

Application reference: 23/0679/FUL
TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
15.03.2023	17.04.2023	12.06.2023	12.06.2023

Site:

Park Lane Stables, Park Lane, Teddington, TW11 0HY

Proposal:

Reversion of 2 bedroom flat, converted in 1990s, back to use as part of Park Lane Stables to accommodate DDA compliant w.c., counselling room, reception area and stable for 'Cuddle Horse' and associated works to improve accessibility and usability. Changes to front elevation to improve fencing and fenestration and to include names of donors.

Amended as follows on 08.06.2023:
Amended red line site plan received.

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

APPLICANT NAME

Ms Natalie O'Rourke & Trustees
Park Lane Stables Park Lane
Teddington
Richmond Upon Thames
TW11 0HY

AGENT NAME

Sam Kamleh
The Powder Rooms
69-71 Broad Street
Teddington
TW11 8QZ
United Kingdom

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

Consultations:

Internal/External:

Consultee
14D Urban D
LBRUT Transport

Expiry Date
01.05.2023
01.05.2023

Neighbours:

363 Sandycombe Road, Richmond, TW9 3PR - 08.06.2023
279 Hanworth Road, Hampton, TW12 3EF - 08.06.2023
14 Orford Gardens, Twickenham, TW1 4PL -
FLAT 29, CROMWELL COURT, KINGSTON HILL, KINGSTON UPON THAMES, KT2 7PY -
6 Spencer Road, Twickenham, TW2 5TH -
Collis Primary School, Fairfax Road, Teddington, TW11 9BS - 08.06.2023
Flat 4, Shrewsbury House, 16 Hampton Road, Teddington, TW11 0JW -
18 Hazel Close, Twickenham, TW2 7NR -
Flat 5, 23 Hampton Road, Teddington, TW11 0JN -
8 Adelaide Road, Teddington, TW11 0AY -
29 Tennyson Avenue, Twickenham, TW1 4QX - 08.06.2023
9 Teazle Court, 16 Little Queens Road, Teddington, TW11 0HR, - 08.06.2023
5 Teazle Court, 16 Little Queens Road, Teddington, TW11 0HR, - 08.06.2023
1 Teazle Court, 16 Little Queens Road, Teddington, TW11 0HR, - 08.06.2023
54 Park Lane, Teddington, TW11 0HX, - 08.06.2023
44 Park Lane, Teddington, TW11 0HX, - 08.06.2023
Scorpius House, Park Lane, Teddington, TW11 0HY, - 08.06.2023
52 Park Lane, Teddington, TW11 0HX, - 08.06.2023
46 Park Lane, Teddington, TW11 0HX, - 08.06.2023

38 Park Lane, Teddington, TW11 0HX, - 08.06.2023
 36 Park Lane, Teddington, TW11 0HX, - 08.06.2023
 8 St Marys Avenue, Teddington, TW11 0HZ, -
 4 St Marys Avenue, Teddington, TW11 0HZ, - 08.06.2023
 6 St Marys Avenue, Teddington, TW11 0HZ, - 08.06.2023
 2 St Marys Avenue, Teddington, TW11 0HZ, - 08.06.2023
 Flat 13, Admiral House, 20 Manor Road, Teddington, TW11 8BF - 08.06.2023
 57 Admiralty Way, Teddington, TW11 0NL - 08.06.2023
 49 Talbot Road, Twickenham, TW2 6SJ - 08.06.2023
 1 Albury Close, Hampton, TW12 3BB - 08.06.2023
 REST HARROW, HALLIFORD ROAD, SHEPPERTON, TW17 8RU - 08.06.2023
 15 York Road, Teddington, TW11 8SL - 08.06.2023
 49 Arlington Road, Teddington, TW11 8NL - 08.06.2023
 26 Hartington Road, Twickenham, TW1 3EN - 08.06.2023
 14 Eastbank Road, Hampton Hill, TW12 1RP - 08.06.2023
 36 RIVERSIDE CLOSE, KINGSTON UPON THAMES, KT1 2JF - 08.06.2023
 FLAT 1, THE GLASS HOUSE 55, LACY ROAD, LONDON, SW15 1PR - 08.06.2023
 18 Seymour Road, Hampton Wick, Kingston Upon Thames, KT1 4HW - 08.06.2023
 111 Cambridge Road, Teddington, TW11 8DF - 08.06.2023
 158 Church Road, Teddington, TW11 8QL - 08.06.2023
 Flat 14, Admiral House, 20 Manor Road, Teddington, TW11 8BF - 08.06.2023
 48 Park Lane, Teddington, TW11 0HX, - 08.06.2023
 40 Park Lane, Teddington, TW11 0HX, - 08.06.2023
 32 Park Lane, Teddington, TW11 0HX, - 08.06.2023
 50 Park Lane, Teddington, TW11 0HX, - 08.06.2023
 42 Park Lane, Teddington, TW11 0HX, - 08.06.2023
 34 Park Lane, Teddington, TW11 0HX, - 08.06.2023
 Flat 4, 6 Castelnau, Barnes, London, SW13 9RU - 08.06.2023
 Flat 20, Admiral House, 20 Manor Road, Teddington, TW11 8BF - 08.06.2023
 FLAT 5, LONGWORTH HOUSE 9, WOODHAYES ROAD, WEST WIMBLEDON, WIMBLEDON, SW19 4RG -
 08.06.2023
 158 Church Road, Teddington, Tw118QL - 08.06.2023
 11 Norfolk Close, Twickenham, TW1 1RT - 08.06.2023

