

Application reference: 21/1689/HOT
ST MARGARETS AND NORTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
12.05.2021	24.05.2021	19.07.2021	19.07.2021

Site:

20 Chalmers Way, Twickenham, TW1 1QG,

Proposal:

Single storey front extension, rear ground floor infill kitchen extension, conversion of garage to a habitable living space, first floor rear extension and modest landscaping works.

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

APPLICANT NAME

Lancashire Salmon
20, Chalmers Way
Twickenham
TW1 1QG

AGENT NAME

Mrs Yoana Sengunes
St Johns Studios
6-8 Church Road
Richmond
TW9 2QA
United Kingdom

DC Site Notice: printed on 24.05.2021 and posted on 04.06.2021 and due to expire on 25.06.2021

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

LBRuT Trees Preservation Officer (North)

Expiry Date

08.07.2021

Neighbours:

Bowyers Court,Railshead Road,Twickenham,TW1 1RJ -
7 Chalmers Way,Twickenham,TW1 1QG, - 24.05.2021
10 Chalmers Way,Twickenham,TW1 1QG, - 24.05.2021
3 Chalmers Way,Twickenham,TW1 1QG, - 24.05.2021
4 Chalmers Way,Twickenham,TW1 1QG, - 24.05.2021
5 Chalmers Way,Twickenham,TW1 1QG, - 24.05.2021
6 Chalmers Way,Twickenham,TW1 1QG, - 24.05.2021
8 Chalmers Way,Twickenham,TW1 1QG, - 24.05.2021
9 Chalmers Way,Twickenham,TW1 1QG, - 24.05.2021
11 Chalmers Way,Twickenham,TW1 1QG, - 24.05.2021
12 Chalmers Way,Twickenham,TW1 1QG, - 24.05.2021
13 Chalmers Way,Twickenham,TW1 1QG, - 24.05.2021
14 Chalmers Way,Twickenham,TW1 1QG, - 24.05.2021
1 Chalmers Way,Twickenham,TW1 1QG, - 24.05.2021
2 Chalmers Way,Twickenham,TW1 1QG, - 24.05.2021
15 Chalmers Way,Twickenham,TW1 1QG, - 24.05.2021
16 Chalmers Way,Twickenham,TW1 1QG, - 24.05.2021
14 Varley Drive,Twickenham,TW1 1QE, - 24.05.2021

15 Varley Drive, Twickenham, TW1 1QE, - 24.05.2021
 13 Varley Drive, Twickenham, TW1 1QE, - 24.05.2021
 23 Corsellis Square, Twickenham, TW1 1QT, -
 22 Corsellis Square, Twickenham, TW1 1QT, -
 21 Chalmers Way, Twickenham, TW1 1QG, - 24.05.2021
 16 Varley Drive, Twickenham, TW1 1QE, - 24.05.2021
 17 Varley Drive, Twickenham, TW1 1QE, - 24.05.2021
 24 Corsellis Square, Twickenham, TW1 1QT, -

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

Development Management

Status: GTD Application: 09/1433/FUL
 Date: 03/08/2009 Proposed single storey rear extension.

Development Management

Status: RNO Application: 13/T0169/TCA
 Date: 25/04/2013 Oak (T1) - Remove dead wood, weak, crossing and suppressed branches. Remove length of lateral branches which extend over garage of No.20 by a maximum of 1.5m. Blend in with remainder of crown as best as possible

Development Management

Status: RNO Application: 20/T0845/TCA
 Date: 07/10/2020 5 DAY DANGEROUS TREE NOTICE Remove dead mimosa and replace with new mimosa (Replace with Mimosa approx 3m tall - 12-14 cm girth circumference)

Development Management

Status: PCO Application: 21/1689/HOT
 Date: Single storey front extension, rear ground floor infill kitchen extension, conversion of garage to a habitable living space, first floor rear extension and modest landscaping works.

