

Place Division / Development Management

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Mr Alfie Blagg
Savills
33
Margaret Street
London
W1G 0JD
United Kingdom

Letter Printed 25 March 2024

FOR DECISION DATED
25 March 2024

Dear Sir/Madam

The Town and Country Planning Act 1990, (as amended)
Decision Notice LBC

Application: 23/2614/LBC
Your ref: The Manor House - LBC
Our ref: DC/SJH/23/2614/LBC/LBC
Applicant: Primus Inter Pares
Agent: Mr Alfie Blagg

WHEREAS in accordance with the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990, and any Orders or Regulations thereunder, you have made an application received on **25 September 2023** and illustrated by plans for Listed Building Consent for works at:

The Manor House Ham Street Ham Richmond

for

The refurbishment, restoration, alteration and extension of the Manor House and alterations to the Coach House including refurbishment and internal reconfiguration including landscaping and all necessary enabling works.

NOW THEREFORE WE THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF RICHMOND UPON THAMES acting by the Council of the said Borough, the Local Planning Authority HEREBY GIVE YOU NOTICE pursuant to the said Act and the Orders and regulations made thereunder that consent is hereby **GRANTED** subject to the conditions and informatives summarised and listed on the attached schedule.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R. Angus', with a long horizontal flourish extending to the right.

Robert Angus
Head of Development Management

SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 23/2614/LBC

APPLICANT NAME

Primus Inter Pares
c/o Savills
London
W1G 0JD

AGENT NAME

Mr Alfie Blagg
33
Margaret Street
London
W1G 0JD
United Kingdom

SITE

The Manor House Ham Street Ham Richmond

PROPOSAL

The refurbishment, restoration, alteration and extension of the Manor House and alterations to the Coach House including refurbishment and internal reconfiguration including landscaping and all necessary enabling works.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

AT04	Commence works- LBC
U0177643	Approved drawings
U0177644	BD10 Sample panels of brickwork
LB10	Painted timber joinery
LB11	Matching existing-Internal/external
U0177645	BD12 Details - Materials to be approved
U0177646	Specific details required

INFORMATIVES

U0090420	Composite informative
U0090421	NPPF APPROVAL PARAS 38-42

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

AT04 Commence works- LBC

The works to which this Listed Building Consent relates must be begun before the expiration of three years beginning with the date of this consent.

REASON: To conform with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

U0177643 Approved drawings

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable.

1140_CH_15P-2_001_R, 1140_MH_15P-3_001_R, 1140_MH_15P-3_002_R,
1140_MH_15P-2_003_R, 1140_MH_15P-2_004_R, 1140_MH_15P-2_005_R,
1140_MH_15P-2_002_R, 1140_MH_15-1_999_DEM_R, 1140_MH_15P-2_001_R,
1140_MH_15-1_001_R, 1140_MH_15-1_001_DEM_R, 1140_MH_15-1_002_R,
1140_MH_15-1_002_DEM_R, 1140_MH_15-1_003_R, 1140_MH_15-1_003_DEM_R,
1140_MH_15-1_004_R, 1140_MH_15-1_999_R, 1140_MH_10-1_001_R,
1140_MH_10-1_002_R, 1140_MH_10-1_003_R, 1140_MH_10-1_004_R,
1140_MH_10-1_006_R all received on 25 September 2023

0336 L101; 0337 L101; 0337 L100A; 0337 L101A all received on 18 January 2024.

REASON: To accord with the terms of the application, for the avoidance of doubt and in the interests of proper planning.

U0177644 BD10 Sample panels of brickwork

Coach House

The facing brickwork for the coach house shall be carried out in accordance with the details as discharged under 19/0676/DD06 dated 17/01/2024 and shall be so maintained, unless otherwise approved in writing by the Local Planning Authority.

Main House

Sample panels of facing brickwork for the main house showing the proposed colour, texture, face-bond and pointing shall be provided on site and approved by the Local Planning Authority before the relevant parts of the works are commenced and the sample panels shall be retained on site until the work is completed and has been approved.

Reason: To protect the integrity of the building.

LB10 Painted timber joinery

All external joinery shall be of painted timber.

