Guidance SPD (2017)
- Design Quality SPD (2006)

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

The Character Appraisal & Management Plan Conservation Area – Park Road no.22

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. AMENDMENTS

The original application was submitted in September 2021. A large number of revisions of the proposed drawings were undertaken. Accepted revised drawings date from March, June, October and December 2022.

March

- 25 Mar 2022 404(PL)20-FIRE SAFETY STRATEGY Rev B

The above Fire Safety Strategy was provided to meet the requirements of D12.

June

- 16 Jun 2022 404(PL)12-SECTION A Rev C
- 16 Jun 2022 404(PL)14-PROPOSED BATHROOM PLAN Rev C
- 16 Jun 2022 404(PL)15-PROPOSED BATHROOM PLAN Rev C

October

- 07 Oct 2022 404(PL)05-PROPOSED BLOCK SITE PLAN Rev D
- 07 Oct 2022 404(PL)07-PROPOSED FIRST FLOOR PLAN Rev D
- 07 Oct 2022 404(PL)08-PROPOSED SECOND FLOOR PLAN Rev D
- 07 Oct 2022 404(PL)10-SIDE ELEVATION Rev D
- 07 Oct 2022 404(PL)11-REAR ELEVATION Rev D
- 07 Oct 2022 404(PL)13-SECTION B Rev D
- 07 Oct 2022 404(PL)16-ROOF DETAIL A - SHEET 1 Rev C
- 07 Oct 2022 404(PL)17-ROOF DETAIL B - SHEET 2 Rev B
- 07 Oct 2022 404(PL)20 - PROPOSED LANDSCAPE PLAN.PDF Landscape

December

- 23 Dec 2022 404(PL)02 Existing Ground Floor Plan Rev B
- 23 Dec 2022 404(PL)06 Proposed Ground Floor Plan Rev E.
- 23 Dec 2022 404(PL)18-ROOF DETAIL C Rev B

7. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- Heritage, Character and Design
- Neighbour Amenity
- Flood Risk
- Archaeology
- Fire Safety
- Representations

Heritage, Character and Design

NPPF (2021) Paragraph 134 sets out that “development that is not well designed should be refused, especially where it fails to reflect local design policies.”

The London Plan (2021) Policy HC1 sets out that “development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings.”

NPPF Paragraph 199 of the NPPF states ‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This

is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”.

Paragraph 202 of the NPPF states ‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal’.

London Plan Policy D3 Optimising site capacity through the design-led approach seeks to enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy. It outlines that developments should “respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character.” Furthermore, developments should be “be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan.”

Local Plan 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. In order to achieve this, the following criteria must be assessed:

- Compatibility with local character
- Sustainable design and construction
- Layout, siting and access
- Space between buildings
- Inclusive design, connectivity, permeability (as such gated developments will not be permitted)
- natural surveillance and orientation
- Suitability and compatibility of uses

Local Plan LP 3 also states that “all proposals in Conservation Areas are required to preserve and, where possible, enhance the character or the appearance of the Conservation Area.”

The Councils SPD relating to House Extensions and External Alterations states that the overall shape, size and position of side and rear 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 Park Road Conservation Area/Character Area is described in the Hampton Wick & Teddington Village Planning Guidance. It sets out that “Park Road is the oldest part of the Conservation Area is defined by the straight and wide vista along the treed avenue of Park Road. The road is lined on the west side by substantial detached houses set in generous mature grounds with trees. These houses include a number of 18th Century dwellings with impressive villas of two to three storeys of brick or render with shallow hipped slate roofs. The Grade II Listed Park Hotel (dating back to 1863) is located to the north of Park Road which, in contrast is surrounded by larger, modern buildings.”

The Character Appraisal & Management Plan Conservation Area – Park Road no.22 outlines that “Park Road from Middle Lane to Clarence Road is the oldest part of the conservation area. The footway on the west side is extremely wide, consisting of a pavement and a broad tarmac strip that was formerly a grass verge. In the strip are located many mature horse-chestnut trees that, together with the mature trees in the front gardens of properties and their Alma Cottage, 5 Albert Road Sign, corner of Avenue Road & Clarence Road front boundary walls, reinforces the C18 ambience of this part of Park Road. In this strip is also located a drinking fountain of 1887, erected by Teddington residents to commemorate Queen Victoria’s Silver Jubilee.”

