

Application reference: 23/1836/HOT TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
04.07.2023	05.07.2023	30.08.2023	30.08.2023

Site:

16 Park Road, Teddington, TW11 0AG,

Proposal:

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

Amended as follows on 13.07.2023:

The proposal description has been amended and should now read as above.

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

APPLICANT NAME

Mr & Mrs Phillips
Adelaide House
16 Park Road
Teddington
Richmond Upon Thames
TW11 0AG

AGENT NAME

Oliver Empson-Ridler
48 Charlotte Street
London
W1T 2NS

DC Site Notice: printed on 13.07.2023 and posted on 21.07.2023 and due to expire on 11.08.2023

Consultations:

Internal/External:

Consultee

21D Urban D
21D Urban D

Expiry Date

27.07.2023
03.08.2023

Neighbours:

87 Fairfax Road, Teddington, TW11 9DA, - 06.07.2023
Teddington Police Station, 18 Park Road, Teddington, TW11 0AQ, - 06.07.2023
2A Park Lane, Teddington, TW11 0JA, - 06.07.2023
14 Park Road, Teddington, TW11 0AG, - 06.07.2023

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

Development Management

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

Development Management

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

Development Management

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

Development Management

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

<u>Development Management</u> Status: GTD Date:20/06/1963	Application:63/0413 Erection of a garage.
<u>Development Management</u> Status: REF Date:06/07/1976	Application:76/0103 Use of ground and first floor as office accommodation with retention of flat on second floor.
<u>Development Management</u> Status: WDN Date:15/02/2013	Application:12/2834/FUL Erection of detached 2 storey coach-house on the site of the single storey double detached garage. Provision of vehicular access to no. 16
<u>Development Management</u> Status: GTD Date:19/09/2014	Application:13/3555/FUL Erection of detached 2 storey coach-house on the site of the single storey double detached garage including a new vehicle access off of Park Lane.
<u>Development Management</u> Status: GTD Date:19/09/2014	Application:14/0809/LBC Erection of detached 2 storey coach-house on the site of the single storey double detached garage including a new vehicle access off of Park Lane.
<u>Development Management</u> Status: GTD Date:16/09/2015	Application:13/3555/DD01 Details pursuant to appeal decision conditions 2 - materials, 3 - joinery, 5 - refuse, 9 - hard/soft landscaping, 10 - tree protection, 11 - cycle parking
<u>Development Management</u> Status: GTD Date:30/10/2015	Application:13/3555/NMA To allow for changes to the approved drawing nos. to 13/3555/FUL: substitution of plans showing minor changes to the fenestration of both front and rear elevations to improve the window proportions, to correctly show the approved construction heights.
<u>Development Management</u> Status: RNO Date:30/09/2015	Application:15/T0586/TCA T1 - Paulownia Tomentosa - Fell
<u>Development Management</u> Status: GTD Date:21/03/2016	Application:16/0412/HOT Proposed canopy above the front entrance.
<u>Development Management</u> Status: RNO Date:28/04/2016	Application:16/T0109/TCA T1-2 - Lime - Reduce crown by 30% (approx 3m) & remove deadwood.
<u>Development Management</u> Status: WDN Date:14/07/2021	Application:21/2110/HOT Extension of the existing single storey out-building to rear, removal of the rear first floor WC extension, reinstatement of existing windows to rear and minor alterations to the existing internal walls of the Grade 2 listed property
<u>Development Management</u> Status: WDN Date:14/07/2021	Application:21/2373/LBC Extension of the existing single storey out-building to rear, removal of the rear first floor WC extension, reinstatement of existing windows to rear and minor alterations to the existing internal walls of the Grade 2 listed property.
<u>Development Management</u> Status: GTD Date:03/02/2023	Application:21/3363/HOT Part demolition & extension of the existing single storey outbuilding to rear, removal of the rear first floor WC extension, reinstatement of existing windows to rear and minor alterations to the existing internal walls of the Grade 2 listed property.
<u>Development Management</u> Status: GTD Date:03/02/2023	Application:21/3403/LBC Part demolition & extension of the existing single storey outbuilding to rear, removal of the rear first floor WC extension, reinstatement of existing windows to rear and minor alterations to the existing internal walls of the Grade 2 listed property.
<u>Development Management</u> Status: PDE Date:	Application:23/1836/HOT Part demolition & extension of the existing single storey outbuilding to rear, removal of the rear first floor WC extension, reinstatement of existing

windows to rear and minor alterations to the existing internal walls of the Grade 2 listed property. (amended description).

