

Application reference: 24/0822/FUL SOUTH RICHMOND WARD

Date application received	Date made valid	Target report date	8 Week date
28.03.2024	08.04.2024	03.06.2024	03.06.2024

Site:

7 The Quadrant, Richmond, TW9 1BP,

Proposal:

Installation of openings in the rear wall for vents and covers.

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

APPLICANT NAME

C/O Agent
33 Broadwick Street
London
W1F 0DQ

AGENT NAME

Emily Barnard
33 Broadwick Street
London
W1F 0DQ

DC Site Notice: printed on 11.04.2024 and posted on 19.04.2024 and due to expire on 10.05.2024

Consultations:

Internal/External:

Consultee

14D Urban D
LBRuT Non-Commercial Environmental Health Noise Issues

Expiry Date

25.04.2024
25.04.2024

Neighbours:

Flat 3, Olford House, 1 Quadrant Road, Richmond, TW9 1DH, - 11.04.2024
 Flat 2, Olford House, 1 Quadrant Road, Richmond, TW9 1DH, - 11.04.2024
 Flat 1, Olford House, 1 Quadrant Road, Richmond, TW9 1DH, - 11.04.2024
 Flat C, 7 The Quadrant, Richmond, TW9 1BP, - 11.04.2024
 Maisonette First Floor, 8 Quadrant Road, Richmond, TW9 1DH, - 11.04.2024
 6 The Quadrant, Richmond, TW9 1BP, - 11.04.2024
 8 The Quadrant, Richmond, TW9 1BP, - 11.04.2024
 Flat A, 7 The Quadrant, Richmond, TW9 1BP, - 11.04.2024
 Flat 2, 6 The Quadrant, Richmond, TW9 1BP, - 11.04.2024
 Flat B, 7 The Quadrant, Richmond, TW9 1BP, - 11.04.2024
 Flat 3, 6 The Quadrant, Richmond, TW9 1BP, - 11.04.2024
 Flat 1, 6 The Quadrant, Richmond, TW9 1BP, - 11.04.2024

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

Development Management

Status: GTD Application: 02/0092
 Date: 30/04/2002 New Shopfront, Internal Alterations Including Excavation Of Basement, Disabled Lift At Rear And New Staircases.

Development Management

Status: GTD Application: 02/0093
 Date: 27/09/2002 Erection Of Externally Illuminated Projecting Sign.

Development Management

Status: REF Application: 02/2747
 Date: 01/11/2002 Installation Of New Door Access And Flush-mounted, Metal Louvred

Opening For Air Conditioning Units At Rear Elevation (quadrant Road).

<u>Development Management</u> Status: GTD Date:19/12/2002	Application:02/3426 Removal Of Existing Stair Enclosure At Rear On Second Floor And Erection Of A New Stair Enclosure To Accommodate New Exit Stairs To Street. Removal Of Porch From Rear Elevation.
<u>Development Management</u> Status: GTD Date:26/02/2003	Application:03/0261/FUL Erection Of A New Enclosure For Air Conditioning Units In Rear Elevation, With Mild Steel Sliding Panels To Conceal Units.
<u>Development Management</u> Status: GTD Date:25/07/2003	Application:03/1764/HOT Provision Of Covered Walkway On First Floor Rear Flat Roof From Stairs Enclosure To Flats Entrance And Re-location Of Bin Store.
<u>Development Management</u> Status: GTD Date:06/04/1999	Application: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.
<u>Development Management</u> Status: GTD Date:06/04/1978	Application:78/0012 Installation of a new shop front.
<u>Development Management</u> Status: REF Date:24/07/1980	Application:80/0573/ADV For Advertisements.
<u>Development Management</u> Status: REF Date:22/05/2006	Application:06/0914/COU Change use of basement, ground and first floor from A1 to A2 Finicial & Professional Services.
<u>Development Management</u> Status: GTD Date:01/07/2009	Application:09/1109/PS192 Change of use of first floor from ancillary retail space to a single flat.
<u>Development Management</u> Status: GTD Date:26/02/2010	Application: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.
<u>Development Management</u> Status: GTD Date:11/05/2010	Application:09/3389/DD01 Details pursuant to conditions U30782 (New development - noise) and U30795 (Roof lights) of planning permission 09/3389/FUL
<u>Development Management</u> Status: GTD Date:30/10/2023	Application:23/2492/PS192 Proposed use of the premises as a wellness centre (Class E (d) and (e)).
<u>Development Management</u> Status: PDE Date:	Application:24/0822/FUL Installation of openings in the rear wall for vents and covers.