Building Control

Deposit Date: 15.08.2005 Erection three link detached dwellings (To be known as 20, 21 and 22 Chalmers Way)
 Reference: 05/1696/FP

Building Control

Deposit Date: 16.09.2005 Erection three link detached dwellings (To be known as 20, 21 and 22 Chalmers Way)
 Reference: 05/1696/RS1/FP

Building Control

Deposit Date: 17.08.2009 Single storey rear extension to dining room and living room
 Reference: 09/1368/BN

Application Number	21/1689/HOT
Address	20 Chalmers Way Twickenham TW1 1QG
Proposal	Single storey front extension, rear ground floor infill kitchen extension, conversion of garage to a habitable living space, first floor rear extension and modest landscaping works.
Contact Officer	Fariba Ismat
Target Determination Date	19/07/2021

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 complies 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 relates to a two-storey detached dwellinghouse with accommodation in the loft; located on the northern side of Chalmers Way in Twickenham and is designated as follow:

Number of constraints: 17

Item Found	More Information
Area Benefiting Flood Defence - Environment Agency.	Areas Benefiting from Defences
Area Susceptible to Groundwater Flood - Environment Agency	Superficial Deposits Flooding - >= 50% <75% - SSA Pool ID: 184
Article 4 Direction Basements	Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
Community Infrastructure Levy Band	Higher
Conservation Area	CA19 St Margarets
Floodzone 2	Tidal Models
Floodzone 3	Tidal Models
Increased Potential Elevated Groundwater	GLA Drain London
Protected View (Indicative Zone)	N_View_002 View from towpath at Twickenham Bridge to Kings Observatory
Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency	RoFSW Extent 1 In 1000 year chance - SSA Pool ID: 27701

Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency	RoFSW Extent 1 In 1000 year chance - SSA Pool ID: 46010
SFRA Zone 3a High Probability	Flood Zone 3
Strategic Flood Risk Assessment Zone 2 Medium Probability	
Surface Water Flooding (Area Less Susceptible to) - Environment Agency	
Village	St Margarets and East Twickenham Village
Village Character Area	St Margarets Estate - Area 1 & Conservation Area 19 St Margarets Village Planning Guidance Page 16 CHARAREA07/01/01
Ward	St. Margarets and North Twickenham Ward

Planning History:

Reference	Proposal	Decision
21/1689/HOT	Single storey front extension, rear ground floor infill kitchen extension, conversion of garage to a habitable living space, first floor rear extension and modest landscaping works.	Under consideration
20/T0845/TCA	5 DAY DANGEROUS TREE NOTICE Remove dead mimosa and replace with new mimosa (Replace with Mimosa approx. 3m tall - 12-14 cm girth circumference)	Raises no objection
13/T0169/TCA	Oak (T1) - Remove dead wood, weak, crossing and suppressed branches. Remove length of lateral branches which extend over garage of No.20 by a maximum of 1.5m. Blend in with remainder of crown as best as possible	Raises no objection
09/1433/FUL	Proposed single storey rear extension.	granted permission

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal is for single storey front extension, rear ground floor infill kitchen extension, conversion of garage to a habitable living space, first floor rear extension and modest landscaping works.

4. CONSULTATIONS CARRIED OUT

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

Three letters of representations were received objecting to the proposal and comments are summarized below.

Objection from 22 Corsellis Square

- The extension volume is excessive and will further impede light into our garden
- While the first floor windows are proposed to be 'frosted', their positioning is an intrusion into our privacy
- The architectural integrity of the Richmond Lock is being unnecessarily disturbed for no wider social benefit
- The proposed development has not been approved by the Richmond Lock Management Company or Directors
- A precedent set by approval of this application may have serious knock-on consequences to

the long term social and architectural cohesion of the estate.

Objection from 23 Corsellis Square

They are proposing to extend both on the ground floor and on the first floor across the back and as a result our garden and our house as well as several other neighbouring houses will be directly and significantly impacted in a multiple number of ways:

