

**Application reference: 23/0918/DD08**  
**SOUTH RICHMOND WARD**

Date application received	Date made valid	Target report date	8 Week date
14.03.2024	14.03.2024	09.05.2024	09.05.2024

**Site:**

3 Maids Of Honour Row, Richmond, TW9 1NY,

**Proposal:**

SPLIT DECISION

(APPROVE) Details pursuant to conditions U0166910 - Paint Removal of listed building consent 23/0918/LBC.

(REFUSE) Details pursuant to conditions U0166915 - Floor Finish and Build Up and U0166917 - Schedule of Repairs of listed building consent 23/0918/LBC.

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

**APPLICANT NAME**

Laura Bottega  
3 Maids Of Honour Row  
Richmond  
TW9 1NY

**AGENT NAME**

Dorothea El-Humidi  
West Wing  
Somerset House Strand  
London

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

**Consultations:**

**Internal/External:**

**Consultee**  
21D Urban D

**Expiry Date**  
05.04.2024

**Neighbours:**

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

Development Management

Status: GTD Application:93/0189/LBC  
Date:08/04/1993 Dismantle Chimney Stack To Roof Height And Rebuild To Match Existing.

Development Management

Status: GTD Application:08/2443/HOT  
Date:02/10/2008 Dismantling and rebuilding of the party wall between 3 and 4 Maids of Honour Row.

Development Management

Status: GTD Application:08/2450/LBC  
Date:02/10/2008 Dismantling and rebuilding of the party wall between 3 and 4 Maids of Honour Row.

Development Management

Status: RNO Application:18/T0448/TCA  
Date:10/08/2018 T1 - Bramley Apple - Fell to ground level and grub out stump T3 - Bay - Trim to contain

Development Management

Status: RNO Application:18/T0452/TCA  
Date:17/08/2018 T2 - Cherry - Reduce to previous reduction points (i.e. by 0.5-1m)

Development Management

Status: WNA Application:18/2736/HOT

Date:17/08/2018	Return current second floor bedroom 4 and bathroom back into one single room for use as a bathroom. Installation of new sanitary fittings and modifications to the existing hot and cold water supplies, drainage and central heating within new room. Modifications to existing external soil vent pipe and other waste connections at high level on rear elevation.
<u>Development Management</u> Status: GTD Date:30/10/2018	Application:18/2737/LBC Remove existing internal partition wall to facilitate conversion of existing second floor bedroom and bathroom into one single room for use as a bathroom. Installation of new sanitary fittings and modifications to the existing hot and cold-water supplies, drainage and central heating. Modifications to existing external soil vent pipe and installation of additional waste connections at second-floor level on rear elevation.
<u>Development Management</u> Status: GTD Date:23/01/2019	Application:18/2737/DD01 Details pursuant to condition U51542 - details to specified scale of Listed Building Consent 18/2737/LBC.
<u>Development Management</u> Status: GTD Date:03/05/2022	Application:22/0827/LBC Installation of recessed downlight and wall lights in second floor bathroom.
<u>Development Management</u> Status: GTD Date:13/10/2023	Application:23/0918/LBC Alterations to the listed fabric and fixtures including to services, joinery, roof, fixtures and fittings.
<u>Development Management</u> Status: GTD Date:20/12/2023	Application:23/0918/DD01 Details pursuant to condition U0166913 - Central Hall Opening and Floor Strengthening of listed building consent 23/0918/LBC.
<u>Development Management</u> Status: GTD Date:10/01/2024	Application:23/0918/DD02 Details pursuant to condition U0166916 - Under Floor Heating of listed building consent 23/0918/LBC.
<u>Development Management</u> Status: REF Date:09/01/2024	Application:23/0918/DD03 Details pursuant to condition U0166915 - Floor Finish and Build Up of Listed Building Consent 23/0918/LBC.
<u>Development Management</u> Status: GTD Date:19/01/2024	Application:23/3244/VRC Variation of condition U0166909 Approved Drawings of listed building consent 23/0918/LBC.
<u>Development Management</u> Status: GTD Date:15/01/2024	Application:23/0918/DD04 Details pursuant to condition U0166912 - Doors and Ceiling Roses of listed building consent 23/0918/LBC.
<u>Development Management</u> Status: GTD Date:16/01/2024	Application:23/0918/DD05 Details pursuant to condition U0166911 Joinery and Panelling of Listed Building Consent 23/0918/LBC.
<u>Development Management</u> Status: GTD Date:06/02/2024	Application:23/0918/DD06 Details pursuant of condition U0166914 (Wall Light) of Listed Building Consent 23/0918/LBC.
<u>Development Management</u> Status: WDN Date:19/01/2024	Application:23/0918/DD07 Details pursuant to condition U0166914 - Wall Light of listed building consent 23/0918/LBC.
<u>Development Management</u> Status: PDE Date:	Application:23/0918/DD08 SPLIT DECISION (APPROVE) Details pursuant to conditions U0166910 - Paint Removal of listed building consent 23/0918/LBC. (REFUSE) Details pursuant to conditions U0166915 - Floor Finish and Build Up and U0166917 - Schedule of Repairs of listed building consent 23/0918/LBC.
<u>Development Management</u> Status: REC	Application:24/1016/VRC