Building Control
Deposit Date: 22.07.2002
Reference: 02/1367/FP
Refurbishment of retail unit,basement,ground floor,first floor & self containment of two flats on upper floors

Building Control
Deposit Date: 14.10.2002
Reference: 02/1367/1/FP
Refurbishment of retail unit,basement,ground floor,first floor & self containment of two flats on upper floors

Building Control
Deposit Date: 14.11.2002
Reference: 02/2196/BN
Conversion of second & third floor into two flats.New roof & construction of extension access stair

Deposit Date: 30.12.2002 Reference: 02/2437/AI	Fit out to form retail unit.
<u>Building Control</u> Deposit Date: 23.12.2002 Reference: 02/1367/2/FP	Refurbishment of retail unit,basement,ground floor,first floor & self containment of two flats on upper floors
<u>Building Control</u> Deposit Date: 26.10.2006 Reference: 06/2296/PP	Shopfront decorations, internal decorations, staircase, glass floor, minor building works, mechanical and electrical services, H&C distribution, waste, partitions and doors, fixtures
<u>Building Control</u> Deposit Date: 20.12.2006 Reference: 06/2296/PP/1	Shopfront decorations, internal decorations, staircase, glass floor, minor building works, mechanical and electrical services, H&C distribution, waste, partitions and doors, fixtures
<u>Building Control</u> Deposit Date: 06.10.2008 Reference: 08/2038/IN	Internal alterations to unit to all 3 floors
<u>Building Control</u> Deposit Date: 16.09.2011 Reference: 11/1788/IN	Fit out
<u>Building Control</u> Deposit Date: 17.05.2022 Reference: 22/0867/FP	Shop fit out and refurbishment
<u>Building Control</u> Deposit Date: 09.08.2023 Reference: 23/1215/IN	Ground and basement floor assembly/recreation building fit out
<u>Enforcement</u> Opened Date: 30.01.2007 Reference: 07/0038/EN/UCU	Enforcement Enquiry

2Application Number	24/0822/FUL
Address	7 The Quadrant, Richmond, TW9 1BP
Proposal	Installation of openings in the rear wall for vents and covers.
Contact Officer	Kerry McLaughlin

1. INTRODUCTION

This application is of a nature where the Council's Constitution delegates the authority to make the decision to Officers rather than it being determined by the Planning Committee.

Before preparing this summary report the planning officer has considered any relevant previous planning applications in relation to the development and considered any comments made by those interested in the application such as consultees with specialist knowledge and nearby residents.

By indicating that the development proposal complies with relevant Local Plan Policies, the planning officer is taking into account the information submitted with the application, any previous relevant applications, any comments received in connection with the application and any other case specific considerations which are material to the decision.

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

The application site is subject to the following planning constraints:

Archaeological Priority	Site: Richmond APA 2.6 Richmond Town - Archaeological Priority Area - Tier II
Area Susceptible to Groundwater Flood - Environment Agency	Superficial Deposits Flooding - >= 50% <75% - SSA Pool ID: 310
Area Susceptible to Groundwater Flood - Environment Agency	Superficial Deposits Flooding - >= 75% - SSA Pool ID: 311
Article 4 Direction A1 to A2	Restricting A1 To A2 - Parts Of Richmond TC 01/04/17 / Ref: ART4/A1TOA2/001 / Effective from: 01/04/2017
Article 4 Direction B1 to C3	Restricting B1 To C3 - Richmond 30/11/14 / Ref: ART4/CJ/007 / Effective from: 30/11/2014
Article 4 Direction Basements	Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
Article 4 Direction Class E (Town Centre) to Class C3 (Residential)	Modified Article 4 Direction Class E (Town Centre) to Class C3 (Residential). Came into effect 29 July 2022.
Building of Townscape Merit	Site: 7 The Quadrant Richmond Surrey TW9 1BP
Conservation Area	CA17 Central Richmond
Critical Drainage Area - Environment Agency	Richmond Town Centre and Mortlake [Richmond] / Ref: Group8_004 /
Increased Potential Elevated Groundwater	GLA Drain London
Increased Potential Elevated Groundwater	GLA Drain London
Key Office Area	Richmond / Richmond exemption area, as applied for / Status: Key Office Area / Area: 158725.7
Key Shop Frontage	1-7 (consec) THE QUADRANT
Key Shop Frontage	8-18 The Quadrant, Richmond (upgrade from Sec Frontage)
Main Centre Boundary	Richmond
Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency	RoFSW Extent 1 In 1000 year chance - SSA Pool ID: 46580
Throughflow Catchment Area (Throughflow and Groundwater Policy Zone)	Adopted: October 2020 , Contact: Local Plan Team
Village	Richmond and Richmond Hill Village
Village Character Area	Central Richmond - Area 15 & Conservation Area 17 Richmond & Richmond Hill Village Planning Guidance Page 56 CHARAREA06/15/01
Ward	South Richmond Ward

3. RELEVANT PLANNING HISTORY

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

The list of neighbours notified of this application are listed above.