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

Development Management

Status: PCO Application: 89/1050/DD01
 Date: 20/10/1989 Extension To Roof And Use Of Part Of Premises As Ancillary Residential Accommodation (details Pursuant To Condition (c) (details Of Windows) Permission 89/1050 Of 31/7/89)

Development Management

Status: GTD Application: 89/1050/FUL
 Date: 31/07/1989 Extension To Roof Of End Stable And Use Of Part Of Premises As Ancillary Living Accommodation. Internal Alterations And Front Elevation

Development Management

Status: GTD Application: 93/0993/FUL
 Date: 14/09/1993 Extension Of Existing Dwelling Attached To Stables To Form Two Bedrooms And A Dining Room.

Development Management

Status: GTD Application: 89/1050/DD1
 Date: 10/10/1989 Extension to roof and use of part of premises as ancillary residential accommodation (Details pursuant to Condition (c) (details of windows) permission 89/1050 of 31.7.89). (Amended Plan No. 16489/1, and door & window detail received on 3.10.89.)

Development Management

Status: GTD Application: 15/2248/FUL
 Date: 14/08/2015 Renewal and reconfiguration of existing roof over the existing riding school and stables. Improvement of existing tack room, meeting and teaching facilities within the new roof space, and improving access to these facilities for less able people, with new stair and disabled wc.

Development Management

Status: PDE Application: 23/0679/FUL
 Date: Reversion of 2 bedroom flat, converted in 1990s, back to use as part of Park Lane Stables to accommodate DDA compliant w.c., counselling room,

reception area and stable for 'Cuddle Horse' and associated works to improve accessibility and usability. Changes to front elevation to improve fencing and fenestration and to include names of donors.

Building Control

Deposit Date: 27.09.1993

Reference: 93/1076/BN

Provision of habitable rooms in existing stable building

Building Control

Deposit Date: 17.08.2015

Reference: 15/1962/FP

Renewal and reconfiguration of existing roof, improvement of existing tack room, meeting and teaching facilities within new roof space, including improvement to access for less able people with new stair and disabled WC

Enforcement

Opened Date: 22.01.2016

Reference: 16/0061/EN/NAP

Enforcement Enquiry

Application Number	23/0679/FUL
Address	Park Lane Stables Park Lane Teddington TW11 0HY
Proposal	Reversion of 2 bedroom flat, converted in 1990s, back to use as part of Park Lane Stables to accommodate DDA compliant w.c., counselling room, reception area and stable for 'Cuddle Horse' and associated works to improve accessibility and usability. Changes to front elevation to improve fencing and fenestration and to include names of donors.
Contact Officer	Alice Murphy
Legal Agreement	No.

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 site relates to Park Lane Stables/Riding School comprising of horse stables and an attached small residential unit. The property is located on the east side of Park Lane, Teddington.

A building to house a fire station was built on the Park Lane site in 1830. In 1901 the fire station transferred ownership to the local parish/authority and housed stables and an 'engine house'. In 1950, Keith Luxford started a Children's Riding School which was taken over in 1963 by John Quin and then run by Mr & Mrs Dailly from 1989. Natalie O'Rourke took over the stables in 2008. It is also noted that the charity purchased the freehold of the premises in 2021 following public fundraising. During this process the Council designated the site as a Building of Townscape Merit.

