

MADDOX PLANNING

**PLANNING
STATEMENT**

LONDON & MANCHESTER

0345 121 1706

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PLANNING STATEMENT

7 The Quadrant, London
March 2024

Description of development

Installation of vents in the rear wall

Type of application

Full planning application

Applicant

KOYO Wellness Limited

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1.0 Introduction

- 1.1 This statement has been prepared in support of an application for the installation of vents in the rear wall associated with internal plant for the wellness centre at 7 The Quadrant.
- 1.2 This statement assesses the merits of the proposed development in the context of national, regional and local planning policy objectives and other material planning considerations.
- 1.3 As set out in this statement, the proposed development complies with the relevant policies in the Development Plan and planning permission can, therefore, reasonably be granted.
- 1.4 This statement is structured as follows:
- Section 2.0 describes the site and the surrounding context and identifies the relevant planning designations.
 - Section 3.0 provides the site's relevant planning history.
 - Section 4.0 provides the planning policy framework.
 - Section 5.0 identifies the relevant planning policies and assesses each planning consideration against policy and other material considerations.
 - Section 6.0 draws our conclusions in respect of the proposals.

2.0 Site and surroundings

- 2.1 The site address is 7 The Quadrant, Richmond, London, TW9 1BP.
- 2.2 The site is located on the western side of the Quadrant and backs on to Quadrant Road to the rear. The site is the basement and ground floor commercial unit, which forms part of an unlisted, four storey mid-terrace mixed-use building with residential above.
- 2.3 The site is located within the Central Richmond Conservation Area and is a locally listed building. The Quadrant is a purpose-built parade, and the front facades are listed in the Central Richmond Conservation Area Appraisal as a positive element in the townscape, as a good example of confident Victorian commercial architecture. The rear of the properties however, which back onto Quadrant Road, are secondary in nature and there is a variety of different plant serving the commercial units and which is visible in the street scene, including multiple prominent units at no. 11 The Quadrant.
- 2.4 The surrounding area is commercial in nature and the site is located within a Key Shopping Frontage and Key Office Area. The site also lies within the Richmond Main Centre and an Archaeological Priority Zone. The site has good access to public transport with a PTAL rating of 6a. The site is located in Flood Zone 1 (low probability of flooding) but it is within a Critical Drainage Area.

3.0 Planning history

3.1 The planning history for the commercial unit at 7 The Quadrant is set out in the table below:

Reference	Description	Status	Decision date
23/2492/PS192	Proposed use of the premises as a wellness centre (Class E (d) and (e)).	Granted	30/10/2023
09/3389/FUL	Insertion of a new window at first floor level to the rear elevation involving infilling of existing recess, glass canopy over entrance to rear and the construction of 2 no. roof lights at first floor roof level to the rear.	Granted	26/02/2010
09/1109/PS192	Change of use of first floor from ancillary retail space to a single flat.	Granted	01/07/2009
06/0914/COU	Change use of basement, ground and first floor from A1 to A2 Financial & Professional Services.	Refused	22/05/2006
03/0261/FUL	Erection Of A New Enclosure For Air Conditioning Units In Rear Elevation, With Mild Steel Sliding Panels To Conceal Units.	Granted	26/02/2003
02/2747	Installation Of New Door Access And Flush-mounted, Metal Louvred Opening For Air Conditioning Units At Rear Elevation (quadrant Road).	Refused	01/11/2002
02/0093	Erection Of Externally Illuminated Projecting Sign.	Granted	27/09/2002
02/0092	New Shopfront, Internal Alterations Including Excavation of Basement, Disabled Lift at Rear and New Staircases.	Granted	30/04/2002
99/0218	Conversion of Basement into Retail Area and Conversion of Second and Third Floors into Two Two Bedroom Self-contained Flats, Porch Extension and Railings and Bin Storage at Rear of Second Floor.	Granted	06/04/1999
78/0012	Installation of a new shop front.	Granted	06/04/1978

3.2 A Certificate of Lawful Development was granted on 30 October 2023, agreeing that the use of the premises as a wellness centre (Class E(d) and (e)) did not require planning permission and the vents proposed to the rear elevation are required in association with plant used to run the wellness centre.