No letters of representation have been received.

5. AMENDMENTS

None.

6. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2023)

The key chapters applying to the site are:

- 4 - Decision-making
- 12 - Achieving well-designed places
- 16 - Conserving and enhancing the historic environment

These policies can be found at:

https://assets.publishing.service.gov.uk/media/65819679fc07f3000d8d4495/NPPF_December_2023.pdf

London Plan (2021)

The main policies applying to the site are:

- D4 - Delivering good design
- D12 - Fire Safety
- HC1 - Heritage conservation and growth

These policies can be found at: <https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/london-plan-2021>

Richmond Local Plan (2018)

The main planning considerations applying to the site and the associated Local Plan policies are:

Issue	Local Plan Policy	Compliance	
Local Character and Design Quality	LP1	Yes	No
Designated Heritage Assets	LP3	Yes	No
Non-Designated Heritage Assets	LP4	Yes	No
Amenity and Living Conditions	LP8	Yes	No
Local Environmental Impacts, Pollution and Land Contamination	LP10	Yes	No

These policies can be found at

https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf

Richmond Publication Local Plan (Regulation 19 version)

The Richmond Publication Version Local Plan (Regulation 19 version) and its supporting documents, including all the Regulation 18 representations received, was considered at Full Council on 27 April. 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, including its accompanying documents, have been published for consultation on 9 June 2023. 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. As the Council considers the emerging Local Plan to be sound and legally compliant, officers and Councillors should accord relevant policies and allocations weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant

policies. 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 will continue to be used; in addition, no weight will be given to Policy 39 in relation to the 20% biodiversity net gain requirement; all other aspects and requirements of these policies will apply.

Overall, the weight afforded to each policy at this stage will differ depending on the nature of representations received to that policy. Where relevant to the application under consideration, this is addressed in more detail in the assessment below.

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Issue	Local Plan Policy	Compliance	
Local Character and Design Quality	LP28	Yes	No
Designated Heritage Assets	LP29	Yes	No
Non-Designated Heritage Assets	LP30	Yes	No
Amenity and Living Conditions	LP46	Yes	No
Local Environmental Impacts	LP53	Yes	No

These policies can be found at https://www.richmond.gov.uk/draft_local_plan_publication_version

Supplementary Planning Documents

Buildings of Townscape Merit
 Development Control for Noise Generating and Noise Sensitive Development
 Richmond and Richmond Hill Village Plan

These policies can be found at:

https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance

Other Local Strategies or Publications

Other strategies or publications material to the proposal are:
 CA17 Central Richmond Conservation Area Statement
 Central Richmond Appraisal

Determining applications in a Conservation Area

In considering whether to grant planning permission with respect to any buildings or other land in a conservation area, Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. In this context, "preserving", means doing no harm.

To give effect to that duty, decisions of the court have confirmed that for development proposed to be carried out in a conservation area, a decision-maker should accord "considerable importance and weight" to the desirability of preserving or enhancing the character or appearance of the conservation area, when weighing this factor in the balance with other material considerations which have not been given this special statutory status. This creates a strong presumption against granting planning permission where harm to the character or appearance of a conservation area is identified. The presumption can be rebutted by material considerations powerful enough to do so.

In applications where the decision-maker is satisfied that there will be no harm to the character or appearance of a conservation area, the statutory presumption against granting planning permission described above falls away. In such cases the development should be permitted or refused in accordance with the policies of the development plan and other material considerations.

7. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design/Visual Amenity
- ii Neighbour Amenity
- vii Biodiversity

Issue i - Design/Visual Amenity

Policy LP1 of the Local Plan 2018 seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage 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.

Policy LP3 of the Local Plan 2018 covers Designated Heritage Asset and states that proposals should conserve and take opportunity to make positive contribution to the historic environment such as retaining and preserving the original structure, layout, architectural features and materials or reinstatement of heritage assets. Appropriate materials and techniques should be used. There is a requirement to seek to avoid harm or justify for loss and demolition will be resisted. The significance of the asset is taken into consideration when assessing works proposed to a designated heritage asset.

Policy LP4 states that development shall preserve the significance, character and setting of non-designated heritage assets.

7 The Quadrant forms part of a late 19th century parade of shops within the Central Richmond Conservation Area and is designated as a Building of Townscape Merit (BTM). It is three storeys in stock brick under a slate roof screened by a balustrade. The shopfront is a wholly modern addition, comprising a flat glazed frontage with fascia above. Above, the first floor windows have deep reveals and are flanked by slender columns with moulded capitals. A pair of pedimented dormers at roof level add additional interest and emphasise the height of the building. Red brick detailing around the windows, white painted string courses, and prominent surrounds to the second floor windows add further architectural interest.