Development Management

Status: PDE

Date:

Application:23/1837/LBC

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

Building Control

Deposit Date: 15.10.2005

Installed a Gas Boiler

Reference: 06/94590/CORGI

Building Control

Deposit Date: 24.06.2015

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

Reference: 15/1479/IN

Building Control

Deposit Date: 04.02.2020

Install a gas-fired boiler

Reference: 20/FEN00453/GASAFE

Application reference: 23/1837/LBC TEDDINGTON WARD

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Install a gas-fired boiler

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Application Number	23/1836/HOT and 23/1837/LBC
Address	16 Park Road Teddington TW11 0AG
Proposal	Part demolition & extension of the existing single storey outbuilding to rear, removal of the rear first floor WC extension, reinstatement of existing windows to rear and minor alterations to the existing internal walls of the Grade 2 listed property. (amended description).
Contact Officer	Alice Murphy
Target Determination Date	30/08/2023

1. INTRODUCTION

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

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

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

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

The application site is a semi-detached residential dwelling on the western side of Park Road. It occupies a corner plot on the junction between Park Road, Park Lane and the Causeway. No. 14 adjoins the property to the west. Nos 14 & 16 Park Road are Grade II Listed. The Park Hotel is also Grade II Listed. Teddington Police Station is adjacent to the south east and Park Lodge Hotel is located to the east. The site is surrounded by a number of BTMs to the north including Nos 2 & 10 – 24 Middle Lane and wall to the police station. The site is in the Park Road Conservation Area. The site is in Teddington Village, in the Teddington Ward. A summary of the designations is set out below:

Archaeological Priority (English Heritage)	Site: Teddington - Early Medieval settlement
Area Susceptible to Groundwater Flood - Environment Agency	Superficial Deposits Flooding - >= 75% - SSA Pool ID: 336
Article 4 Direction Basements	Article 4 Direction - Basements
Conservation Area	CA22 Park Road Teddington
Critical Drainage Area - Environment Agency	Teddington [Richmond]
Listed Building	Grade: II Site: 16 Park Road Teddington Middlesex TW11 0AG
Listed Building	ADELAIDE HOUSE CLARENCE HOUSE - Grade: II - Location of listed building or structure is identified here by Historic England.
Main Centre Buffer Zone	Teddington Town Centre Boundary Buffer Zone - A residential development or a mixed use scheme within this 400 metre buffer area identified within the Plan does not have to apply the Sequential Test (for Flood Risk) as set out in Local Plan policy LP21.
Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency	RoFSW Extent 1 In 1000 year chance - SSA Pool ID: 4770
Take Away Management Zone	Take Away Management Zone
Village Character Area	Park Road - Area 14 & Conservation Area 22 Hampton Wick & Teddington Village Planning Guidance Page 53 CHARAREA11/14/01



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

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

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

This report relates to applications 23/1837/LBC and 23/1836/HOT.

The scheme is largely similar to the previous approved applications 21/3403/LBC and 21/3363/HOT. The difference proposed is the enlargement of the previously approved utility room. This will be discussed further in section 6 below. It is noted that the previous applications were subject to a number of revisions to ensure that the extension was reduced sufficiently in size and form to ensure the harmful impact of the addition was reduced.

The description of development was updated to reflect the existing and proposed plans submitted. Whilst there is a fall back position, the works previously approved have not been substantially completed therefore the existing situation must be assessed.