- Significant loss of natural light and great overshadowing: the increased height of the building extension not only at ground level but also the first floor extension will project an even bigger shadow and block all the natural light into our property. Currently we have a part of the garden in permanent shadow as a result of 20 Chalmers Way and only a few hours where the light comes into the rest of the garden in between the gaps of the building. Raising higher and closer solid walls to our garden will mean that we will have almost no natural sunlight all day as it will be blocked by the extension. This will have a negative impact both on our family and children but also on our plants and trees.
- Reduced privacy and overlooking: the first floor extension with windows will be overlooking much closer into our bedrooms, bathrooms and especially the garden and will significantly reduce our privacy and be a constant intrusion into our privacy and that of our children.
- Several adjacent neighbouring houses will also be impacted by loss of light and privacy in the same way as given 20 Chalmers Way is wider than the properties behind and it will affect at least 3 properties behind as well as the property to its right.
- Visual amenity/layout of area/design and appearance: the current extensions are not allowed under the transfer title terms of the "Richmond Lock" estate which was built by Octagon Limited which specifies that the external appearance of the buildings cannot be modified to ensure the design of the development remains consistent and to preserve the integrity of the estate. In particular the title transfer covenants indicate it is not possible to construct any buildings or erections or structures or replacements, not to change any external materials, not to redecorate the exterior or make any replacements, not to make any change in the external elevations of the buildings etc. Such title is of public knowledge at the Property Registry.
- Lack of pre-approval: Approval must be requested from the estate management company Nightingale Chancellors and Richmond Lock Management Company Ltd directors' for carrying out any proposed works on the estate. We have confirmed with the management company that approval has not been asked nor granted in advance of requesting planning permission and they have no knowledge of any of this works and as a result they are not allowed to do any works under the estate regulations.
- Previous planning decisions in this estate were rejected: on November 2015, a similar extension (application number 15/4153/HOT 20 Corsellis Square Twickenham TW11QT) was rejected by the Richmond Council Planning and the Development Control Manager. Please refer to such document in the Richmond Planning website. The council decision was never appealed and no works went ahead due to lack of pre-approval from the Richmond Lock Management Company and finding the scheme contrary to policy and guidance amongst other reasons.
- Creation of a precedent: allowing such works and extensions would create a significant precedent which could lead to further extensions, constructions and alterations in other houses in the estate and as result the integrity of the estate will be seriously compromised not to mention it is not allowed under the current title and the estate regulations.
- Loss of property value: as a result of all the reasons stated above in particular blocked sunlight

and overlooking of the property which would make our house less attractive to potential buyers.

Objection from no. 24 Corsellis Square

- sunlight and visibility to my home and backyard will be severely impacted
- any change to properties in complex requires Director consent - this has not been given as part of the complex charter
- the aesthetics of proposed design will not be in line with other homes
- as the main house by which residents enter their properties and garage the proposed changes will be obvious and alter the character of adjoining buildings / complex,
- working from home and with a young baby I would also object to construction noise
- To my understanding houses 24, 23, 22 and the Directors of the complex are all objecting to this development

Observation from Bowyers Court

Some people have too much money.

5. Amendments

Amendments were requested to reduce the height of the roof dormer over the existing garage proposed to be converted to habitable room, reduce the number of windows proposed to front elevation of the garage, remove the front extension and to clarify the exact location of the adjoining neighbour’s first floor window and to demonstrate that the proposed first floor rear extension does not breach their 45 degree sight line. Prior to these changes the applicant was asked to submit a sunlight and daylight assessment report and it was received on 24 August 2021.

6. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2021)

The key chapters applying to the site are:

- 4. Decision-making
- 12. Achieving well-designed places

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:

- 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	Compliance	
Local Character and Design Quality	LP1	Yes	No
Designated Heritage Asset	LP3	Yes	No
Impact on Amenity and Living Conditions	LP8	Yes	No
Trees, Woodlands and Landscape	LP16	Yes	No
Parking Standards and Servicing	LP45	Yes	No

These policies can be found at:

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

Richmond Publication Local Plan (Regulation 19 version)

The Richmond Publication Version Local Plan (Regulation 19 version) and its supporting documents, including all representations received, was considered at Full Council on 27 April. Approval was given to consult at Regulation 19 and, further, to submit the Local Plan to the Secretary of State for Examination in due course.

The Publication Version Local Plan is a material planning consideration for the purposes of decision-making on planning applications once published for consultation (expected to commence in June 2023).

Supplementary Planning Documents

Design Quality

House Extension and External Alterations

Hampton Village Planning Guidance

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:

Community Infrastructure Levy

Conservation Area Study

Determining applications in a Conservation Area

In considering whether to grant planning permission with respect to any buildings or other land in a conservation area, Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. In this context, "preserving", means doing no harm.

To give effect to that duty, decisions of the court have confirmed that for development proposed to be carried out in a conservation area, a decision-maker should accord "considerable importance and weight" to the desirability of preserving or enhancing the character or appearance of the conservation area, when weighing this factor in the balance with other material considerations which have not been given this special statutory status. This creates a strong presumption against granting planning permission where harm to the character or appearance of a conservation area is identified. The presumption can be rebutted by material considerations powerful enough to do so.