REASON: To ensure that the proposed development is in keeping with the existing building and does not prejudice the appearance of the locality.

LB11 Matching existing-Internal/external

All new works, and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

REASON: In order to safeguard the special architectural or historic interest of the building.

U0177645 BD12 Details - Materials to be approved

Coach House

The external surfaces of the coach house (including fenestration) and, where applicable, all areas of hard surfacing shall be constructed in accordance with the details as discharged under 19/0676/DD06 dated 17/01/2024, unless otherwise approved in writing by the Local Planning Authority.

Main House

The external surfaces of the Main House (including fenestration) and, where applicable, all areas of hard surfacing shall not be constructed other than in materials details/samples of which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the historic integrity of the building

U0177646 Specific details required

The works shall not be carried out otherwise than in accordance with detailed drawings and samples including plans, elevations, and sections as applicable; such drawings to be submitted to and approved by the Local Planning Authority in writing to show:

1. Large scale details of:
 - i) materials of new entrance from garden to basement;
 - ii) new dormers;
 - iii) escape hatch to basement
2. a) Samples of new materials; larger scale fenestration details and any other new timber work of the main house
2. b) The works for the coach house shall be carried out in accordance with the materials, fenestration and timber work details as discharged under 19/0677/DD03 dated 17/01/2024, unless otherwise approved in writing by the Local Planning Authority
3. Internal and external schedule of works
4. The internal and external schedule of works of the coach house shall be carried out in accordance with the details as discharged under 19/0677/DD03 dated 17/01/2024, unless otherwise approved in writing by the Local Planning Authority.

DETAILED INFORMATIVES

U0090420 Composite informative

Reason for granting:

The proposal has been considered in the light of the Development Plan, comments from statutory consultees and third parties (where relevant) and compliance with Supplementary Planning Guidance as appropriate. It has been concluded that there is not a demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding planning permission.

Principal Policies:

Where relevant, the following have been taken into account in the consideration of this proposal:-

London Plan Policies:

D4 Delivering good design

D12 Fire Safety

HC1 Heritage conservation and growth

Local Plan Policies:
Local Character and Design Quality LP1,
Impact on Designated Heritage Assets LP3
Impact on Amenity and Living Conditions LP8

Supplementary Planning Guidance:
House Extension and External Alterations

Building Regulations:

The applicant is advised that the erection of new buildings or 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. For application forms and advice please contact the Building Control department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411). If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Management department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

Damage to the public highway:

Care should be taken to ensure that no damage is caused to the public highway adjacent to the site during demolition and (or) construction. The Council will seek to recover any expenses incurred in repairing or making good such damage from the owner of the land in question or the person causing or responsible for the damage.

BEFORE ANY WORK COMMENCES you MUST contact the London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ, Telephone 020 8891 1411 to arrange a pre-commencement photographic survey of the public highways adjacent to and within the vicinity of the site. The precondition survey will ensure you are not charged for any damage which existed prior to commencement of your works.

If you fail to contact us to arrange a pre commencement survey then it will be assumed that any damage to the highway was caused by your activities and you will be charged the full cost of repair.

Once the site works are completed you need to contact us again to arrange for a post construction inspection to be carried out. If there is no further damage then the case will be closed. If damage or further damage is found to have occurred then you will be asked to pay for repairs to be carried out.

Noise control - Building sites:

The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise and vibration on construction and demolition sites. Application, under section 61 of the Act for prior consent to the works, can be made to the Environmental Health department.

Under the Act the Council has certain powers to control noise from construction sites. Typically the council will limit the times during which sites are permitted to make noise that their neighbours can hear.

For general construction works the Council usually imposes (when necessary) the following limits on noisy works:-

Monday to Friday 8am to 6pm
Saturdays 8am to 1pm
Sundays and Public Holidays - No noisy activities allowed

Applicants should also be aware of the guidance contained in British Standard BS 5228-1:2009+A1:2014 - Noise and vibration control on construction and open sites.

Any enquiries for further information should be made to the Noise & Nuisance Team, Regulatory Services Partnership NoiseandNuisance@merton.gov.uk.