Relevant planning history for the site includes:

- **95/2532/FUL** - Erection Of Single Storey Rear Extension, Change Utility Roof, Reduce Study Roof Pitch To Line Up With Garage. **Granted.**
- **21/3403/LBC** - Part demolition & extension of the existing single storey outbuilding to rear, removal of the rear first floor WC extension, reinstatement of existing windows to rear and minor alterations to the existing internal walls of the Grade 2 listed property. **Granted.**
- **21/3363/HOT** - Part demolition & extension of the existing single storey outbuilding to rear, removal of the rear first floor WC extension, reinstatement of existing windows to rear and minor alterations to the existing internal walls of the Grade 2 listed property. **Granted.**
- **16/0412/HOT** - Proposed canopy above the front entrance. **Granted.**

4. CONSULTATIONS CARRIED OUT

Public consultation

The list of neighbours notified of this application are listed above. A site notice has been posted for a 4-week period.

No representations were received from third parties.

Internal consultation

LBRUT Conservation Officer – objection to increase in depth. Overall enlargement would cause harm which is not outweighed by public benefits. Comments are further discussed in section 6 below.

5. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2021)

The key chapters applying to the site are:

4. Decision-making

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 D3 Delivering good design
 Policy D12 Fire safety
 Policy HC3 Heritage Conservation
 Policy SI12 Flood Risk Management
 Policy SI13 Sustainable Drainage
 Policy G7 Trees and Biodiversity

These policies can be found at: 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	Yes	No
Impact on Heritage Assets	LP3	Yes	No
Archaeology	LP7	Yes	No
Impact on Amenity and Living Conditions	LP8	Yes	No
Trees	LP16	Yes	No
Flood Risk	LP21	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 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	Reg 19 Local Plan
Local Character and Design Quality	28, 44
Heritage	29, 30

Impact on Amenity and Living Conditions	46
Biodiversity	39
Trees, Woodland and Landscapes	42
Impact on Flood Risk and Sustainable Drainage	8

These policies can be found at

https://www.richmond.gov.uk/media/fomccpcf/publication_local_plan_low_resolution.pdf

Supplementary Planning Documents

House Extension and External Alterations
Hampton Wick and Teddington Village Planning Guidance
Conservation Areas SPD
Listed Buildings
Design Quality SPD.

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:

Article 4 Direction – restricting basement development
Park Road Teddington Conservation Area (CA22) Statement and Study.

Determining applications affecting a Listed Building

Sections 16(1) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require that, when considering whether to grant listed building consent for any works, or whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses. In this context, "preserving", means doing no harm.

To give effect to this duty decisions of the court have confirmed that a decision-maker should accord "considerable importance and weight" to the desirability of preserving the listed building or its setting when weighing this factor in the balance with other material considerations which have not been given this special statutory status. However, this does not mean that the weight that the decision-maker must give to the desirability of preserving the building or its setting is uniform. It will depend on, among other things, the extent of the assessed harm and the heritage value of the asset in question. This creates a strong presumption against granting planning permission where harm to a listed building or its setting is identified. The presumption can be rebutted by material considerations powerful enough to do so.

Determining applications in a Conservation Area

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

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

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

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and impact on heritage assets
- ii Impact on Neighbour Amenity
- iii Archaeology
- iv Green Roof
- v Trees
- vi Flood Risk
- vii Fire Strategy

Issue i – Design and impact on heritage assets

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

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

NPPF Paragraph 199 of the NPPF states ‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”.

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

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

Local Plan Policy LP1 of the Local Plan 2018 seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area. In order to achieve this, the following criteria must be assessed:

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

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

The Councils SPD relating to House Extensions and External Alterations states that the overall shape, size and position of side and rear extensions should not dominate the existing house or its neighbours. It should harmonise with the original appearance, either by integrating with the house or being made to appear as an obvious addition.

