

**Application reference: 23/1350/HOT**  
**HAM, PETERSHAM, RICHMOND RIVERSIDE WARD**

Date application received	Date made valid	Target report date	8 Week date
17.05.2023	18.05.2023	13.07.2023	13.07.2023

**Site:**

8 Headway Close, Ham, Richmond, TW10 7YW

**Proposal:**

Ground floor rear extension, refurbishment and enlargement two first floor rear windows.

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

**APPLICANT NAME**

Mr Benjamin Quadt  
8 Headway Close  
Ham  
Richmond Upon Thames  
TW10 7YW

**AGENT NAME**

Mr Marcin Salamon  
14 Windermere Road  
Bespoke Spaces  
London  
N19 5SE

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

**Consultations:**

**Internal/External:**

**Consultee**

**Expiry Date**

**Neighbours:**

2 Locksmeade Road, Ham, Richmond, TW10 7YT, - 19.05.2023  
3 Locksmeade Road, Ham, Richmond, TW10 7YT, - 19.05.2023  
1 Locksmeade Road, Ham, Richmond, TW10 7YT, - 19.05.2023  
2 Anglers Close, Ham, Richmond, TW10 7YN, - 19.05.2023  
4 Anglers Close, Ham, Richmond, TW10 7YN, - 19.05.2023  
3 Anglers Close, Ham, Richmond, TW10 7YN, - 19.05.2023  
7 Headway Close, Ham, Richmond, TW10 7YW, - 19.05.2023

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

Development Management

Status: GTD Application:21/3695/PS192  
Date:08/11/2021 a rear single storey extension

Development Management

Status: GTD Application:22/1738/PS192  
Date:25/07/2022 Ground Floor rear extension

Development Management

Status: REF Application:22/1739/HOT  
Date:29/07/2022 Replacement dark grey Aluminium frame windows

Development Management

Status: PDE Application:23/1350/HOT  
Date: Ground floor rear extension, refurbishment and enlargement two first floor rear windows.

Building Control

Deposit Date: 21.08.2014      Install a gas-fired boiler

Reference: 14/FEN03411/GASAFE

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Building Control

Deposit Date: 07.08.2016      Install a gas-fired boiler

Reference: 16/FEN02541/GASAFE

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Building Control

Deposit Date: 26.10.2021      Single storey rear extension and refurbishment of kitchen, bathroom and  
bedroom sub-division

Reference: 21/1788/BN

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<b>Application Number</b>	<b>23/1350/HOT</b>
<b>Address</b>	8 Headway Close, Ham, Richmond, TW10 7YW
<b>Proposal</b>	Ground floor rear extension, refurbishment and enlargement two first floor rear windows.
<b>Contact Officer</b>	Izabela Moorhouse
<b>Target Determination Date</b>	13/07/2023

## 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 subject site comprises a two-storey terraced dwellinghouse located on the northern side of Headway Close. The site is not identified as a Building of Townscape Merit (BTM) and is not designated within a Conservation Area. The site is however, located within the Ham and Petersham Neighbourhood Plan Area. The application site is subject to the following designations:

- Area Susceptible to groundwater flooding
- Article 4 Direction – restricting basement development
- Ham and Petersham Village

## 3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The application seeks permission for a single storey rear extension and the refurbishment and enlargement of two rear first floor windows.

The full planning history can be viewed above. Of relevance:

**22/1738/PS192** – Ground floor rear extension – **Granted.**

**21/3695/PS192** – A rear single storey extension – **Granted.**

## 4. CONSULTATIONS CARRIED OUT

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

No comments have been received.

## 5. AMENDMENTS

None.

## 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
- 16. Conserving and enhancing the historic environment

These policies can be found at:

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[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1005759/NPPF\\_July\\_2021.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf)

### London Plan (2021)

Policy D4 – Delivering good design  
Policy D12 – Fire Safety

These policies can be found at: [https://www.london.gov.uk/sites/default/files/the\\_london\\_plan\\_2021.pdf](https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf)

### Richmond Local Plan (2018)

The main planning considerations applying to the site and the associated Local Plan policies are:

Issue	Local Plan Policy	Compliance	
Local Character and Design Quality	LP1	<del>Yes</del>	No
Impact on Amenity and Living Conditions	LP8	Yes	<del>No</del>

These policies can be found at  
[https://www.richmond.gov.uk/media/15935/adopted\\_local\\_plan\\_interim.pdf](https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf)

### Ham and Petersham Neighbourhood Plan

The main planning considerations applying to the site and the associated Ham and Petersham Neighbourhood Plan policies are:

Issue	Local Plan Policy	Compliance	
Character and Context Appraisals	C1	<del>Yes</del>	No
Protecting the Character of Built Areas	C3	<del>Yes</del>	No

These policies can be found at  
[https://www.richmond.gov.uk/media/16749/hpn\\_plan\\_2018\\_to\\_2033\\_january\\_2019.pdf](https://www.richmond.gov.uk/media/16749/hpn_plan_2018_to_2033_january_2019.pdf)

### Richmond Publication Local Plan (Regulation 19 version)

The Richmond Publication Version Local Plan (Regulation 19 version) and its supporting documents, including all the Regulation 18 representations received, was considered at Full Council on 27 April. Approval was given to consult on the Regulation 19 Plan and, further, to submit the Local Plan to the Secretary of State for Examination in due course. The Publication Version Local Plan, including its accompanying documents, have been published for consultation on 9 June 2023. Together with the evidence, the Plan is a material consideration for the purposes of decision-making on planning applications. The weight to be given to each of the emerging policies and allocations will depend on an assessment against the criteria set out in paragraph 48 of the NPPF. As the Council considers the emerging Local Plan to be sound and legally compliant, officers and Councillors should accord relevant policies and allocations weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Note that it was agreed by Full Council that no weight will be given to Policy 4 in relation to the increased carbon offset rate, and therefore the existing rate of £95/t will continue to be applied; in addition, no weight will be given to Policy 39 in relation to the 20% biodiversity net gain requirement at this stage; all other aspects and requirements of these policies will apply.