Park Lane is a predominantly residential street running from southwest from the town centre towards Bushy Park, with the Stables found halfway down. The rear of the site is largely bounded by an old brick wall of varying height behind which is an access route serving back gardens to the attractive and cohesive group of neighbouring houses on St Mary's Avenue.

The site is located within Character Area 15 of the Hampton Wick and Teddington Village Guidance and is subject to the following site designations:

- Article 4 Direction restricting basement development
- Building of Townscape Merit - 21/00002/BTM
- Area Susceptible To Groundwater Flood - Environment Agency
- Critical Drainage Area - Environment Agency
- Main Centre Buffer Zone – Teddington Town Centre
- Risk of Flooding from Surface Water 1 in 100 chance - Environment Agency
- Surface Water Flooding (Area Susceptible to) - Environment Agency

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Proposal

The application relates to the reversion of a 2 bedroom flat (previously converted in 1990s) back to use as part of Park Lane Stables to accommodate DDA compliant w.c., counselling room, reception area and stable for 'Cuddle Horse' and associated works to improve accessibility and usability. Changes to front elevation to improve fencing and fenestration and to include names of donors.

Planning History

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

- **93/0993/FUL** – Extension Of Existing Dwelling Attached To Stables To Form Two Bedrooms And A Dining Room. **granted.**
- **89/1050/FUL** – Extension To Roof Of End Stable And Use Of Part Of Premises As Ancillary Living Accommodation. Internal Alterations And Front Elevation. **Granted.**
- **15/2248/FUL** – Renewal and reconfiguration of existing roof over the existing riding school and stables. Improvement of existing tack room, meeting and teaching facilities within the new roof space, and improving access to these facilities for less able people, with new stair and disabled wc. **Granted.**

Amendments

Revisions were received, amending the red line site plan to include the front wall alterations, and amend the entrance door to open inwards. Revised plans were received 7th June 2023.

Given the changes to the red line site plan, neighbours were renotified for a 2 week period.

4. CONSULTATIONS CARRIED OUT

Public consultation

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

Thirty-four (34) letters of support were received. These outlined the following:

- Support for the proposal
- Asset to community, beneficial, positive impact
- Support for operation returning to Teddington, focal point of community
- Bringing original use back to site
- Design reflective of history and in-keeping with existing frontage
- Health and wellbeing impacts
- Not impact on neighbouring properties
- In line with strategic objectives including Meeting People's Needs including:
 - Provision of facilities for community and social infrastructure important for the quality of life of residents
 - Ensure there is sufficient provision of facilities and services for education and training for all age groups to help reduce inequalities
 - Encourage opportunities for leisure, entertainment, sport, cultural activity and the development of community life
 - Promote inclusive and sustainable communities, social interaction, cohesive, healthy and dementia-friendly communities.
- Inclusive access
- Sympathetic reconstruction, no impact on heritage
- Complies with policy LP28, providing for a need and inclusive access
- Previous house was of poor quality, not meeting standards and was only an interim use, not outdoor space etc.
- Limited noise and disturbance above the existing
- Enhance building and additional facilities

Internal consultation:

LBRuT Transport Officer – objection to two outward opening doors. Revisions were received 7th June 2023 to open one of these inwards. This is further discussed in section 6 below. Construction Management Plan should be included as a pre-commencement condition.

LBRuT Conservation Officer – There are no objections to the principle of the works to remove the residential use and introduce additional stable and community facilities. This is very much in accordance with the significance of the building. Similarly, there are a number of positive elements of the proposals including the extension of the floor roof range at the north-eastern end to allow use as an additional stable, and changes to the Park Lane façade. The removal of modern extensions such as the WC block main stable courtyard is also supported as this is a modern feature of poor quality. The extent of changes to the single storey sloping roof range running north-eastwards however is not supported as this is an early if not original part of the site which has experienced only minimal alteration as shown in the aerial photography. The changes will totally alter the form of this block and the number of rooflights is excessive.

5. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2021)

The key chapters applying to the site are:

- 4. Decision-making
- 6. Building a strong, competitive economy
- 9. Promoting sustainable transport
- 12. Achieving well-designed places
- 14. Meeting the challenge of climate change, flooding and coastal change
- 15. Conserving and enhancing the natural environment

These policies can be found at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

London Plan (2021)

The main policies applying to the site are:

- Policy D4 Delivering good design
- Policy D5 Inclusive Design
- Policy D12 Fire Safety
- SI 12 Flood risk management
- SI 13 Sustainable Drainage
- T4 Assessing and mitigating transport impacts

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
Impact on Non-Designated Heritage Assets	LP4	Yes	No
Impact on Amenity and Living Conditions	LP8	Yes	No
Impact on Flood Risk and Sustainable Drainage	LP21	Yes	No
Sustainable Design and Construction	LP20, LP22, LP23	Yes	No
Waste Management	LP24	Yes	No
Social and Community Infrastructure	LP28	Yes	No
Loss of Housing	LP38	Yes	No
Parking Standards and Servicing	LP44, 45	Yes	No

These policies can be found at

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

Supplementary Planning Documents

- Design Quality
- Buildings of Townscape Merit
- Transport
- Refuse and Recycling Storage Requirements
- Residential Development Standards
- Sustainable Construction Checklist
- Village Plan – Hampton Wick and Teddington Village

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
- Article 4 Direction – restricting basement development

Other Material Considerations

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 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.

The main policies applying to the site are:

Issue	Reg 19 Local Plan
Place based strategy for Teddington	10
Local Character and Design Quality	28, 44
Heritage	29, 30
Archaeology	33
Impact on Amenity and Living Conditions	46
Biodiversity	39
Impact on Flood Risk and Sustainable Drainage	8
Sustainable Design and Construction	3, 4, 5, 6
Sustainable Travel Choices	47
Parking Standards and Servicing	48

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Principle of development
- ii Design
- iii Impact on neighbour amenity
- iv Transport
- v Sustainability
- vi Fire Safety
- vii Flood Risk and Sustainable Drainage

Issue i – Principle of development

Loss of housing

Policy LP38 of the Local Plan states –

A. Existing housing should be retained.

B. Proposals for reversions and conversions should assess the suitability of the property and design considerations.

C. Redevelopment of existing housing should normally only take place where:

- a. it has first been demonstrated that the existing housing is incapable of improvement or conversion to a satisfactory standard to provide an equivalent scheme; and, if this is the case
- b. the proposal does not have an adverse impact on local character; and
- c. the proposal provides a reasonable standard of accommodation, including accessible design, as set out in LP 35 Housing Mix and Standards.

Policy LP28 of the Local Plan - Social and Community Infrastructure outlines:

A. The Council will work with service providers and developers to ensure the adequate provision of community services and facilities, especially in areas where there is an identified need or shortage.

For New social and community infrastructure section B specifies –

B. Proposals for new or extensions to existing social and community infrastructure will be supported where:

1. it provides for an identified need;
2. is of a high quality and inclusive design providing access for all; and
3. where practicable is provided in multi-use, flexible and adaptable buildings or co-located with other social infrastructure uses which increases public access.

The proposal results in the loss of an existing residential unit to provide a counselling room and associated space for the existing Riding for the Disabled Teddington Stables.

Section 9.5.3 of LP38 specifies 'there is a presumption for the applicant to first assess the potential for retaining and refurbishing existing buildings. There should be full consideration as to whether existing housing can be improved or converted to a satisfactory standard. Proposals for redevelopment will be assessed for benefits on the balance of the quality of housing provision particularly in respect of design and amenity considerations and the impact on character and the streetscene, informed by the Council's Village Planning Guidance SPDs.'

Internal site photos provided illustrated that the existing unit has not been lived in in the last 3 years and the interior has been gutted for some time. The applicant has provided information about the 1990s reversion and it has been demonstrated that the existing situation has been vacant for the past 2 years and internally has been stripped internally and there is no internal or external insulation. The gross internal area is 59m² with internal head height as low as 1.9m falling short of the Nationally Described Space Standards. The residential unit will be replaced with space ancillary to the Riding for the Disabled community use, including a reception area, consoling room and disabled/inclusive access will be provided.

Section 9.5.4 of LP38 states 'there is a presumption against the loss of housing units but exceptions may be considered if other policy priorities are met and wider benefits provided such as an increase in employment uses, affordable housing or housing to meet identified community needs, provision of health facilities, or infrastructure.