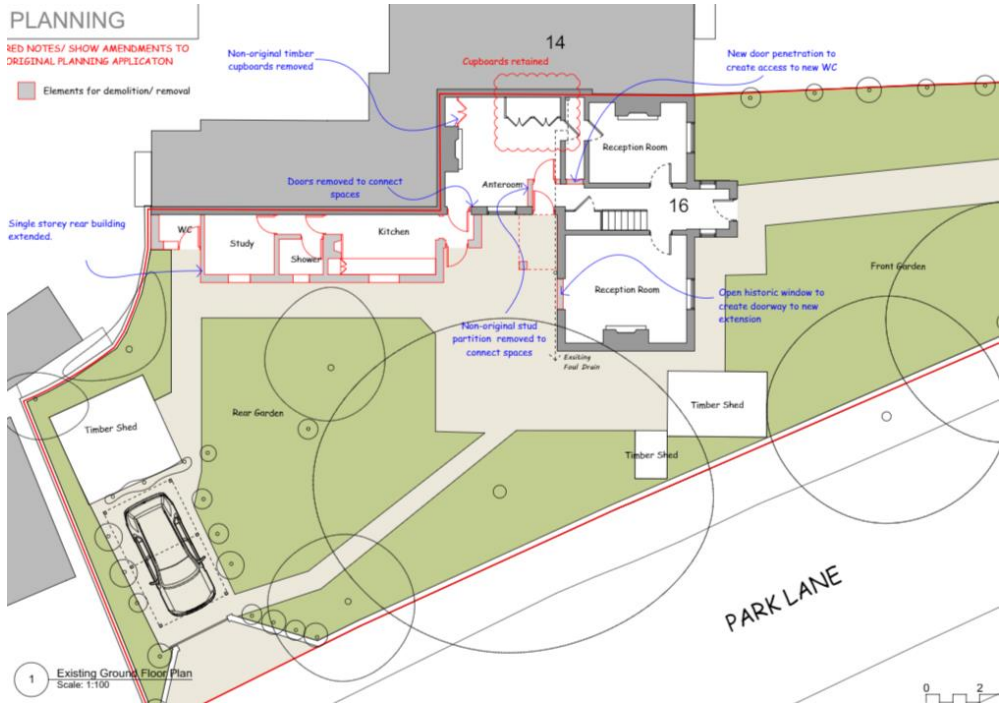


Figure 1. Existing Block Plan

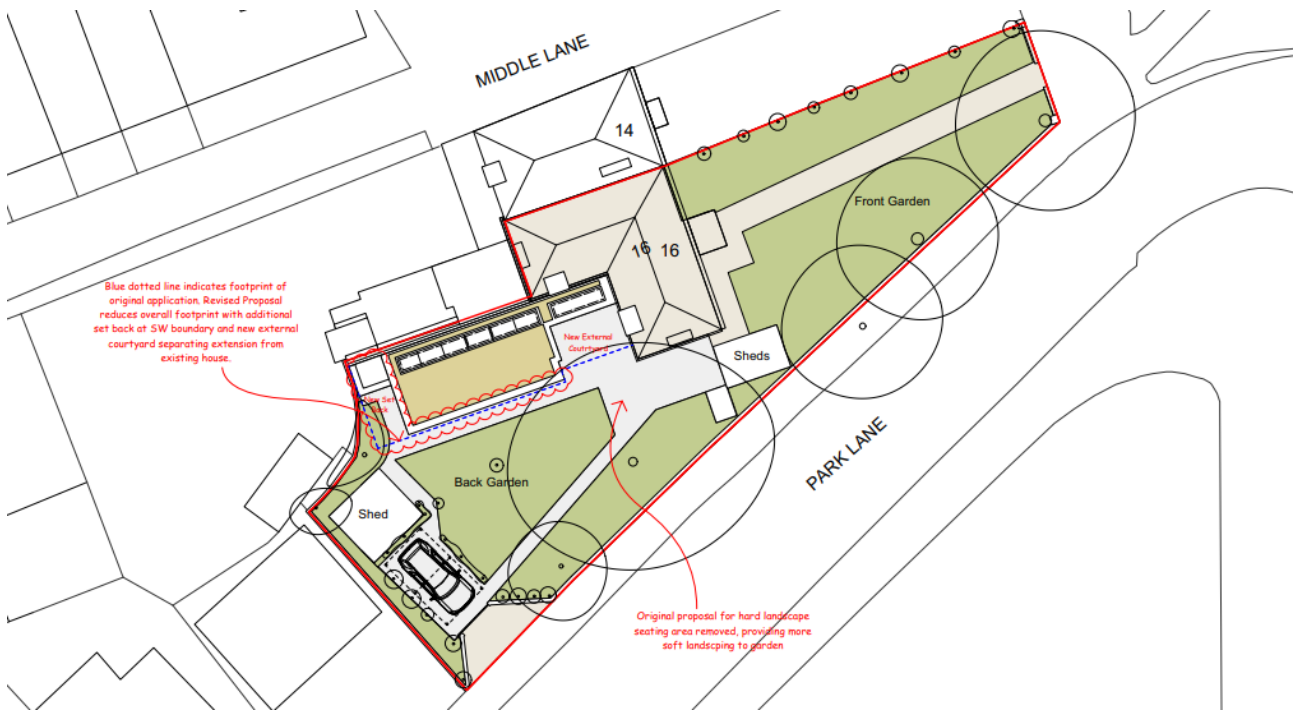


Figure 2. Proposed Block Plan

PLANNING

RED NOTES/ SHOW AMENDMENTS TO ORIGINAL PLANNING APPLICATION

1 Existing Side Elevation
Scale: 1:100



2 Proposed Side Elevation
Scale: 1:100

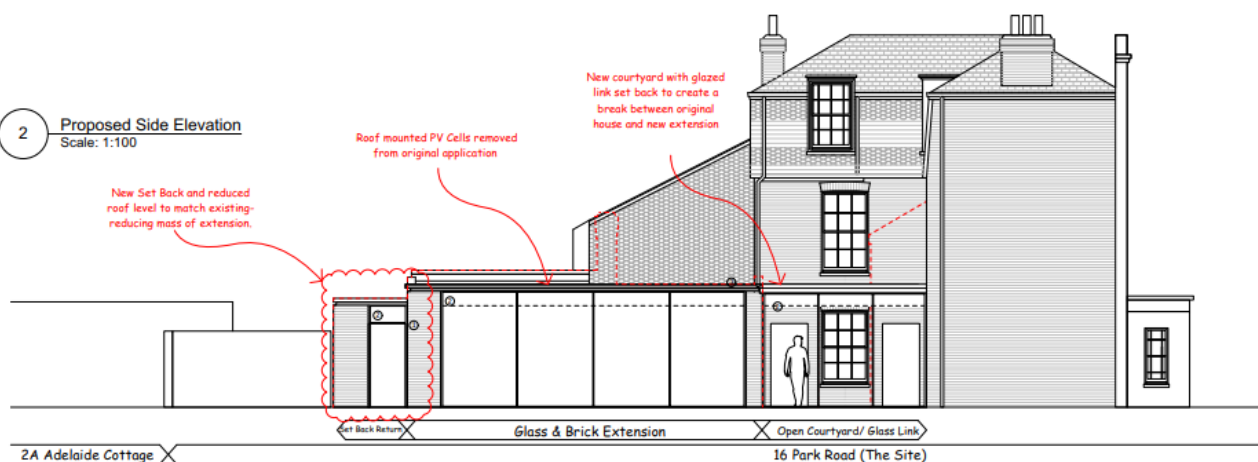


Figure 3. Existing and Proposed Elevations

Heritage Significance

16 Park Road, Teddington is one of a pair of Grade II listed houses situated in a prominent location at the junction of Park Road, Park Lane and Middle Lane. The two buildings date to the early 19th century however it is likely that they have earlier origins from the 17th century or even earlier. The buildings make an important contribution to the character and appearance of the Park Road (Teddington) Conservation Area, illustrating the early development of the area and forming an important remnant on this main arterial route between Teddington and the historic landscape of Bushy Park. No. 16 was listed in 2006 and includes a detailed list description including interior assessment.