U0090421 NPPF APPROVAL PARAS 38-42

In accordance with paragraphs 38-42 of the National Planning Policy Framework, Richmond upon Thames Borough Council takes a positive and proactive approach to the delivery of sustainable development, by:

- o Providing a formal pre-application service
- o Providing written policies and guidance, all of which is available to view on the Council's website
- o Where appropriate, negotiating amendments to secure a positive decision
- o Determining applications in a timely manner.

In this instance:

- o The application was amended following negotiations with the Council to ensure the scheme complied with adopted policy and guidance, and a decision was made without delay.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
23/2614/LBC

LBC Applications

Making an Appeal – Summary Guidance

Whether to appeal

If the Local Planning Authority (LPA) turn down your application, you should look carefully at the reasons why they turned it down before you make an appeal. You should speak to the LPA to see if you can sort out the problem - perhaps by changing your proposal. An appeal should only ever be a last resort.

Type of appeal:

Listed Building Consent Application

Appeal time:

Within six months of the date of the council's decision letter.

Who can appeal?

The applicant or their agent may lodge an appeal.

The right of appeal:

You can appeal against the council's decision:

- If you applied to the Local Planning Authority and they:
 - Refused permission;
 - Gave permission but with conditions you think are inappropriate;
 - Haven't approved the details of a scheme which they or the Secretary of State have already given outline planning permission for or;
 - Have approved the details of a scheme but with conditions you think are inappropriate or unreasonable.

- If the LPA rejected a proposal arising from a condition or limitation on a planning permission.
- If the LPA don't decide your application within the time allowed. Normally the time allowed is eight weeks from when they accept your application.
- If the LPA told you they needed more information before they could decide your outline planning application, but you do not want to supply this.

You will make your appeal to the Department for Communities and Local Government of which the Planning Inspectorate is a part. Most are decided by specialist officers in the Planning Inspectorate. Only the person or business applying for consent to display an advertisement may appeal. If the council issues a discontinuance notice, only those on whom the notice is served may appeal.

The appeal process:

Appeals must be made

- Online at www.planninginspectorate.gov.uk, or
- Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

It will be expected that all appeal documentation will be submitted electronically.

The process is fully documented on the website of the Planning Inspectorate www.planninginspectorate.gov.uk, however in summary there are three main types of appeal:

Written procedure:

Written evidence is considered from the applicant/agent/business and the council. The council will send copies of any letters of objection or support they received when considering your application. Within six weeks of the Inspectorate receiving your appeal forms the council will send a copy of their statement to the Inspectorate. You must make any comment on these within three weeks.

Hearing procedure:

Hearings allow you and the council to exchange views and discuss your appeal. Before the hearing the council will send a copy of their statement to you and the Inspectorate. You can comment on their statement in writing otherwise the Inspectorate will treat the reasons given in your appeal form as the basis of your case for discussion.

Hearings are usually held in council offices. The Inspector leads the discussion and invites the people involved to put their points across. The Inspector will visit the site unaccompanied before the hearing and will make a further accompanied visit as part of the hearing.

Inquiry procedure:

Inquiries are normally for large-scale applications. A public inquiry is a formal procedure in which both parties have legal representation.

Making your views known on someone else's appeal:

The LPA will notify anyone who took part in the consultations when you first applied for permission that you are appealing. For appeals decided by hearing or inquiry the LPA will tell interested people when and where this will be and let them know that they can attend. The Inspectorate will also take account of the views of certain groups who have a right to comment, for example, owners of a site, local amenity groups and so on.

Costs:

Normally you and the council will pay for your own expenses in an appeal. You can only claim costs when you can show that the council have behaved in an unreasonable way causing unnecessary expense.

Who to contact?

The Planning Inspectorate

Website www.planninginspectorate.gov.uk

Email enquiries@pins.gsi.gov.uk

Telephone 0303 444 5000

Write to Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN

London Borough of Richmond upon Thames

Website www.richmond.gov.uk/planning

Email planningappeals@richmond.gov.uk

Telephone 020 8891 1411 for advice

Write to The Appeals Officer, Development Control, Civic Centre, 44 York Street, Twickenham TW1 3BZ