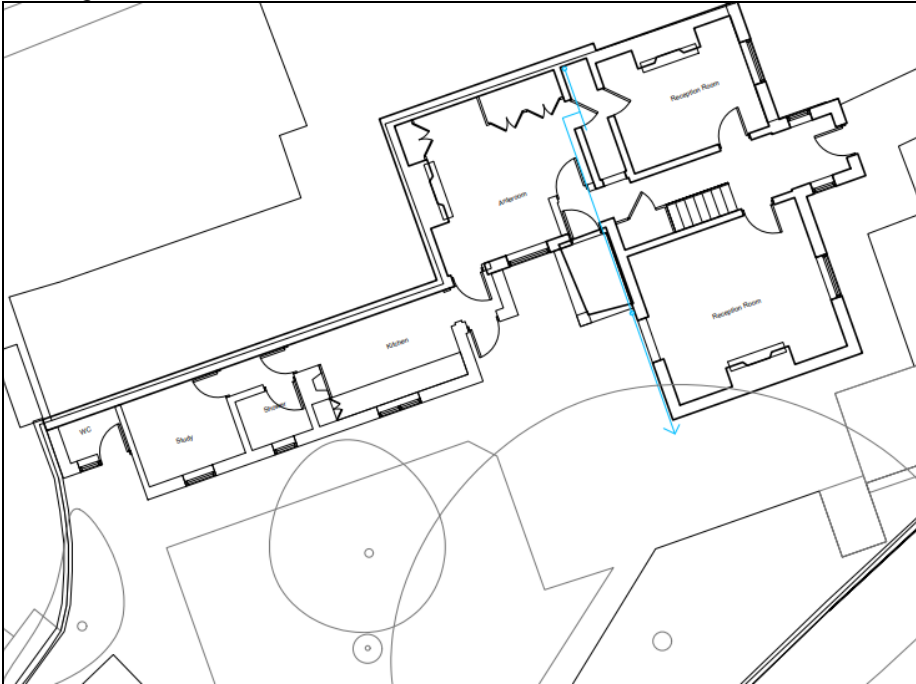
The Park Road Conservation Area/Character Area is described in the Hampton Wick & Teddington Village Planning Guidance. It sets out that “Park Road is the oldest part of the Conservation Area is defined by the straight and wide vista along the treed avenue of Park Road. The road is lined on the west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

The Character Appraisal & Management Plan Conservation Area – Park Road no.22 outlines that “Park Road from Middle Lane to Clarence Road is the oldest part of the conservation area. The footway on the

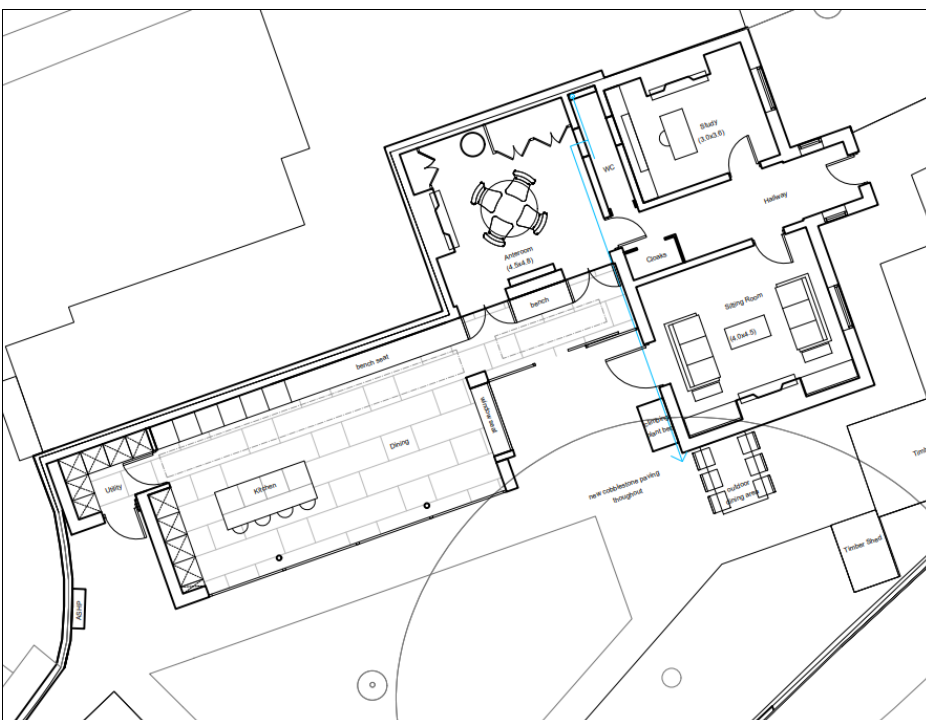
west side is extremely wide, consisting of a pavement and a broad tarmac strip that was formerly a grass verge. In the strip are located many mature horse-chestnut trees that, together with the mature trees in the front gardens of properties and their Alma Cottage, 5 Albert Road Sign, corner of Avenue Road & Clarence Road front boundary walls, reinforces the C18 ambience of this part of Park Road. In this strip is also located a drinking fountain of 1887, erected by Teddington residents to commemorate Queen Victoria's Silver Jubilee."

