



Application for: Retention of garage as constructed with flat roof (amendment to 16/0172/FUL)

At: Corner House, Vicarage Road, East Sheen, SW14 8RS



HERITAGE STATEMENT

PREPARED BY
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1.0 INTRODUCTION

- 1.1 This Heritage and Planning Statement has been prepared in support of a planning application for the retention of the double garage as constructed (amendment to 16/0172/FUL) at Corner House on Vicarage Road in East Sheen.
- 1.2 Building works commenced in September 2021. However, there was a long delay because the applicants discovered a broken Thames Water pipe. By the time that was resolved, and works could recommence on the extension and garage, build the costs had increased by a third so a flat roof was cheaper to build. Further, the applicants also realised the flat roof would give more light to maintain a grass lawn. The garage was largely finished in October 2023 with the exception of some pointing which needs completing.
- 1.3 The site is located within a residential area in the heart of East Sheen and is located within the Sheen Lane Conservation Area and the host dwelling is a Building of Townscape Merit.
- 1.3 The statement describes the site and proposal and sets out how the proposal complies with the policies and guidance as set out in the NPPF, the London Plan and the London Borough of Richmond upon Thames Local Plan. We therefore request that planning permission should be granted.

2.0 SITE AND SURROUNDINGS

- 2.1 The Corner House is a prominently sited three storey plus basement building of quality and character, characterised by generously proportioned bays, gables and windows. It contributes significantly to the Conservation Area. This is recognized by its categorisation as a Building of Townscape Merit.
- 2.2 This application relates to the single storey double garage which is located to the rear of the property fronting onto Richmond Park Road. The garage has a flat roof and is constructed with bricks with 2no. white garage doors. Below are photographs of the

existing garage and a photograph of the garages opposite the site, related to the Coach House.

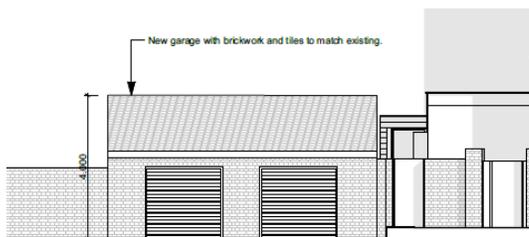




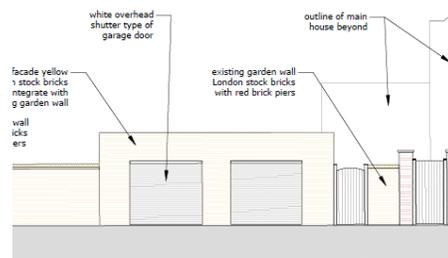
Opposite the site

3.0 PLANNING HISTORY

- 3.1 Single storey rear extension to flat A (ground floor flat), Removing balcony & replacement with a timber balcony to flat B (middle flat), demolition of existing garages & replacement with new garages - Granted Permission on 24/03/2016 (ref. 16/0172/FUL). The garage as approved at this time included a pitched roof but when it was constructed the roof was built flat, as shown below:



Approved front elevation of garage



As built front elevation of garage

- 3.2 On 17th August 2022, Non-material amendment to planning permission 16/0172/FUL - change garage pitched roof to a flat roof was refused as this design change was not considered as "non-material" as the address was shown differently from the original

application and the appearance was too different from that approved to amount to a non-material amendment.

- 3.2 Application to establish the use of the building as 2 self-contained flats - Granted Permission on 29/03/2021 (ref. 21/0496/ES191).

4.0 RELEVANT PLANNING POLICY

- 4.1 The development plan comprises the Richmond upon Thames Local Plan (2018) and the London Plan (2021). The National Planning Policy Framework (NPPF) 2023 is also a material consideration. Relevant policies are set out below:

National Planning Policy Framework (2023)

Heritage assets

- 4.2 Paragraph 196 states that local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - c) the desirability of new development making a positive contribution to local character and distinctiveness; and
 - d) opportunities to draw on the contribution made by the historic environment to the character of a place.
- 4.3 Paragraph 208 states that “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 including, where appropriate, securing its optimum viable use.”
- 4.4 Paragraph 209 states that “The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets,

a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Achieving well-designed and beautiful places

- 4.5 Paragraph 131 states: The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 4.6 Paragraph 135 states that decisions should ensure that development, inter alia, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting.

London Plan (2021)

- 4.7 The main London Plan policies applying to the site are:
- Policy D4 Delivering good design
 - Policy D12 Fire Safety
 - Policy HC1 - Heritage Conservation and Growth

LBRUT's Local Plan (2018)

- 4.8 The main Local Plan policies applying to the site are:
- LP1 Local Character and Design Quality
 - LP3 Designated Heritage Assets
 - LP4 Non-Designated Heritage Assets

LBRUT Supplementary planning documents and guidance:

- Sheen Lane Conservation Area Statement.