Issue	Local Plan Policy	Compliance	
Local Character and Design Quality	28	Yes	<del>No</del>
Impact on Amenity and Living Conditions	46	Yes	<del>No</del>

### Supplementary Planning Documents

House Extension and External Alterations  
Ham and Petersham 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](https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance)

## 7. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and Visual Amenity
- ii Impact on Neighbour Amenity
- iii Fire Safety

### **Issue i - Design and Visual Amenity**

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

*The Councils SPD relating to House Extensions and External Alterations encourages the retention of the original form of the host property and any alterations should enhance the quality of the building. The original appearance should always be the reference point when considering any changes. In terms of extensions, they should not dominate the existing house and should harmonise with the original appearance.*

Proposals seek to construct a single storey rear extension with a flat roof. The extension would be constructed in brick, to match the existing house in appearance, with two flat rooflights and a set of off-white powder coated aluminium bifold doors. The extension would not exceed the cill of the first-floor windows and therefore would appear subservient to the original building. The extension would visually and materially integrate into the existing dwelling. The fenestration design is considered acceptable as it retains verticality and a satisfactory window hierarchy. Having regard to other extensions within the vicinity of the site, it is not considered that the proposed extension would appear out of keeping in terms of scale. It is therefore considered that the extension would not harm the character and appearance of the existing dwelling and surrounding locality. Furthermore, it is noted that application 22/1738/PS192 granted consent for an extension of this scale.

With regard to the alterations to the first-floor windows, it is noted that application 22/1739/HOT previously sought to replace the existing windows with grey windows, which were also enlarged in comparison to the existing windows. The officer report for this application state:

*'The council cannot accept the proposed increase in size of the framed windows it would appear incongruous and alter the character and appearance of the surrounding area. The first-floor windows are in a prominent location and would be visible from the streetscene, as such, the proposals are considered to result in an adverse impact on the character of the immediate locality.'*

There has been no changes in site circumstances or planning policy to warrant a change in this view, nor has the applicant provided any justification as to why this would not be the case. As such, the proposals are considered to result in an adverse impact on the character of the immediate locality and the council maintains its position.

The application does not comply with SPD guidance, as well as the Local Plan Policy LP1 and the Ham and Petersham Neighbourhood Plan Policies C1 and C3.

### **Issue ii- Impact on Neighbour Amenity**

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

*The SPD states that in the case of terraced dwellings, single storey rear extensions should not exceed 3m. It also outlines that the final test of acceptability will depend on the particular circumstances on the site which may justify greater projection, such as distance from the boundary; height adjacent to the boundary; use of materials and layout of neighbouring sites.*

The property is adjoined by no. 7 to the south; the rear gardens of nos. 2 and 3 Anglers Close are located to the north and nos. 2 and 3 Locksmeade Road to the west. Given distance, no adverse impact is considered to occur in relation to those properties on Locksmeade Road as a result of the development.

The SPD states that the effect of a single storey extension is usually acceptable if the projection is no further than 3m for a terraced house. The rear elevation of the extension would project approximately 2.5m beyond the rear elevation of no. 7, therefore, the extension is SPD compliant and is not considered to adversely impact on the amenity of the neighbouring property. The extension would also be located adjacent to the rear gardens of no. 2 and 3 Anglers Close. The siting would mitigate any sense of enclosure to these dwellings, and would not lead to an unreasonable loss of daylight or sunlight or cause undue overshadowing

to the gardens given its reasonable height. It is also not considered that the development will appear unreasonably overbearing or visually intrusive to any neighbouring gardens. Furthermore, it is acknowledged that a certificate of lawfulness has already been granted for an extension of this scale.

Given the mutual level of overlooking currently experienced and the nature of the alterations to the first-floor windows, it is not considered that the proposals would adversely impact the amenity of the surrounding residents. As such, the proposals comply with Local Plan Policy LP8.

The proposal complies with Local Plan Policy LP8.

### Issue iii - Fire Safety

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

A Fire Safety Statement has been submitted within the Design and Access, to the Council - received 17/05/2023.

Had the scheme been considered acceptable, a condition would have been included to ensure this was adhered to on an ongoing basis. The applicant is advised that alterations to existing buildings should comply with the Building Regulations. Overall, the scheme can therefore be considered consistent with this Policy D12 of the London Plan.

## 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.

### Refuse planning permission for the following reasons

#### Design:

The proposed replacement windows, by reason of the siting and design would result in an unsympathetic and incongruous form of development to the detriment of the setting, character and appearance of the row of dwellinghouses and fails to preserve or enhance the setting, character and appearance of the surrounding area. As such the scheme fails to address the aims and objectives of the NPPF and in particular, policies LP1 of the Local Plan (2018), policies C1 and C3 of the Ham and Petersham Neighbourhood Plan as well as, the Supplementary Planning Document 'House Extensions and External Alterations' and 'Ham and Petersham Village Planning Guidance'.

#### Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES / ~~NO~~

#### I therefore recommend the following:

- |    |                      |                                     |
|----|----------------------|-------------------------------------|
| 1. | REFUSAL              | <input checked="" type="checkbox"/> |
| 2. | PERMISSION           | <input type="checkbox"/>            |
| 3. | FORWARD TO COMMITTEE | <input type="checkbox"/>            |

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): .....IZM.....

Dated: .....21/06/2023.....

**I agree the recommendation:**

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

Dated: .....GE.....21/06/2023.....