As mentioned, the scheme is largely similar to the previous approved applications 21/3403/LBC and 21/3363/HOT. The difference proposed is the enlargement of the previously approved utility room. The works previously approved have not been substantially completed therefore the existing situation on the site must be assessed. The existing and proposed ground floor arrangements are presented below, as well as the approved ground floor plan. All other alterations are the same as previous approved, however the total enlargement must be considered on it's own merits within the public benefits weighting, discussed further below.

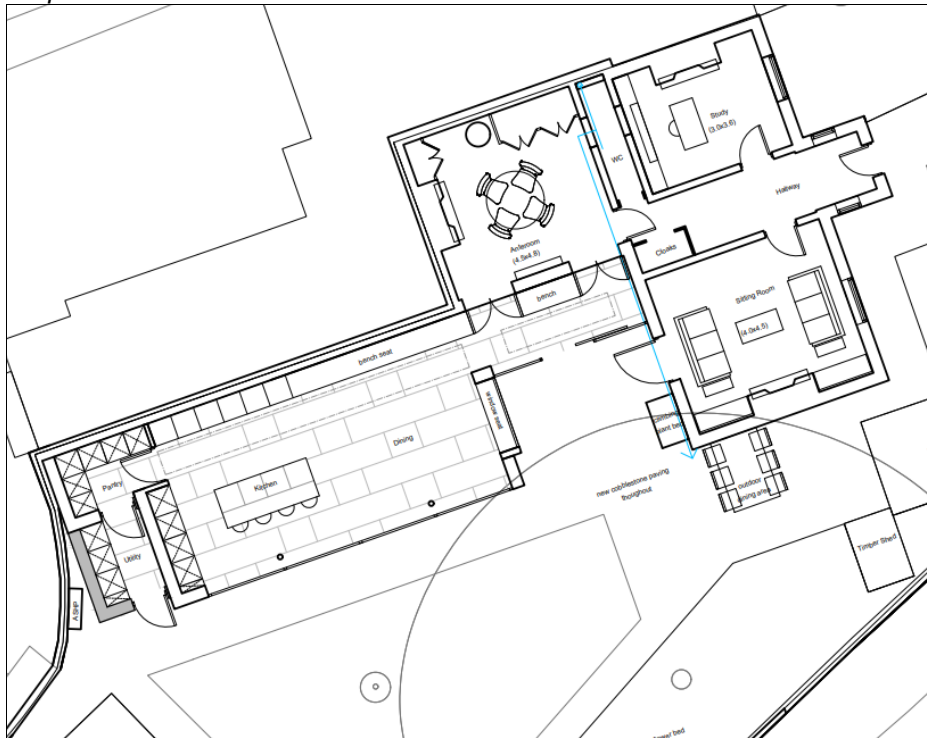
Existing Ground Floor Plan:



Approved Block Plan:



Proposed Block Plan:



Heritage Significance

16 Park Road, Teddington is one of a pair of Grade II listed houses situated in a prominent location at the junction of Park Road, Park Lane and Middle Lane. The two buildings date to the early 19th century however it is likely that they have earlier origins from the 17th century or even earlier.

The buildings make an important contribution to the character and appearance of the Park Road (Teddington) Conservation Area, illustrating the early development of the area and forming an important remnant on this main arterial route between Teddington and the historic landscape of Bushy Park. No. 16 was listed in 2006 and includes a detailed list description including interior assessment.