Richmond Publication Local Plan (Regulation 19 version)

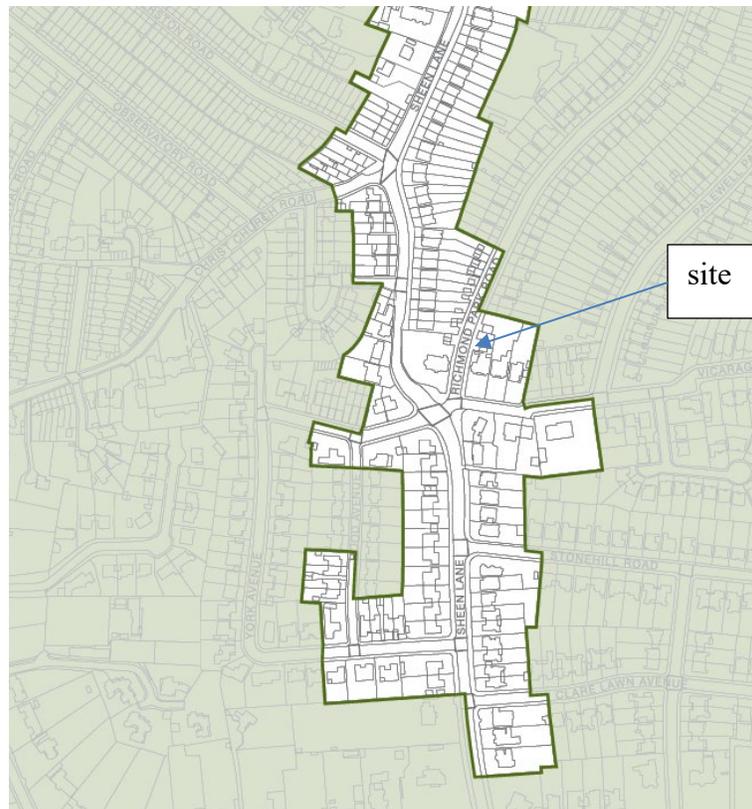
4.9 The Richmond Publication Version Local Plan (Regulation 19 version) was considered at Full Council on 27th April 2023. Approval was given to consult on the Regulation 19 Plan and, further, to submit the Local Plan to the Secretary of State for Examination in due course. The Publication Version Local Plan, was published for consultation on 9 June 2023 which ended on 24th July 2023. Together with the evidence, the emerging Local Plan is now 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. 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. Where relevant to the application under consideration, the policies will be addressed in more detail below.

- Policy 28: Local character and design quality
- Policy 29. Designated heritage assets

5.0 CONSERVATION AREA

5.1 The conservation area lies north of the East Sheen Gate of Richmond Park and was designated in 2002. The CA statement describes the area as:

The area mainly consists of detached and semi detached residential properties dating from 1900-1935 and is characterised by distinct groups of similar properties. The cohesiveness of the area is provided by the linear feel of buildings of similar height, punctuated by key focal buildings of different styles and heights all fronting the ancient highway of Sheen Lane.



5.2 The Problems and Pressures are as follows:

- Development pressure which may harm the balance of the landscape-dominated setting
- Loss of traditional architectural features and materials due to unsympathetic alterations

5.3 The Opportunities for Enhancement are:

- Improvement and protection of landscape setting
- Preservation, enhancement and reinstatement of architectural quality and unity

6.0 PLANNING CONSIDERATIONS

6.1 The main planning issues relate to the impact on the character and appearance of the Sheen Lane Conservation Area and the adjoining locally listed building. There is no impact on residential amenity. In terms of such a heritage asset there is a duty imposed by Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990

requiring decision makers to have special regard to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

Design/Visual Amenity and impact on Sheen Lane Conservation Area

- 6.2 As demonstrated with the street scene elevations and when visiting the site, the garage as constructed is less bulky than the approved plans through the provision of the flat roof. The lack of a pitched roof does not detract from the area and is similar to the garages located directly opposite.
- 6.3 The amendment from the 2016 plans do not result in any increase in the footprint or the height of the proposed approved scheme.

7.0 CONCLUSIONS

- 7.1 There would be no harm to the character and appearance of the Sheen Lane Conservation Area nor the adjoining locally listed buildings. Furthermore, there would be no harmful impact on the amenity of neighbouring residents and there are no highway safety implications.
- 7.2 For the reasons given above, the proposal is considered to comply with the aims and objectives of the NPPF (2021), the London Plan (2021) and policies LP1, LP3 and LP4 of the London Borough of Richmond upon Thames Local Plan (2018).
- 7.3 Overall, it is considered to be fully policy compliant and planning permission should be duly granted.