



# PLANNING REPORT

Printed for officer by  
Kerry McLaughlin on 18 April 2024

## Application reference: 24/0906/PS192 MORTLAKE AND BARNES COMMON WARD

Date application received	Date made valid	Target report date	8 Week date
09.04.2024	09.04.2024	04.06.2024	04.06.2024

**Site:**

21 Grove Road, Barnes, London, SW13 0HH

**Proposal:**

Hip to gable extensions to the rear and 2no. dormer windows.

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

**APPLICANT NAME**

Mr Jonathan Allwood  
21 Grove Road  
Barnes  
London  
SW13 0HH

**AGENT NAME**

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

**Consultations:**

**Internal/External:**  
**Consultee**

**Expiry Date**

**Neighbours:**

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

Development Management

Status: GTD Application:19/0075/HOT  
Date:26/02/2019 Single-storey side extension.

Development Management

Status: PDE Application:24/0906/PS192  
Date: Hip to gable extensions to the rear and 2no. dormer windows.

Building Control

Deposit Date: 08.07.2019 Single storey rear infill extension and formation of ground floor WC  
Reference: 19/1134/IN

Building Control

Deposit Date: 01.11.2019 Install a gas-fired boiler  
Reference: 19/FEN03642/GASAFE

Building Control

Deposit Date: 08.12.2019 Partial rewire  
Reference: 19/NIC02793/NICEIC

<b>Application Number</b>	<b>24/0906/PS192</b>
<b>Address</b>	<b>21 Grove Road, Barnes, London, SW13 0HH</b>
<b>Proposal</b>	<b>Hip to gable extensions to the rear and 2no. dormer windows.</b>
<b>Contact Officer</b>	<b>Kerry McLaughlin</b>

## 1. Introduction

The Town and Country Planning (General Permitted Development) Order 2015 (as amended) applies to all land in England and Wales, other than land which is the subject of a special development order, and specifies various classes of development which may be undertaken without the permission of the local planning authority. Such development, referred to as "permitted development", is deemed to have planning permission by the Order, and does not require an application for planning permission to be submitted to the Council.

The applicant has submitted an application for a Certificate of Lawful Development (Proposed). In assessing this application, the Council is making a determination of law as to whether or not the proposed development complies with the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Issues such as the policies contained in the Council's adopted Richmond Local Plan (2018) are not to be taken into consideration as the decision is based on fact and not on policy grounds.

## 2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

The application property is a two-storey, terraced dwelling, located on the eastern side of Grove Road.

The application site is subject to the following planning constraints:

Archaeological Priority	Site: Richmond APA 2.2: Barnes APA - Archaeological Priority Area - Tier II
Area Benefiting Flood Defence - Environment Agency.	Areas Benefiting from Defences
Area Susceptible to Groundwater Flood - Environment Agency	Superficial Deposits Flooding - >= 50% <75% - SSA Pool ID: 1384
Article 4 Direction Basements	Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
Floodzone 2	Tidal Models
Floodzone 3	Tidal Models
Protected View (Indicative Zone)	View 7 RICHMOND PARK TOWARDS ST PAULS CATHEDRAL
SFRA Zone 3a High Probability	Flood Zone 3
Village	Barnes Village
Village Character Area	South West Barnes - Character Area 13 Barnes Village Planning Guidance Page 53 CHARAREA04/13/01
Ward	Mortlake and Barnes Common Ward

## 3. PROPOSAL AND ANY RELEVANT PLANNING HISTORY

### Volume Calculation:

$$12.8 + 12.8 + 5 = 30.6\text{m}^3$$

The scheme seeks confirmation in the form of a lawful development certificate that the construction of the development described above would constitute permitted development.

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

There is no relevant planning history associated with the site.

## 4. CONSULTATIONS CARRIED OUT

This is an application for a Certificate of Lawful Development (Proposed), which is a request to the Council to confirm that the development as specified does not require an application for planning permission to be submitted to the Council. In assessing this application, the Council is making a determination of law, and as such it is not considered to be necessary to undertake a public consultation.

## 5. AMENDMENTS

None.

## 6. EXPLANATION OF RECOMMENDATION

The application site is a dwellinghouse, and the application will be assessed against Schedule 2, Part 1 of the Town and Country (General Permitted Development) Order 2015 (as amended), which relates to "Development within the curtilage of a dwellinghouse".

### Class B

The scheme *is* considered to be permitted development under Class B 'The enlargement of a dwelling house consisting of an addition or alteration to its roof' for the following reasons:

<b>B.1 Development is not permitted by Class A if—</b>	<b>Officer's Comment:</b>
<b>(a)</b> permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);	Complies
<b>(b)</b> any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;	Complies
<b>(c)</b> any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;	Complies
<b>(d)</b> the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than— (i) 40 cubic metres in the case of a terrace house, or (ii) 50 cubic metres in any other case;	Complies See calculations set out under 'Proposals' above.
<b>(e)</b> it would consist of or include— (i) the construction or provision of a verandah, balcony or raised platform, or (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe;	Complies
<b>(f)</b> the dwellinghouse is on article 2(3) land;	Complies
<b>(g)</b> the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses); or	Complies
<b>(h)</b> the existing dwellinghouse has been enlarged in reliance on the permission granted by Class AA (enlargement of a dwellinghouse by construction of additional storeys)	Complies

<b>B.2 Development is permitted by Class B subject to the following conditions—</b>	<b>Officer's Comment:</b>
<b>(a)</b> the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;	Complies As stated on drawing numbers 20_201, 20_202, 20_203 & 20_204.
<b>(b)</b> the enlargement must be constructed so that—  (i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension— (aa) the eaves of the original roof are maintained or reinstated; and (bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and  (ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of	Complies As shown on drawing numbers 20_201, 20_202, 20_203 & 20_204.

the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and	
(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be— (i) obscure-glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.	Complies As stated on drawing numbers 20_201, 20_202, 20_203 & 20_204.

The LPA can only assess this matter on the basis of the above permitted development legislation.

**7. RECOMMENDATION**

**Grant Certificate**

**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 (which are not on the file)  YES  NO

This application has representations on file  YES  NO

Case Officer (Initials): KM

Dated: 18.04.2024

**I agree the recommendation:**

Senior Planner

VAA

Dated: 19.04.24

<b>REASONS:</b>
<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>
<b>UDP POLICIES:</b>

<b>OTHER POLICIES:</b>
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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**

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**CONDITIONS**

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**INFORMATIVES**

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U0091097	Composite Informative
U0091098	Section 192 Informative