The rear elevation of no.7 and the wider parade back on to Quadrant Road. In contrast to the finely detailed front elevations, the rear elevations are much more utilitarian in appearance, featuring a number of air conditioning units and vents. It has much more of a 'back-street'/service road character.

The significance of no.7 as a BTM is defined by its architectural style and surviving original features, place in the wider parade and associated visual relationship and group value with neighbouring properties, and contribution to the character and streetscape of The Quadrant.

More widely, the significance of the Central Richmond Conservation Area is defined by covering the historic core of the settlement of Richmond, with a "townscape noteworthy for its variety, with a consistently high quality and many exuberant individual buildings. Many of the 18th century buildings of George Street, The Quadrant, and Sheen Road were replaced piecemeal by the mid to late 19th and early 20th century commercial architecture, providing shops for the needs of the expanded local community after the arrival of the railway... The area maintains important linkages to the neighbouring historic areas through the retention of alleys and lanes which form a transitional character with a greater level of intimacy and enclosure." (Central Richmond CAA)

This application is for the formation of new openings in the rear elevation of no.7 for vents.

No objections are raised regarding the proposed works. The rear elevation of no.7 already features a number of air conditioning units, screened by metal louvres. The new vents would sit alongside and below the existing and would comprise square openings covered in horizontal steel louvres. Similar openings are present at no.5 as well as further down Quadrant Road. As noted above, air conditioning units and vents are common along the street and so the addition of vents to no.7 would not form incongruous features. Given the presence of the existing units to no.7, the proposed new vents would have a neutral impact on the character and significance of no.7 and the wider character and appearance of the Central Richmond Conservation Area.

This application is in accordance with policies LP1, LP3 and LP4. It also conforms to paragraphs 205 and 209 of the NPPF (2023).

Issue ii - Neighbour Amenity

Policy LP8 states that development must protect the amenity and living conditions of existing, adjoining and neighbouring occupants. 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.

Policy LP10 states that the local environmental impact of development shall not lead to detrimental effects on health, safety and amenity of occupants of the development site or the surrounding land. In relation to noise, good acoustic design is encouraged which requires a noise assessment of equipment and its impacts on receptors and general background noise levels and appropriate mitigations measures where necessary. In relation to odour and fume control, potential impacts should be adequately mitigated by an impact assessment, the filtration used, height and position of chimney/outlet and the promotion and use of new abatement.

Given siting and scale, the scheme will not adversely impact neighbouring residents in terms of overbearing, visual obstruction, or loss of light.

With regard to noise, the submitted detail has been reviewed by councils Environmental Health officer who raises no objection, subject to condition ensuring that the plant will be installed and operated only in strict accordance with the acoustic report submitted by 24 Acoustics Ref. R10311-1 Rev 1 Dated 20th February 2024.

Subject to condition, the proposal is not considered to detrimentally impact the amenities of any neighbouring occupiers and therefore, is in line with policy LP8 of the Local Plan (2018) and relevant Supplementary Planning Documents/Guidance.

Issue iii - Biodiversity

Biodiversity net gain became mandatory for minor developments on applications made from 2nd April 2024. This application is exempt from mandatory biodiversity net gain on the grounds that:

- The application was made before 2nd April 2024
- The development impacts habitat of an area below a 'de minimis' threshold of 25m² or 5m of linear habitat such as hedgerows, and does not impact an onsite priority habitat
- The development is for a small scale self-build or custom house building

Other Matters

Fire Safety

The applicant has submitted a 'Reasonable Exception Statement' to address policy D12 of the London Plan (2021).

The applicant is advised that 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.

8. LOCAL FINANCE CONSIDERATIONS AND OTHER MATTERS

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. The weight to be attached to a local finance consideration remains a matter for the decision maker. The Mayor of London's CIL and Richmond CIL are therefore material considerations.

On initial assessment this development is not considered liable for the Mayoral or Richmond CIL however this is subject to confirmation by the CIL Administration Team.

9. RECOMMENDATION

This recommendation is made following careful consideration of all the issues raised through the application process. In making this recommendation consideration has been had to the statutory duties imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the requirements set out in Chapter 16 of the NPPF.

Paragraph 11 of the Framework explains how the presumption in favour of sustainable development applies. For the reasons set out above, this application falls to be determined in accordance with the test under section 38(6) of the 2004 Act, the proposal is in general conformity with the Development Plan overall and there are no material considerations of sufficient weight to justify refusal.

Grant planning permission with conditions

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: 13.05.2024

I agree the recommendation:

Senior Planner

VAA

Dated: 13.05.24