The list description summarises the building group's special interest as follows: "Of special interest as a pair of early-mid C19 neo-classical houses which retain their essential plan form, staircases and a number of original features. They are important survival of the elegant houses built throughout the Georgian period when Teddington was an affluent, semi-rural retreat."

The heritage significance of the Park Road Conservation Area can be attributed to the part of the conservation area primarily relates to the quality of built form within it and the way in which this demonstrates the 18th and 19th century development of the area and the prosperity and popularity of Teddington in these periods.

No. 16, like no. 14 is particularly interesting the treatment of its façades with the principal elevation featuring a stuccoed frontage with moulded architraves, forming a grand Georgian appearance and retaining a large number of original features. The rear elevation of the building is notably different, and it would appear that a number of changes were undertaken in the mid to late 19th century which form part of its significance, with a more traditional appearance with tile hanging, yellow stock brick. This façade is notably less grand in appearance and detailing, reflecting the traditional hierarchy of façades which is a common feature of 19th century buildings. This elevation also

illustrates how the building has been carefully adapted to changing needs and fashions of its 19th century owners. There have been some changes to the rear elevation including what appears to be a first-floor sloping roof addition which the list description highlights as 20th century in date. The lack of rear extensions to this façade has however served to retain the 19th century character of this part of the building and its original form.

There is a sloping roof outbuilding which connects to no. 14 and accessed from the interior of no. 16 a small connecting outbuilding. The main sloping roof extension or outbuilding appears to be historic, featuring in at least the 1860s maps in the same footprint as existing. This building forms part of the building's significance forming an early element of its history. It is also of a form and character that ensures it reads as a subservient addition to the building with only a small connection to the main house via a modest sloping roof extension (with grey timber door). On inspection, there also appears to be a modest cast iron fireplace which would further indicate its historic origins.

Overall, the 'heritage significance' of the site is the building which is a good example of a C19 neo classical house. In particular it comprises in the attractive Georgian frontage which plays a valuable contribution to the character and appearance of the Park Road (Teddington) Conservation Area. Additionally, the more modest and modified rear elevations are an insight into the taste of 19 century.

It is not considered that the more modern addition of the first floor rear extension plays a role in the heritage significance of the building.

First Floor Extension

The rear of the site contains a small first floor extension which houses a WC. This aspect is a modern addition with soil pipes which do not complement the original building. The proposal seeks to remove this.

Fenestrations

There is evidence that first and second floor rear fenestrations have been blocked up with brick over time. The proposal seeks to reinstate one window and introduce a door.

Single Storey Rear Extension

The application proposals seek to demolish the single storey outbuilding and WC outbuilding and to replace it with a new single storey extension connecting it to the main house.

The site has been visited by the Council's Conservation Officer and there have been a number of revisions from March to December 2022 to the original proposals to seek to address concerns regarding the impact, size and dominance of the proposed scheme (see the amendments section above).

Harm

The existing rear facades of the building are discretely sited with views screened from Park Road by a wall and landscaping. Views from Park Road would not be materially or detrimentally altered as a result of the proposed rear extension. The appreciation of the Nos 14 and 16 Park Road as high quality Georgian buildings would not be diminished. The views upon this valued townscape of this part of the street would remain intact.

The loss of the existing rear outbuilding/WC would however generate harm to this Grade II Listed Building and the Conservation Area as it their removal alter the original building form which gives an insight into the site's past even though it would be screened from view. The original layout shows how families in the 19C would have lived including an outdoor toilet and disconnected kitchen area/outbuilding which is separate from the main house.

A number of amendments have been made to reduce the level of the harm through the application process. The scale of the proposed rear extension has been reduced.

The design has been revised so that would be clear modern addition which will form a contemporary but complimentary addition to the building with minimal glazed connection to the original Grade II Listed Building. The outdoor courtyard would be retained. The width would balance with the width of No. 14's rear extension. The extension would comprise of brick to match the existing. The height would be set down so it would be lower than No. 14's rear extension. The roof level of the rear wall of the proposed extension is set down to reflect the WC it replaces. A glazed link would connect the rear extension to the main house. The front of the rear extension would also be glazed.