The proposal has identified a number of benefits to the reversion proposed including sustainability benefits, historic benefits, inclusive/disability access and facilities and enabling an identified community need. Overall the proposal would result in provision of facilities to help meet an identified community need, the loss of residential unit may be justified in this case This will be further discussed in the sections of the report below.

Proposed New Use

Policy LP28 of the Local Plan requires the Council will work with service providers and developers to ensure the adequate provision of community services and facilities, especially in areas where there is an identified need or shortage (part A).

B. Proposals for new or extensions to existing social and community infrastructure will be supported by the Council where:

1. it provides for an identified need;
2. is of a high quality and inclusive design providing access for all; and
3. where practicable is provided in multi-use, flexible and adaptable buildings or co-located with other social infrastructure uses which increases public access.

In this instance the application has demonstrated that there is an identified need for Riding for the Disabled charity in the area. The charity previously occupied this site and there is a clear need for the provision of additional space for ancillary use including a reception area, cuddle horse and consulting rooms as well as a disability friendly access and bathroom facilities.

The Planning Statement outlines the charity has been displaced in recent times due to the previously ending lease and the now proposed improvements, and has been operating from a temporary location. The number of users of its services has grown over the years.

The proposed has also demonstrated that a high quality of design is proposed, proposing a fully accessible facility, in accordance with part 2 and 3 of the policy.

The above use constitutes a significant public benefit and is considered to be in accordance with LP28 as well as the strategic local plan objectives.

Issue ii- Design

The NPPF refers to decisions taking into account residential gardens as part of the desirability of maintaining an area's prevailing character and setting (para. 124d), and para. 71 states Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

Policy LP1 of the Local Plan requires all development to be of high architectural and urban design quality and compatible with local character in terms of development patterns, scale, height and design.

Policy LP 4 states that development shall preserve the significance, character and setting of non-designated heritage assets.

Park Lane Stables is a part single storey, part two storey building fronting the roadside which was designated a BTM in 2021. The building is not within a conservation area or contain any statutory listed buildings.

A detailed assessment of the significance of the building was undertaken as part of the assessment for BTM designation which is summarised as follows:

- Historic interest as an important part of the architectural historic of Park Lane and Teddington, with a stables existing on site since the 1830s. These form a tangible connection to Teddington's rural past.
- Continuous use as a stables since at least the 1950s.
- Architecturally of an interesting vernacular design with a distinctive roofscape. Retains its original rural charm despite various extensions. The form of the original building remains very much appreciable with the single storey sloping roof north-eastern range which forms an L shape, attached to the main stable block, only featuring modest flat roof extensions.
- Stables have played a central role in the community providing horse riding lessons to disabled children. The importance to the local community was demonstrated at the beginning of 2021 when over 1 million pounds was raised to buy the stables from the freeholder.

In summary the building is of significance architecturally, serving as a good example of vernacular architecture, despite much alteration over the years. More importantly, they have considerable social significance, serving as a hub of the local community for many decades. They also demonstrate historic significance as a tangible link to the history of Teddington.

Alterations involve a number of internal and external alterations. It is proposed to remove the residential use to the northern part of the site and convert to additional stables and community uses including reception. Other physical alterations are outlined below:

- New pitched roof to north edge of the site to provide for internal space, new entrance and the cuddle pony stall,
- retention of the bulk of existing stripped brickwork along the front boundary, the removal of the top of the existing gable top to brickwork on this boundary, the removal of mixed timber fencing and gates on the front boundary line, and the construction of new brickwork front walling, and to include a rhythm pattern of openings and timber "shutters", and the construction of new gates to the existing courtyards
- the removal of the L shaped low-mono pitched roof element of roof, and the provision of a new pitched roof over the bulk of the reception and counselling spaces, proposed conservation rooflights, and with flat roof connecting constructions between the front boundary walling and pitched roof elements all at the level of the front boundary wall.
- Upvc windows removed and all new windows to be in black painted FSC timber frame

The reuse of materials will be used where applicable. It is also proposed to include the names of donors who have contributed to the stable and riding school site. A condition will be included to ensure that details of all proposed materials are submitted to the Council to review prior to construction works. This pre-commencement condition has been agreed by the applicant.

