



**PLANNING REPORT**

Printed for officer by  
Jasmine Loftus on 12 April 2024

ENVIRONMENT DIRECTORATE

**Application reference: 24/0110/FUL**  
**BARNES WARD**

Date application received	Date made valid	Target report date	8 Week date
17.01.2024	02.04.2024	28.05.2024	28.05.2024

**Site:**

76 Lonsdale Road, Barnes, London,

**Proposal:**

Installation of 2 no. new gas outlets to the front elevation of the property (retrospective).

**APPLICANT NAME**

Cadent Gas Limited  
Pilot Way  
Ansty Park  
Coventry  
CV7 9JU

**AGENT NAME**

Environment and Planning  
Service  
4 Bredon Court  
Brockeridge Road  
Twynning  
Tewkesbury  
GL20 6FF

**DC Site Notice:** printed on 03.04.2024 and posted on 12.04.2024 and due to expire on 03.05.2024

**Consultations:**

**Internal:**

**Consultee**

Urban Design

**Expiry Date**

17.04.2024

**Neighbours:**

- Brook Cottage,35 Lonsdale Road,Barnes,London,SW13 9JP, - 03.04.2024
- Flat 9,Brook House,35 Lonsdale Road,Barnes,London,SW13 9JP, - 03.04.2024
- Flat 8,Brook House,35 Lonsdale Road,Barnes,London,SW13 9JP, - 03.04.2024
- Flat 7,Brook House,35 Lonsdale Road,Barnes,London,SW13 9JP, - 03.04.2024
- Flat 6,Brook House,35 Lonsdale Road,Barnes,London,SW13 9JP, - 03.04.2024
- Flat 5,Brook House,35 Lonsdale Road,Barnes,London,SW13 9JP, - 03.04.2024
- Flat 4,Brook House,35 Lonsdale Road,Barnes,London,SW13 9JP, - 03.04.2024
- Flat 3,Brook House,35 Lonsdale Road,Barnes,London,SW13 9JP, - 03.04.2024
- Flat 2,Brook House,35 Lonsdale Road,Barnes,London,SW13 9JP, - 03.04.2024
- Flat 1,Brook House,35 Lonsdale Road,Barnes,London,SW13 9JP, - 03.04.2024
- 78 Glenthams Road,Barnes,London,SW13 9JJ, - 03.04.2024
- 74 Glenthams Road,Barnes,London,SW13 9JJ, - 03.04.2024
- 74A Glenthams Road,Barnes,London,SW13 9JJ, - 03.04.2024
- Basement Flat,76 Lonsdale Road,Barnes,London,SW13 9JS, - 03.04.2024
- 74 Lonsdale Road,Barnes,London,SW13 9JS, - 03.04.2024
- Maisonette First And Second Floor,76 Lonsdale Road,Barnes,London,SW13 9JS, - 03.04.2024
- Ground Floor Flat,76 Lonsdale Road,Barnes,London,SW13 9JS, - 03.04.2024

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

Development Management

Status: GTD Application:04/0549/TCA  
Date:06/01/2005 T1 - Lime (Tilia europaea) - Reduce and reshape crown by 40% approximately to previous pollard points.

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Development Management

Status: PCO Application:24/0110/FUL  
Date: Installation of 2 no. new gas outlets to the front elevation of the property (retrospective).

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Building Control

Deposit Date: 24.04.2006 Heating (central heating/ room heating/ hot water/ boiler/ controls)  
Kitchen

Reference: 06/80224/BRECECA

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Building Control

Deposit Date: 01.07.2010 Installed a Gas Boiler

Reference: 10/FEN01969/GASAFE

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<b>Application Number</b>	<b>23/3086/FUL</b>
<b>Address</b>	76 Lonsdale Road Barnes London
<b>Proposal</b>	Installation of 2 no. new gas outlets to the front elevation of the property (retrospective).
<b>Contact Officer</b>	Jasmine Loftus
<b>Legal Agreement</b>	No

## 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 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 subject property is a three storey semi-detached property with basement level. The property, which is located in Barnes, is designated as a Building of Townscape Merit. It forms part of a group of Victorian Villas. The site is near to St Pauls School and The Swedish School, and is just south of the River Thames. It lies within the Castelnau Conservation Area. Similar properties surround.

The application site is situated within Barnes Village and is designated as:

- Area Benefiting Flood Defence
- Area Susceptible to Groundwater Flood
- Building of Townscape Merit
- Castelnau Conservation Area
- Floodzone 2
- Floodzone 3
- Surface Water Flooding
- Castelnau - Character Area
- Barnes ward

## 3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Permission is sought to retain 2no. gas outlets to the front elevation of the property, as well as 2no. meter boxes.

- Outlet 1 will be sited at lower ground level, in the lightwell.
- Outlet 2 extends upwards along the facade and balcony.
- The meter boxes would be located in the lightwell facing toward the main house. They are sited vertically.

The comprehensive list of planning history can be found above. 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 were received.

**5. 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://www.gov.uk/guidance/national-planning-policy-framework>

**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>

**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
Impact on Designated Heritage Assets	LP3	Yes
Impact on Non-Designated Heritage Assets	LP4	Yes
Impact on Amenity and Living Conditions	LP8	Yes
Impact on Flood Risk and Sustainable Drainage	LP21	Yes

These policies can be found at

[https://www.richmond.gov.uk/media/15935/adopted\\_local\\_plan\\_interim.pdf](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) was published on 9 June 2023 for public consultation which ended on 24 July 2023.