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

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

No. 16, like no. 14 is particularly interesting the treatment of its façades with the principal elevation featuring a stuccoed frontage with moulded architraves, forming a grand Georgian appearance and retaining a large number of original features. The rear elevation of the building is notably different, and it would appear that a number of changes were undertaken in the mid to late 19th century which form part of its significance, with a more traditional appearance with tile hanging, yellow stock brick. This façade is notably less grand in appearance and detailing, reflecting the traditional hierarchy of façades which is a common feature of 19th century buildings. This elevation also illustrates how the building has been carefully adapted to changing needs and fashions of its 19th century owners. There have been some changes to the rear elevation including what appears to be a first-floor sloping roof addition which the list description highlights as 20th century in date. The lack of rear extensions to this façade has however served to retain the 19th century character of this part of the building and its original form.

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

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extension (with grey timber door). On inspection, there also appears to be a modest cast iron fireplace which would further indicate its historic origins.

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

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

First Floor Extension

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

Fenestrations

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

Single Storey Rear Extension

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

It is noted that the previous applications involved significant negotiations with the Council's Conservation Officer to find an acceptable balance. This involved a number of revisions from March to December 2022 to the original proposals to seek to address concerns regarding the impact, size and dominance of the proposed scheme. A very fine balance was determined between less than substantial harm and public benefits. The scheme proposed by this application increases the identifiable harm without being outweighed. This will be further discussed below.

Harm

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

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

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

As set out in the previous applications, the loss of the outbuilding would cause harm and the replacement extension would also cause harm in terms of its size. As such a carefully balancing exercise was undertaken to ensure the harm was balanced against public benefits of the proposals. Previously, the reduction in depth of this utility room space was one of the key changes made in the application process to reduce the harm caused by the increased size of the replacement extension. Therefore the proposals in this application would make the extension appear overly large scale, and the proposed enlargement of the utility would bring this part of the extension largely in line with the main part of the extension so there would be no appreciation of setback, making the extension appear noticeably larger. This would also not be consistent with the stepped side elevation of the existing arrangement/original building footprint which forms part of the buildings historical significance.

This building forms part of the building's significance forming an early element of its history. It is also of a form and character that ensures it reads as a subservient addition to the building with only a small connection to the main house via a modest sloping roof extension (with grey timber door). On inspection, there also appears to be a modest cast iron fireplace which would further indicate its historic origins.

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

There is no objection to the introduction of a door opening at ground floor level in rear elevation. However, had the application otherwise have been acceptable, a condition would have been applied to ensure that the design of this is of high quality and complements the existing property.

Public Benefit

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

A public benefit may be provided through the enhancement of the original Grade II Listed Building which will allow for this important and valued historic asset to remain appreciated in years to come as part of the Park Road Conservation Area.

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

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

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

The previous application was only considered acceptable due to the reduced size of the replacement extension and the presentation of other heritage benefits.

Should the scheme have been considered acceptable, detailed method statement would have been included as a condition, setting out how the extensions will be carefully taken down and how the listed building and the neighbouring listed building will be fully protected by way of condition along with details and samples of materials.

Conclusion

The public benefits above are not considered to outweigh the less than substantial harm caused by the replacement rear additions. It is noted that it is not possible to eradicate all harm caused by the removal of the original rear outbuilding and WC, however on balance it is not considered that the proposed public benefits outweigh this harm. The assessment is a fine balance between acceptability and a more visually dominating extension. Specifically, the utility room extension would cause harm to the listed building by increasing the size of the extension to the extent that it would cumulatively appear overly dominant on the rear part of the building. Any harm, regardless of extent should be given great weight and importance. This is set out in the NPPF and in the Barnwell Manor decision. The balancing exercise does not start equal due to the need to give considerable weight and importance to the identified harm as required by the NPPF. The proposals cause greater harm than the previous application and doesn't deliver any heritage benefits to outweigh this harm. Therefore, the proposals fail to accord with the statutory duty, paras 199, 200 and 202 of the NPPF and LP3.