The Council's Conservation Officer has reviewed the application and are supportive of the intentions of the occupiers in terms of achieving a better use of the site for community facilities and the removal of poor quality additions, particularly the south part of the site to allow for better use of the stable yard. Similarly, there are no objections to the proposed changes to the main façade fronting Park Lane with the removal of the modern

windows and replacement with some that gives more of a nod to the historic and continued use of the site. These works are considered to enhance the architectural qualities of the site.

Whilst the building has been subject to several extensions, review of historic maps and historic aerial photography shows that the north-eastern part of the site featuring a single storey sloping roof range in an L shape with the gable end addressing the street has largely remained unchanged in form. Indeed, this range remains largely unaltered from at least the 1940s. The flat roof extensions have to some extent diminished one's appreciation of the form of this part of the site but not the extent that it is completely diminished. The extent of changes to the single storey sloping roof range running north-eastwards however is not supported as this is an early if not original part of the site which has experienced only minimal alteration as shown in the aerial photography. The changes will alter the form of this block and the number of rooflights is excessive. A condition will be included to ensure that the rooflights are installed are flush to the roofslope.

In addition to the above, the building is of significance architecturally, but also provides considerable social significance, serving as a hub of the local community for many decades. The design of the building also demonstrates historic significance as a tangible link to the history of Teddington. The BTM is therefore two fold; the physical importance of the building as outlined by the Conservation Officer Above, but also the use itself and the occupation of this site for long term Riding related uses.

Overall, harm to the Building of Townscape Merit has been identified in relation to the reconfiguration of the central roof (previously L shaped) and thereby is not consistent with LP4. This harm to the BTM will be weighed in the planning balance in **Section 7.0** below.

Issue iii- 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.

Given the nature of the proposed changes being within the existing footprint it is not considered that the scheme will result in loss of amenity for neighbouring properties. Alterations are all within the existing extent of the building. There is a marginal increase in the total height of the building.

It is noted, however, that on the eastern corner the height will be increased, specifically this section will be changed from the flat roof existing to a pitched roof. Whilst there is a marginal increase in height for no.2 St Mary's Avenue, the eaves will remain the same height as the existing and given the setback to the rear elevation of no.2 as well as the layout on a large site, it is not anticipated that this would result in demonstrable harm to the neighbouring occupants.

The operations will remain as existing in terms of vehicle movements, visitors, and hours of operation. No windows are proposed facing the neighbouring properties and the roof lights proposed are above head height.

In summary, it is considered that the proposed development is consistent with Policy LP 8 of the Local Plan and guidance set out in the Council's SPD and no objections have been raised in this regard.

Issue iv – Transport

Policy LP45 sets out that the Council will require provision for the accommodation of vehicles in order to provide for the needs of the proposed development.

Parking and access

As mentioned there will be no change to the operation of the stables and the anticipated vehicle movements are not considered to be greater than the existing. The existing arrangement does not provide for any off street vehicle parking.

The Council's Transport Engineer has reviewed the application and had raised concerns in regard to the two doors proposed to be opening onto the footpath. The surrounding road network has a number of signs warning road used of horses coming and going from this premises. Given the existing situation, the stable door is considered acceptable to open outwards, the impact is not considered to be a material increase from that resulting from the existing use. Revisions were received amending the main entrance door to open inwards.

In accordance with the London Plan requirements, bicycle parking for staff should be provided. This can be accommodated within the existing courtyards on the site.

Construction

In order to demonstrate the development would not have an unacceptable impact on the public highway and neighbours, the applicant must submit a detailed Construction Management Plan for the project, using the LBRuT pro-forma document, available here https://www.richmond.gov.uk/media/22165/construction_management_plan_guidance_notes.pdf

This should demonstrate how the works are to be carried out, including but not limited to: The number, type and dimensions of vehicles that will be required, routing, methods of spoil removal and concrete supply, protection for other highway users and vulnerable pedestrians, the position of vehicles, skips, etc. Site setup drawings at a minimum scale of 1:200 are required showing the site in context of the surroundings.

A suitable pre-commencement condition is required to secure this and the works shall thereafter be carried out only in accordance with the approved CMP.

Issue V – Sustainability

Policy LP 20 of the Local Plan (2018) encourages development proposals to be fully resilient to the future impacts of climate change which can be done through careful design of its layout, design, construction, materials, landscaping.