Date: Variation of condition U0166909 Approved Drawings of listed building consent 23/0918/LBC - minor design refinements be incorporated into the approved scheme: amended bootroom layout. The minor alterations to the bootroom design allow the retention of existing structural timber posts. The proposed intervention to the rear elevation will bring the elevation to a general aesthetic closer to the adjacent properties by applying a soot wash as per the enclosed method statement.

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Building Control

Deposit Date: 13.04.2010 Installed a Gas Boiler

Reference: 10/FEN01216/GASAFE

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Building Control

Deposit Date: 13.04.2010 Installed a Gas Boiler

Reference: 10/FEN01298/GASAFE

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Building Control

Deposit Date: 26.02.2015 Install a gas-fired boiler

Reference: 15/FEN01318/GASAFE

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Building Control

Deposit Date: 05.08.2019 Internal alterations to remove bedroom partition wall to form enlarged bathroom including new associated electrical and plumbing services.

Reference: 19/1298/FP

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Building Control

Deposit Date: 08.06.2023 Refurbishment of a Grade I listed four-storey townhouse

Reference: 23/0914/IN

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Enforcement

Opened Date: 22.04.2024 Enforcement Enquiry

Reference: 24/0214/EN/LBUW

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<b>Application Number</b>	<b>23/0918/DD08</b>
<b>Address</b>	<b>3 Maids of Honour Row, Richmond, TW9 1NY</b>
<b>Proposal</b>	<b>SPLIT DECISION</b> <b>(APPROVE) Details pursuant to conditions U0166910 - Paint Removal of listed building consent 23/0918/LBC.</b> <b>(REFUSE) Details pursuant to conditions U0166915 - Floor Finish and Build Up and U0166917 - Schedule of Repairs of listed building consent 23/0918/LBC.</b>
<b>Contact Officer</b>	<b>Kerry McLaughlin</b>

## 1. RELEVANT PLANNING HISTORY

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

Ref	Proposal	Decision
24/1016/VRC	Variation of condition U0166909 Approved Drawings of listed building consent 23/0918/LBC - minor design refinements be incorporated into the approved scheme: amended bootroom layout. The minor alterations to the bootroom design allow the retention of existing structural timber posts. The proposed intervention to the rear elevation will bring the elevation to a general aesthetic closer to the adjacent properties by applying a soot wash as per the enclosed method statement.	Application Received - not yet validated
23/0918/DD07	Details pursuant to condition U0166914 - Wall Light of listed building consent 23/0918/LBC.	Withdrawn by the Applicant
23/0918/DD06	Details pursuant of condition U0166914 (Wall Light) of Listed Building Consent 23/0918/LBC.	Granted Permission
23/0918/DD05	Details pursuant to condition U0166911 Joinery and Panelling of Listed Building Consent 23/0918/LBC.	Granted Permission
23/0918/DD04	Details pursuant to condition U0166912 - Doors and Ceiling Roses of listed building consent 23/0918/LBC.	Granted Permission
23/3244/VRC	Variation of condition U0166909 Approved Drawings of listed building consent 23/0918/LBC.	Granted Permission
23/0918/DD03	Details pursuant to condition U0166915 - Floor Finish and Build Up of Listed Building Consent 23/0918/LBC.	Refused Permission
23/0918/DD02	Details pursuant to condition U0166916 - Under Floor Heating of listed building consent 23/0918/LBC.	Granted Permission
23/0918/DD01	Details pursuant to condition U0166913 - Central Hall Opening and Floor Strengthening of listed building consent 23/0918/LBC.	Granted Permission
23/0918/LBC	Alterations to the listed fabric and fixtures including to services, joinery, roof, fixtures and fittings.	Granted Permission
22/P0377/PREAPP	Alteration to the listed fabric and fixtures of merit including to services, joinery, fixtures and fittings.	Advice Provided