It is not possible to eradicate all harm caused by the removal of the original rear outbuilding and WC. It is accepted that the design of the scheme has incorporated measures to minimise the harm. The new proposal has been sensitively designed as to complement and be sensitive to the original character and appearance of the rear facades. However, this is considered to be 'less than substantial'.

The reinstatement of the ground and first floor windows to the rear elevation is supported. The drawings demonstrate this would reflect the design of the existing windows. However, this will be subject to a condition requiring detailed drawings of the new window. Any new windows would need to match the current fenestration pattern to ensure the 19th century character of the façade is conserved. Harm is not anticipated from this element.

There is no objection to the introduction of a door opening at ground floor level in rear elevation. However, a condition will be applied to ensure that the design of this is of high quality and complements the existing property.

Public Benefit

in order for any 'less than substantial harm' to a designated heritage asset to be justified, the applicant must demonstrate the public benefit of the proposal to fully outweigh this harm.

A public benefit may be provided through the enhancement of the original Grade II Listed Building which will allow for this important and valued historic asset to remain appreciated in years to come as part of the Park Road Conservation Area. The applicant prepared the 'Enhancements to a Listed Building 30 June 2021' in order to demonstrate clear public benefits arising from the proposal.

Such improvements to the integrity of the original Grade II Listed building include:

- The reinstatement of formerly blocked up window on first floor to the rear elevation.
- The removal of first floor WC addition and soil pipes.
- The removal of modern partitions and cupboards
- Repair to original sash windows
- Repair to original front sash window, internal repairs to cracks, cornicing & paintwork and replacement of non-original lino
- Landscaping improvements to setting of the Grade II Listed building.

Conclusion

Reinstating key original features to the Grade II Listed Building including the removal of unsympathetic internal and external additions and repairs, allow for the long term preservation of the designated heritage assets which is a public benefit. The meaningful enhancements here will allow the historic significance of the building to be appreciated by future generations

This public benefit serves to outweigh the less than substantial harm caused by the replacement rear additions which have been sensitively designed. As such, there is no Conservation objection here.

It is noted a detailed method statement will be required setting out how the extensions will be carefully taken down and how the listed building and the neighbouring listed building will be fully protected by way of condition along with details and samples of materials. Detailed drawing of the new window along with sections also needs to be provided this will be secured by a condition.

Neighbour Amenity

Local Plan 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.

The SPD on House Extensions and External Alterations notes that generally an extension of 3m in depth for a terrace property will be acceptable. Where the proposed extension seeks a larger depth, the eaves should be reduced to 2.2m at the shared boundary to mitigate detrimental impact on neighbours such as sense of enclosure or overbearing. However, the final test of acceptability is dependent on the specific circumstances of the site which may justify greater rear projection.

No. 14 Park Road

No 14 Park Road is sited adjacent to the west. The sites are bordered by a wall. No. 14 contains rear extensions. The proposed extension would not be set above No. 14's rear extension in terms of its height. It is not considered that the proposal would give rise to adverse neighbour impacts. It would not project further than No. 14's rear extension to any notable degree in terms of depth.

Overall, it is not considered that the proposed replacement rear extension would give rise to overshadowing, impact on views or be over dominant upon No. 14.

Flood Risk

London Plan Policy SI 13 Sustainable drainage outlines that "B Development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible. There should also be a preference for green over grey features, in line with the following drainage hierarchy: 1) rainwater use as a resource (for example rainwater harvesting, blue roofs for irrigation) 2) rainwater infiltration to ground at or close to source 3) rainwater attenuation in green infrastructure features for gradual release (for example green roofs, rain gardens) 4) rainwater discharge direct to a watercourse (unless not appropriate) 5) controlled rainwater discharge to a surface water sewer or drain 6) controlled rainwater discharge to a combined sewer. C Development proposals for impermeable surfacing should normally be resisted unless they can be shown to be unavoidable, including on small surfaces such as front gardens and driveways. D Drainage should be designed and implemented in ways that promote multiple benefits including increased water use efficiency, improved water quality, and enhanced biodiversity, urban greening, amenity and recreation."

Local Plan LP 21 Flood Risk and Sustainable Drainage outlines that "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 in a critical drainage area and an area susceptible to groundwater flooding. The site is also in an area at risk of flooding from surface water. EA proforma has been supplied dated 04/01/23. The replacement rear extension is not notably larger than the existing rear extension. Given the size and scale of the development it is not considered that it would give rise to flood risk. It is acceptable in flood risk terms.