In applications where the decision-maker is satisfied that there will be no harm to the character or appearance of a conservation area, the statutory presumption against granting planning permission described above falls away. In such cases the development should be permitted or refused in accordance with the policies of the development plan and other material considerations.

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'. In this instance, the proposal is not considered to harm the setting, character and appearance of the conservation area, hence, is not considered to be contrary to policy LP1 and LP3 of the Local Plan and NPPF, therefore is not objected to.

7. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and Appearance
- ii Impact on neighbour amenity
- iii Local Finance Consideration
- iv Loss of Garage
- v Trees
- vi Fire Safety Strategy
- vii Other Matters

i Design and impact

Policy LP1 of the Local Plan 2018 seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area. Proposals should demonstrate an understanding of the site and its context when considering the design including layout, siting and access and the compatibility of the works to the neighbouring uses.

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 proposed scheme described above was subject of a pre-application advice Ref. 22/P0311/PREAPP in which the applicant was asked to alter some elements of the scheme under pre-app. The current scheme is based on above pre-scheme and has implemented the changes required and is discussed below.

No changes are proposed to front elevation. The side of the garage that forms part of the front elevation will have its side door removed and a roof dome will be added.

The garage on the side elevation facing Varley Drive would be converted to habitable roof, the garage door would be removed and replaced by 4 x horizontal windows would be inserted below the existing garage lintel and a flat roof lantern would project a bout 20cm above the roof. The proposed changes to facilitate the garage conversion is considered to be in keeping with the design and characteristics of the host house, therefore, is considered acceptable.

At the rear elevation the existing gap between the existing utility room and the existing single storey rear extension almost the same depth as the existing rear extension with a mono-pitched roof incorporating a roof light. The proposed infill extension is considered to fit in with the existing rear elevation as seen below and is not objected to. At first floor on top of the existing single storey rear extension a part first floor extension to the same width as the ground floor and setting a about a metre back from the ground extension is proposed with part hipped/part flat roof is

proposed incorporating 2 x flat sky lights.



The design and appearance of the part first floor rear extension is considered to integrate well with the design of the existing house, the recessed first floor rear extension with part flat/part hipped roof will help create lesser volume and is considered to be in proportion with the host house.

The concept of the proposed scheme is based on the pre-app advice ref. 22/P0311/PREAPP, as such the design and appearance of the proposed converted garage, the rear infill extension as well as the first floor rear extension is considered to respect the design and characteristics of the host house. The design of the converted garage is considered to be a positive impact on the street scene and the remaining extensions will not be highly visible from the street scene, hence, there won't be an impact. The proposal as a whole is considered to be in harmony with the host site and is not considered to impact the setting of the conservation area negatively.

The proposal therefore is considered to respect the aims and objectives of policy LP1 and LP3 of the Local Plan and is supported.

ii Impact on neighbour amenity

Policy LP8 states that development must protect the amenity and living conditions of existing, adjoining and neighbouring occupants. Design must allow for good daylight standards, avoid overlooking or noise disturbance, avoid visual intrusion, overbearing impacts or harm to the reasonable enjoyment of the uses of buildings and gardens. Harm may arise from various impacts such as noise, air pollution, odours or vibration.

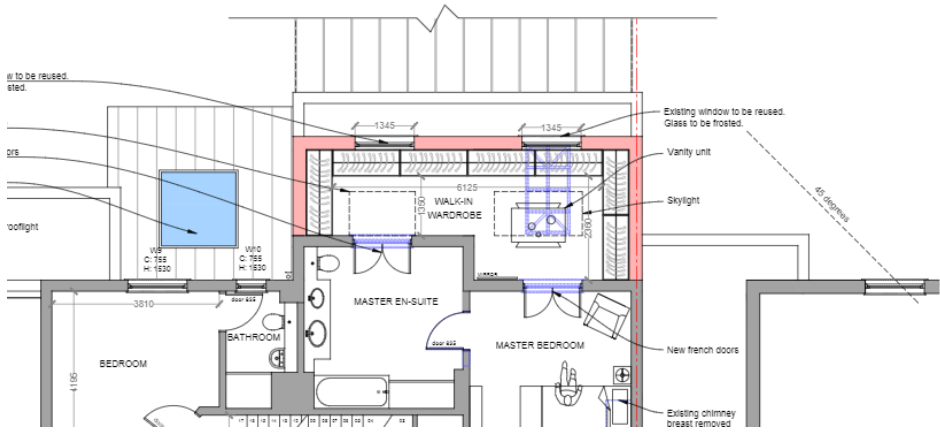
There are objections from neighbouring sites on grounds of design, character, reduction in day light, sunlight and visibility, privacy, noise etc. however, since these objections some elements of the proposal have been changed and have improved the scheme.