## 2. EXPLANATION OF OFFICER RECOMMENDATION

The relevant conditions state:

### **U0166910 - Paint Removal**

**Prior to the commencement of relevant works the method of paint removal of the cellar/wine store in the lower ground floor shall be submitted to and approved in writing by the Local Planning Authority, and to be based on test panels. The relevant works shall not be carried out other than in accordance with the approved details.**

**REASON: To protect the integrity of the Listed Building.**

### **U0166915 - Floor Finish and Build Up**

**Prior to the commencement of relevant works detailed drawings showing the floor finish and build up in the lower ground floor rooms, namely the wine cellar, tasting room and main rear lower ground floor room which leads to the wine cellar shall be submitted to and approved in writing by the Local Planning Authority. The relevant works shall not be carried out other than in accordance with the approved details.**

**REASON: To protect the integrity of the Listed Building.**

### **U0166917 - Schedule of Repairs**

**Prior to the commencement of relevant works a detailed schedule of repairs, to include specification of the lime plaster and mortar to be used in the repairs shall be submitted to and approved in writing by the Local Planning Authority. The relevant works shall not be carried out other than in accordance with the approved details.**

**REASON: To protect the integrity of the Listed Building.**

The following have been submitted:

- Home & Commercial Cover Letter
- Basement Waterproofing Basement Study
- Method Statement - Wine cellar, paint removal at 3 Maids of honour
- Method Statement - Crack repairs and cleaning of existing renders
- Schedule of Repairs
- Doff Sample
- Mansory Repairs (223073.MNP.XX.XX.SK.S.2101)
- Garden Wall (223073.MNP.XX.XX.SK.S.2102)
- Proposed Front Elevation (6388/PL10)
- Proposed Rear Elevation (6388/PL11A)

Received on 14 Mar 2024

### **U0166910 - Paint Removal**

An image of the test area for the proposed system has been provided. The information provided to discharge condition 'U0166910 - Paint Removal' is acceptable, accordingly, this condition can be discharged.

### **U0166915 - Floor Finish and Build Up**

Condition 'U0166915 - Floor Finish and Build Up' explicitly states "detailed drawings showing the floor finish and build up in the lower ground floor rooms, namely the wine cellar, tasting room and main rear lower ground floor room which leads to the wine cellar shall be submitted to and approved in writing by the Local Planning Authority". The applicant has failed to provide any detailed drawings or details of the floor finish. The only information received is some flooring options, which also appears to be proposing a membrane. Looking at the consented drawings, the description of the works was "New stone floor finishes laid over existing floor. Stone to be of minimal thickness to diminish impact on existing floor levels". There is no mention in the drawings or the schedule of works of a membrane being added and therefore this is going outside of the realms of the original permission. Accordingly, the information provided is not acceptable to discharge the condition.

### **U0166917 - Schedule of Repairs**

Additional works have been included in the schedule which did not form part of the original application. In particular the structure works to the garden wall and the rear wall of the outrigger. The works proposed include the introduction of a large number of helibars. From reviewing the drawings and the schedule of works in the original application, these works did not part of the permission and therefore cannot be agreed under this discharge of conditions application.

Moreover, concerns are raised regarding the level of detail of some of the entries, i.e., the window lintel detail does not specify the type of wood to be spliced in, council require confirmation that the new timber to be spliced in will match that of the existing. Council also require confirmation on the code of lead proposed for the repairs.

## **3. RECOMMENDATION**

### **SPLIT DECISION**

#### Approve

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered the requirements of condition U0166910 - Paint Removal of listed building consent ref: 23/0918/LBC have been met.

#### Refuse

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is not considered the requirements of conditions U0166915 - Floor Finish and Build Up and U0166917 - Schedule of Repairs of listed building consent ref: 23/0918/LBC have been met.

**SPLIT DECISION**

### **Reason for Refusal - Insufficient Information**

By reason of absence of sufficient details in relation to conditions 'U0166915 - Floor Finish and Build Up' and 'U0166917 - Schedule of Repairs', the Council has not been able to assess the potential impact of issues likely  
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to result from the proposal, detrimental to the integrity of the Listed Building. The scheme is therefore not considered to satisfy the aims and objections of the relevant conditions and policy LP3 of the Local Plan (2018).

**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. SPLIT DECISION
- 4. 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: 25.04.2024

**I agree the recommendation:**

Senior Planner

VA

Dated: 26.04.24

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

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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U0091267	Partial Approval Only
U0091268	Decision Documents