Green Roof

“Policy LP 17 sets out that Green roofs and/or brown roofs should be incorporated into new major developments with roof plate areas of 100sqm or more where technically feasible and subject to considerations of visual impact. The aim should be to use at least 70% of any potential roof plate area as a green / brown roof. The onus is on an applicant to provide evidence and justification if a green roof cannot be incorporated. The Council will expect a green wall to be incorporated, where appropriate, if it has been demonstrated that a green / brown roof is not feasible. The use of green / brown roofs and green walls is encouraged and supported in smaller developments, renovations, conversions and extensions.”

The introduction of a green roof on the rear extension is welcomed. Ecology have been consulted. A condition will be applied to ensure that this is of high quality and maintained.

Archaeology

Policy LP 7 Archaeology sets out that “the Council will seek to protect, enhance and promote its archaeological heritage (both above and below ground), and will encourage its interpretation and presentation to the public.” The site is in an archaeological priority area. Desk based assessments and, where necessary, archaeological field evaluation will be required before development proposals are determined, where development is proposed on sites of archaeological significance or potential significance.

Trees

Local Plan policy LP16, subsection 5 requires "that trees are adequately protected throughout the course of development, in accordance with British Standard 5837 - Trees in relation to design, demolition and construction, Recommendations (2012)."

Trees within this site are protected by the Park Lane Conservation Area 22. This is a prominent site in relation to trees given its proximity to Teddington High Street but also the orientation of the garden. As a result of this amenity value can also be afforded to the trees.

An Arboricultural Report from Crown Consulting, dated 25th May 2021, reference 10817 has been supplied which includes 8 trees. The Council note that removal of T2 is proposed (a C category Bay Laurel) and pruning of T4 (fig), furthermore I note the minor incursions into the root protection area of T1, T4, for the extension. The methodology detailed within the AMS (reference drawing CCL/10817) and with the tree protection provided there is no objection to this proposal.

Conditions will be applied to ensure that the application is implemented in line with the supporting tree evidence The Council's Tree Officer has been consulted. They do not object to the proposal.

Fire Safety

London Plan Policy D12 requires the submission of a Fire Safety Statement on all planning applications. The need for a fire statement became a policy requirement with the recent adoption of the new London Plan. Policy D12A states:

In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:

- 1) identify suitably positioned unobstructed outside space: a) for fire appliances to be positioned on
- b) appropriate for use as an evacuation assembly point
- 2) are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures
- 3) are constructed in an appropriate way to minimise the risk of fire spread
- 4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users
- 5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in
- 6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

A Fire Safety Statement dated 27 Sept 2021 has been prepared by Simon Brown Architects. It is considered that this is adequate to meet the requirements of D12A. 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.

Representation

A representation has been received stating that the proposal will result in the original floor plan, format and appearance being lost forever. The first floor addition is a modern addition. There is no objection to its loss.

The rear extension and WC are identified as historic and their loss would generate some harm to the significance of this heritage asset. The harm caused by the alteration of the original floorplan has been fully explored by the Council’s Conservation Team. The proposal will bring forward a number of heritage benefits which will ensure that the long term preservation of the original Grade II Listed Building will be protected. The design of the rear extension has been substantially altered to ensure that it complements the original structure and that that it is adequately sympathetic to its original character.

The height of the proposed extension is not excessive and will match the existing rear extension. The width of the proposed rear extension though wider than the existing rear extension is not substantially bigger. It is considered that the width remains subordinate to the original structure.

The size and scale of the rear extension would not detrimentally impact on views along Park Lane. The site is bordered by a wall and landscaping. As noted above, the height would not exceed the height of the original rear extension to any notable degree.

The proposed works to the extension would cause less than substantial harm however the other works identified would amount to a heritage benefit which are public benefits to be weighed in the planning balance. These include enhancements to the building to better reveal its significance such as the internal repairs and some of the landscaping works.

The harm has been minimised by a reduction of scale and revised materials. On balance the harm to the Grade II Listed Building and CA22 Park Road is outweighed by the public benefit which the proposal will bring overall.

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.

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.