The application site is a corner property; hence, the garage conversion will face the street and since there is no increase its footprint and the roof lantern is of a moderate height, hence is not considered to impact the amenities of the surrounding sites. The single storey infill extension is within the rear of the property, not visible to neighbouring site, hence, is not considered to impact neighbouring amenities due to its siting.

The proposed first floor rear extension would measure 3.2m in depth close to boundary of no. 21 and 2.2m deep on the other end and will keep a distance of about 2.5m from main building at no. 21 as there is an existing garage between the two neighbouring properties as seen in the aerial photo on the above. Further, the first floor plan as seen below not only illustrates that the proposal will not breach the



45 degree sight line for neighbouring no. 21 but will keep a good distance too.



In order to examine the impact of the proposal in full details and satisfy neighbouring concerns a Sun Light and Day Light Study was requested and submitted in August 2021 prepared by Abbey Consultants.

The aim of the study was to assess how the proposals impact the external daylight available for 21 Chalmers Way and the 4 apartment blocks off Corsellis Square. The study was based on the various numerical tests laid down in the Building Research Establishments (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice' by P J Littlefair 2011.

According to GRE guidance the Vertical sky component should comply with the following.

7.2.1 Test 1 Vertical Sky Component

The percentage of the sky visible from the centre of a window is known as the Vertical Sky Component. Diffuse daylight may be adversely affected if after a development the Vertical Sky Component is both less than 27% and less than 0.8 times its former value.

The report concludes that the VSC analysis to the existing dwellings concluded that 100% of the window casements to all the existing dwellings exceed the good practice figure of 0.8x the pre-development values, averaging 0.998x pre-development levels across the assessment with the most impacted window achieve 0.945x pre-development values, well in excess of good practice guidance and therefore satisfying the BRE daylight requirements. All windows which face within 90 degrees of due south have been tested for direct sunlight. All windows pass both the total annual sunlight hours test and the winter sunlight hours test with an average of 1.00 x and 1.00 x pre-development values respectively. The proposed development is therefore in full compliance with the BRE direct sunlight to windows requirements.

In terms of overshadowing to gardens and open spaces the BRE guide states the following.

7.4 OVERSHADOWING TO GARDENS AND OPEN SPACES

The availability of sunlight should be checked for all open spaces where sunlight is required. This would normally include:

- Gardens, usually the main back garden of a house
- Parks and playing fields
- Children's playgrounds
- Outdoor swimming pools and paddling pools
- Sitting out areas, such as those between non-domestic buildings and in public squares
- Focal points for views such as a group of monuments or fountains.

The BRE guide recommends that at least 50% of the area of each amenity space listed above should receive at least two hours of sunlight on 21st March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sun on 21st March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.

The overshadowing study concludes that due to the site orientation and the proposed flat roof design for the first floor extension to, there would be minimal additional overshadowing of the existing dwelling at 21 Chalmers Way and only late into the evening as a result of the proposed development. The separation to the apartment block opposite results in no overshadowing occurring. The above numerical results confirm that the proposed development will have a low impact on the light receivable by its neighbouring properties and therefore the development design satisfies all of the requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight'.

The proposal therefore is not considered to have harmful impact on neighbouring amenities and is considered to be compliant with policy LP8 of the Local Plan and above SPD and therefore is supported.

iii 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.

iv. Loss of Garage

Policy LP 45 of the Local Plan seeks to ensure that proposals provide an appropriate level of off-street parking to avoid an unacceptable impact on on-street parking conditions and local traffic conditions.

As observed from the Google Street photos the area in the front of the garage is capable of providing two onsite parking spaces that would compensate for the loss of garage.