Issue ii- Impact on Neighbour Amenity

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

The SPD on House Extensions and External Alterations notes that generally an extension of 3.5m in depth for a semi-detached property will be acceptable. Where the proposed extension seeks a larger depth, the eaves should be reduced to 2.2m at the shared boundary to mitigate detrimental impact on neighbours such

as sense of enclosure or overbearing. However, the final test of acceptability is dependent on the specific circumstances of the site which may justify greater rear projection.

No. 14 Park Road

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

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

Issue iii – Archaeology

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

Issue iv – Green Roof

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

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

Issue v – Trees

London Plan policy G6 requires that development proposals should manage impacts on biodiversity and aims to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process. The supporting text states that, “Development proposals that are adjacent to or near SINC's or green corridors should consider the potential impact of indirect effects to the site, such as noise, shading or lighting. There may also be opportunities for new development to contribute to enhancing the nature conservation value of an adjacent SINC or green corridor by, for example, sympathetic landscaping that provides complementary habitat.”

Policies LP15 seeks to “protect biodiversity in, and adjacent to, the borough's designated sites for biodiversity and nature conservation importance (including buffer zones), as well as other existing habitats and features of biodiversity value” amongst other things.

Policy LP16 seek to protect the health and longevity of trees, woodland and landscape in the borough. Local Plan policy LP16, subsection 5 requires;

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

An Arboricultural Report has not been submitted with this application, however should the scheme have been considered acceptable the previous Arboricultural Report (Crown Consulting, dated 25th May 2021, reference 10817) would have been requested and included as a condition.

Issue vi – Flood Risk

London Plan Policy SI 13 Sustainable drainage outlines that “B Development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible. There should also be a preference for green over grey features, in line with the following drainage hierarchy: 1) rainwater use as a resource (for example rainwater harvesting, blue roofs for irrigation) 2) rainwater infiltration to ground at or close to source 3) rainwater attenuation in green infrastructure features for gradual release (for example green roofs, rain gardens) 4) rainwater discharge direct to a watercourse (unless not appropriate) 5) controlled rainwater discharge to a surface water sewer or drain 6) controlled rainwater discharge to a combined sewer. C Development proposals for impermeable surfacing should

normally be resisted unless they can be shown to be unavoidable, including on small surfaces such as front gardens and driveways. D Drainage should be designed and implemented in ways that promote multiple benefits including increased water use efficiency, improved water quality, and enhanced biodiversity, urban greening, amenity and recreation.”

Local Plan LP 21 Flood Risk and Sustainable Drainage outlines that “all developments should avoid, or minimise, contributing to all sources of flooding, including fluvial, tidal, surface water, groundwater and flooding from sewers, taking account of climate change and without increasing flood risk elsewhere.”

The site is in a critical drainage area and an area susceptible to groundwater flooding. The site is also in an area at risk of flooding from surface water.

Similar to the above, no information has been submitted in this regard. Should the scheme have been considered acceptable, an EA proforma would have been requested.

Issue vii – Fire Safety

A Fire Safety Statement was submitted with the application and received 5th July 2023. A condition would have been included to ensure this was adhered to on an ongoing basis. The materials proposed are to match existing and will need to be Building Regulations compliant. The applicant is advised that alterations to existing buildings should comply with the Building Regulations. A separate application should be made for Building Regulation requirements. Overall, the scheme can therefore be considered consistent with this Policy D12 of the London Plan.

7. LOCAL FINANCE CONSIDERATIONS AND OTHER MATTERS

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. The weight to be attached to a local finance consideration remains a matter for the decision maker. The Mayor of London's CIL and Richmond CIL are therefore material considerations.

On initial assessment this development is not considered liable for the Mayoral or Richmond CIL however this is subject to confirmation by the CIL Administration Team.

8. RECOMMENDATION

This recommendation is made following careful consideration of all the issues raised through the application process.

Refuse Planning Permission and Refuse Listed Building Consent

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): ...AMU..... Dated:29/08/2023.....

I agree the recommendation:

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

Dated: 30/08/2023.....

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

U0082649	Decision Drawings
U0082650	NPPF REFUSAL - Para. 38-42