The Publication Version Local Plan, together with all the representations received during the representation period, the plan and its supporting documents were submitted to the Secretary of State for examination on 19 January 2024. The submission documents do not form part of the statutory development plan for the Borough, however, by publishing and submitting the Borough Local Plan for independent examination the Council has formally confirmed its intention to adopt the Publication Plan.

The Publication Version Local Plan, including its evidence base, are material considerations for decision-making. 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 Borough Local Plan to be sound and legally compliant, officers and Councillors should accord relevant policies and allocations significant weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Therefore, the weight afforded to each policy at this stage will differ depending on the level and type of representation to that policy. This is addressed in more detail in the assessment below where it is relevant to the application.

Note that it was agreed by Full Council on 27 April, when the Publication Plan was approved, 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.

Issue	Publication Local Plan Policy	Compliance
Flood risk and sustainable drainage	8	Yes
Local character and design quality	28	Yes
Designated heritage assets	29	Yes
Non-designated heritage assets	30	Yes
Amenity and living conditions	46	Yes

### Supplementary Planning Documents

Buildings of Townscape Merit  
Design Quality  
Village Plan - Barnes

These policies can be found at:

[https://www.richmond.gov.uk/services/planning/planning\\_policy/local\\_plan/supplementary\\_planning\\_documents\\_and\\_guidance](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:

Community Infrastructure Levy  
Castlenau Conservation Area Statement

### 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.

## 6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- Design and impact on heritage assets
- Impact on neighbour amenity
- Flood Risk

- Fire Safety

### **Design and impact on heritage assets**

*Policy LP1 of the Adopted Local Plan requires all developments to be of a high architectural and design quality. Proposals should demonstrate a thorough understanding of site context and contribute positively to the site and the wider village. The Council will consider matters such as 'compatibility with local character including the relationship to existing townscape, development patterns, views, local grain and frontages as well as scale, height, massing, density, landscaping, proportions, form, materials and detailing' as well as layout and siting. This is supported by Policy 28 of the Draft Local Plan*

*Policy LP3 states that 'development [should] conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough'. The significance of the borough's heritage assets (including their settings) will be conserved and enhanced. This is supported by Policy 29 of the Draft Local Plan.*

*Policy LP4 states that 'the Council will seek to preserve, and where possible enhance, the significance, character and setting of non-designated heritage assets, including Buildings of Townscape Merit'. This is supported by Policy 29 of the Draft Local Plan*

The gas pipes are located to the front elevation of the property, painted in white. The pipes have a narrow diameter and are white to match the render of the house. The pipes run along existing linear features: outlet 1 is below ground level; outlet 2 runs vertically along the drainpipe to side of the bay window and horizontally between the lower and upper ground floors and along the balcony.

The pipework does not harm the integrity of the BTM as an asset of unique architectural quality and character. The pipes would be viewed alongside the existing feature so that they do not stand out unduly or disturb the appearance of the building or wider street scene. It satisfactorily integrates with the host dwelling, as such, there is no objection to retention of the pipes.

Paragraph 205 of the NPPF states 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 207 of the NPPF states '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'. In this instance, the works are minor in nature and are relatively discreet. This does not harm the setting of the conservation area.

Paragraph 208 of the NPPF states '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'. In this instance, the works would not harm the character or appearance of the property as the pipework is acceptably designed to minimise its visual impact. The structure responds to the features as existing on the facade and therefore is acceptable.

In view of the above, the proposal complies with the aims and objectives of policies LP1, LP3 and LP4 of the Local Plan and policies 28, 29 and 30 of the Publication Local Plan as supported by the Castelnau Conservation Area Statement.

### **Impact on Neighbour Amenity**

*Policy LP8 of the Adopted Local Plan requires that development to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties. Appropriate design and layout should prevent harm, including through overbearing; overshadowing, or sense of enclosure. This is supported by Policy 46 of the Draft Local Plan.*

The pipework does not project from the front wall. There would be no harm including through overshadowing or visual impact. The meter boxes are within the lightwell where they are concealed from view and would not impact neighbouring properties. The works are not understood to present any harm to amenity and accord with policy LP8 of the Local Plan and Policy 46 of the Draft Plan.

### **Flood Risk**

*Policy LP21 of the Adopted Local Plan states that 'all developments should avoid, or minimise, contributing to all sources of flooding, including fluvial, tidal, surface water, groundwater and flooding from sewers, taking account of climate change and without increasing flood risk elsewhere'. This is supported by Policy 8 of the Draft Local Plan.*

The installation of pipework and meter boxes along existing walls would not contribute to flood risk. The works comply with Policy LP21 of the Local Plan and Policy LP8 of the Draft Plan.

### **Fire Safety**

*Policy D12 of the London Plan 2021 states that all developments must achieve the highest standards for fire safety.*

The applicant has provided a Fire Safety Strategy to comply with this requirement. The installation of the pipework to the principal elevation would not alter the existing footprint or evacuation routes. All new installations including the boiler are sited away from internal staircases. In the event of fire, the document identifies safety measures including a nearby fire hydrant.

## **7. 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.

## **8. 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  
This application requires a Legal Agreement  YES  NO  
This application has representations on file  YES  NO

Case Officer (Initials): **JLO** Dated: 28/05/2024

**I agree the recommendation:**

South Area Team Manager: .....ND.....

Dated: .....28.05.2024.....