Policy LP22 of the Local Plan (2018) states Developments will be required to achieve the highest standards of sustainable design and construction to mitigate the likely effects of climate change.

Applicants will be required to complete the following:

- 1. Development of 1 dwelling unit or more, or 100sqm or more of non-residential floor space (including extensions) will be required to complete the Sustainable Construction Checklist SPD. A completed Checklist has to be submitted as part of the planning application.*
- 2. Development that results in a new residential dwelling, including conversions, change of use, and extensions that result in a new dwelling unit, will be required to incorporate water conservation measures to achieve maximum water consumption of 110 litres per person per day for homes (including an allowance of 5 litres or less per person per day for external water consumption).*
- 3. New non-residential buildings over 100sqm will be required to meet BREEAM 'Excellent' standard.*
- 4. Proposals for change of use to residential will be required to meet BREEAM Domestic Refurbishment 'Excellent' standard (where feasible).*

Section B of the policy specifies -

Proposed developments are required to meet the following minimum reductions in carbon dioxide emissions:

- 1. All new major residential developments (10 units or more) should achieve zero carbon standards in line with London Plan policy.*
- 2. All other new residential buildings should achieve a 35% reduction.*
- 3. All non-residential buildings over 100sqm should achieve a 35% reduction. From 2019 all major non-residential buildings should achieve zero carbon standards in line with London Plan policy.*

The policy outlines that an Energy report will be required with this submission, '*The report should demonstrate that the scheme achieves a 35 per cent carbon emissions reduction target beyond Part L 2013 of the Building Regulations – Where this is not feasible, a report should be submitted to demonstrate this has been fully investigated, and the acceptability of such justification will be assessed by officers.*'

A summary Energy Report and Sustainable Construction Checklist have been submitted with the application, illustrating that sufficient measures have been undertaken in regard to water usage, sufficient retrofitting of insulation where appropriate. It outlines that the scheme will achieve a 35 percent CO2 reduction. Further, PV panels have been included on the south roof slope elevation of the scheme, thereby constituting a sustainability benefit.

The scheme has demonstrated positive sustainability outcomes, and is able to be considered to be in accordance with LP20 and LP22.

Issue vii – Fire Safety

A Fire Safety Strategy was received by Council on 15th March 2023. A condition will be included to ensure this is adhered to on an ongoing basis. The applicant is advised that alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made. Overall, the scheme can therefore be considered consistent with this Policy D12(A) of the London Plan.

Issue viii – Flood Risk and Sustainable Drainage

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Local Plan Policy LP21 states 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 located within Flood Zone 1, and is subject to surface water flooding. The proposal involves no increase in surface area and all development is within the existing building envelope.

A Flood Risk Assessment has been submitted with the application illustrating mitigation measures proposed. Given the constraints of the site, it has been illustrated that there is no increase in drainage into existing drains and on this site, there is no available space for any retrospective incorporation of SuDs.

The scheme is considered to be consistent with LP21 in this instance.

7. PLANNING BALANCE

The application has demonstrated a need for the additional community use, Riding for the Disabled Teddington. This is considered an appropriate use in regard to policy LP28, the additional community floor space is justified. As mentioned in section **Issue i – Principle of Development** loss of the existing dwellinghouse has been justified.

Whilst harm has been identified to the BTM, specifically the alterations to the central portion of the roof as well as the addition of a number of rooflights, on balance the proposal offers a number of benefits which can be considered to outweigh this harm. Specifically, this includes other heritage assets in allowing the return of the original use to the building (use has been identified in BTM listing), a key community facility in line with LP28 and also the Local Plans key strategic objections. Further benefits include improvements to the streetscape façade and removal of previous unsympathetic additions as well as the sustainability benefits for the inclusion of PV panels.

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 and 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.

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

Recommendation:

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

I therefore recommend the following:

- | | | |
|----|----------------------|-------------------------------------|
| 1. | REFUSAL | <input type="checkbox"/> |
| 2. | PERMISSION | <input checked="" 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):AMU..... Dated:15/06/2023.....

I agree the recommendation: CTA

Team Leader/Head of Development Management/Principal Planner

Dated:22/06/2023.....

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

U0079200	Composite Informative
U0079199	NPPF APPROVAL - Para. 38-42