4.0 Planning policy framework

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act and Section 70(2) of the Town and Country Planning Act 1990 (as amended) outline the requirement for planning applications to be determined in accordance with the development plan for an area unless material considerations indicate otherwise. This legal requirement is reiterated within the introduction of the National Planning Policy Framework (NPPF).
- 4.2 The adopted development plan for the site comprises of the following documents:
- Richmond Local Plan (July 2018)
 - London Plan (March 2021)
- 4.3 The Richmond Publication Local Plan - Regulation 19 version (emerging plan), and its supporting documents, including all the Regulation 18 representations received, was considered at Full Council on 27 April 2023. 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 emerging Plan, including its accompanying documents, was published for consultation on 9 June 2023 and expired on 24 July 2023, and submitted to the Secretary of State on 19 January 2024. 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. However, in any event, there are no emerging policies which the proposals conflict with. I.e., even if emerging policy were to be afforded substantial weight, the proposals are still acceptable.
- 4.4 The following documents are material considerations:
- NPPF (December 2023)
 - Conservation Areas SPD (September 2002)
 - Buildings of Townscape Merit SPD (May 2015)
 - Central Richmond Conservation Area Appraisal (November 2023)
 - Supplementary Planning Document - Development Control for Noise Generating and Noise Sensitive Development (September 2018)

5.0 Planning considerations

5.1 The main planning considerations include:

1. Design and heritage; and
2. Amenity Considerations.

1. Design and heritage

5.2 Policy LP1 of the Local Plan seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character of the area. Proposals should demonstrate an understanding of the site and its context when considering the design including layout, siting and access and the compatibility of the works to the neighbouring uses. This is echoed in policy 28 of the Local Plan Publication - Regulation 19 version.

5.3 Policy LP3 of the Local Plan and policy 29 of the Local Plan Publication - Regulation 19 version state that all proposals in Conservation Areas are required to preserve and, where possible, enhance the character or the appearance of the Conservation Area. Policy LP4 and policy 30 of the Local Plan Publication - Regulation 19 version also seeks to preserve, and where possible enhance, the significance, character and setting of non-designated heritage assets.

5.4 The positive contribution the site makes to the Conservation Area and the highest significance of the locally listed building is primarily invested in its front elevation and its status as part of the wider Quadrant parade, whereas the rear of the buildings are less sensitive and the character clearly reads as back of house for the commercial units, with a variety of plant visible along Quadrant Road.

5.5 In order to limit the visual impact of the proposals, the plant has been located internally within the commercial unit at 7 The Quadrant, where the proposed vents are required in order to ensure an adequate intake and outtake of air for the units. The vents have been located to the rear and designed to be as minimal as possible. Two of the vents have also been located in the same position as existing vents, increasing the size slightly in accordance with the plant requirements.

5.6 Given the large amount of plant visible along Quadrant Road and given there are already existing vents and screened plant at the property, the proposed vents are considered to be in keeping with the host building and the surrounding street scene, in turn preserving the character and appearance of the host building and the wider Conservation Area.

5.7 The development is therefore in accordance with policies LP1, LP3 and LP4 of the Local Plan and policies 28-30 of the Local Plan Publication - Regulation 19 version.

2. Amenity Considerations

5.8 Policy LP8 of the Local Plan requires all development to protect the amenity and living conditions of neighbouring properties. 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. This is echoed in policy 46 of the Local Plan Publication - Regulation 19 version.

5.9 Policy LP10 of the Local Plan also requires applications for new plant to be accompanied by a noise assessment and requires mitigation measures to be introduced where noise needs to be controlled and managed. This is echoed in the Development Control for Noise Generating and Noise Sensitive Development SPD.

5.10 The proposed vents run almost flush with the rear wall and will not impact neighbours in terms of loss of light, loss of privacy and sense of enclosure.

- 5.11 A Noise Report by 24 Acoustics has been submitted alongside the application which confirms that, subject to appropriate mitigation, the proposed vents do not create an adverse impact on neighbouring properties in terms of noise.
- 5.12 The proposals will not lead to any adverse impact on neighbouring amenity, in line with Local Plan policies LP8 and LP10, policy 48 of the Local Plan Publication - Regulation 19 version and the Development Control for Noise Generating and Noise Sensitive Development SPD.

6.0 Conclusions

- 6.1 This statement demonstrates that the proposed vents to the rear of the commercial unit at 7 The Quadrant are in accordance with the relevant policies contained within the development plan.
- 6.2 The proposals have been located in the optimum position in order to limit any visual impact, in turn preserving the character and appearance of the host building and the Conservation Area. The Noise Report also confirms that, subject to mitigation, there will be no unacceptable impacts in terms of noise.
- 6.3 The Council is therefore respectfully requested to grant planning permission for the proposed development.