The two onsite parking space for this three-bedroom dwelling house is considered to be compliant with policy LP45 of the Local Plan hence, the loss of garage is not objected to and the proposal is supported.



v. Trees

The site is located within St Margarets conservation area (CA19) and trees within this locality are protected by the virtue of this designation. According to Trees, the younger trees close to the property are likely part of the estates original landscaping, however, the adjacent established Oak tree is considered to be of significant amenity for the development.

The submitted tree survey by ArbTech Tree surveys, dated 6th April 2021 and constraints plan is not considered to carry sufficient information and the Trees have requested an Arboricultural Impact Assessment (AIA) to be submitted to accompany this survey and a plan to show the proposals with root protection area RPA's overlain - to review the implications of the proposal on protected trees. This is required under LP16.

It should be noted that since this comments the proposal has been amended and the front extension that would be closest development to the tree has been removed. As such the

remaining extension i.e. the garage conversion, the rear infill extension and the first-floor rear extension are not in close proximity to the Oak tree and therefore are not considered to impact on the health of the tree or its root protection area. As such it is considered that at this stage of the proposal an AIA is not needed and hence, will not be conditioned.

The proposal therefore is considered to be in line with policy LP6 of the Local Plan and is supported.

vi. Fire Safety Strategy

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

A Fire Safety Statement as been submitted to fulfil the requirements of Policy D12 of the London Plan, as adopted March 2021.

Section A of the policy 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.”

Taking each requirement in turn:

1) Identify suitably positioned unobstructed outside space:

- a) for fire appliances to be positioned on, and;
- b) appropriate for use as an evacuation assembly point

The property is a two-storey detached single family dwelling house situated on the north side of Chalmers Way. The property benefits from an unobstructed access from Chalmers Way for emergency vehicles including Fire Engines. The street scene is characterised by wide pavements. There is adequate space along Chalmers Way which provides an assembly point for evacuated residents.

2. Reduce the Risk to Life - The development is 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.

The development will be constructed in line with current building regulations on fire safety.

3. Minimise the Risk of Fire Spread - The development is constructed in an appropriate way to minimise the risk of fire spread. The dwelling is of brick and rend with a tile roof construction. The proposed extensions would be constructed of materials to match. All materials for the proposed development would be selected to the relevant fire safety standards as set out by building regulations. The party wall will give resistance to fire spreading to the neighbouring property.

4. Means of Escape - Provide suitable and convenient means of escape, and associated evacuation strategy for all building users. The proposed extensions will be constructed in line with building regulations for means of escape from the property.

5. Strategy for Evacuation - Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence. This requirement is not applicable to a single-family dwelling house.

6. Equipment for Firefighting - Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

Fire blankets and extinguishers will be used in line with requirements for single family dwellings.

The proposed fire safety strategy for the proposed works and scale of development is considered appropriate and therefore considered compliant with policy D12 of London Plan and would have been supported if the application was for approval.

vii Other Matters

Neighbours have raised a point about the extension not being allowed under the transfer title terms of the "Richmond Lock" estate which was built by Octagon Limited which specifies that the external appearance of the buildings cannot be modified to ensure the design of the development remains consistent and to preserve the integrity of the estate. In particular the title transfer covenants indicate it is not possible to construct any buildings or erections or structures or replacements, not to change any external materials, not to redecorate the exterior or make any replacements, not to make any change in the external elevations of the buildings etc. Such title is of public knowledge at the Property Registry. Hence, approval must be requested from the estate management company Nightingale Chancellors and Richmond Lock Management Company Ltd directors' for carrying out any proposed works on the estate.

It should be noted that such matters are not part of the required planning consideration that we should apply at the time of assessment. However, in the interest of good practice the applicant would be made aware of this matter by means of an informative.

8. RECOMMENDATION

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 with conditions

Submitted Drawings:

001, 002A, 003A, 004A, 005A, 006A, 007A, 008A – Recd. 12/05/2021
020F, 021F, 022E, 023D, 030F, 031F - Recd. 06/06/2023

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 YES NO
(which are not on the file)

This application has representations on file YES NO

Case Officer (Initials):FIS.....

Dated: 12/06/23.....

I agree the recommendation: CTA

Team Leader/Head of Development Management/Principal Planner

Dated: ...16/06/2023.....

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:

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
