



**Application reference: 24/0823/HOT**  
**SOUTH RICHMOND WARD**

Date application received	Date made valid	Target report date	8 Week date
28.03.2024	09.04.2024	04.06.2024	04.06.2024

**Site:**

2 Sheen Park, Richmond, TW9 1UW,

**Proposal:**

Demolition of existing attached outbuilding and part ground floor existing 2-storey addition and construction of a new single-storey rear and side extension.

**APPLICANT NAME**

Mrs Emily Guilhem  
 59 Houblon Road  
 Richmond  
 Surrey  
 TW10 6DB  
 United Kingdom

**AGENT NAME**

Mr Mark Bretherton  
 Spaces  
 The Charter Building  
 Uxbridge  
 UB8 1JG

**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

**Expiry Date**

25.04.2024

**Neighbours:**

- 4 Alton Road, Richmond, TW9 1UJ, - 11.04.2024
- 3 Alton Road, Richmond, TW9 1UJ, - 11.04.2024
- 2 Alton Road, Richmond, TW9 1UJ, - 11.04.2024
- 1 Alton Road, Richmond, TW9 1UJ, - 11.04.2024
- 108 - 110 Sheen Road, Richmond, TW9 1UR, - 11.04.2024
- Basement, 108 - 110 Sheen Road, Richmond, TW9 1UR, - 11.04.2024
- 106 Sheen Road, Richmond, TW9 1UR, - 11.04.2024
- 108B Sheen Road, Richmond, TW9 1UR, - 11.04.2024
- Flat 2, 106 Sheen Road, Richmond, TW9 1UR, - 11.04.2024
- Flat 1, 106 Sheen Road, Richmond, TW9 1UR, - 11.04.2024
- Flat A, 108 Sheen Road, Richmond, TW9 1UR, - 11.04.2024
- 5 Walton Court, Sheen Park, Richmond, TW9 1UL, - 11.04.2024
- 3 Walton Court, Sheen Park, Richmond, TW9 1UL, - 11.04.2024
- 1 Walton Court, Sheen Park, Richmond, TW9 1UL, - 11.04.2024
- Flat 6, 1 Sheen Park, Richmond, TW9 1UW, - 11.04.2024
- Flat 4, 1 Sheen Park, Richmond, TW9 1UW, - 11.04.2024
- Flat 3, 1 Sheen Park, Richmond, TW9 1UW, - 11.04.2024
- Flat 2, 1 Sheen Park, Richmond, TW9 1UW, - 11.04.2024
- Flat 5, 1 Sheen Park, Richmond, TW9 1UW, - 11.04.2024
- Flat 1, 1 Sheen Park, Richmond, TW9 1UW, - 11.04.2024
- Flat 3, 98 Sheen Road, Richmond, TW9 1UF, - 11.04.2024
- Flat 2, 98 Sheen Road, Richmond, TW9 1UF, - 11.04.2024
- Flat 1, 96 Sheen Road, Richmond, TW9 1UF, - 11.04.2024

Ground Floor,Grand Prix House,102 - 104 Sheen Road,Richmond,TW9 1UF, - 11.04.2024  
 Flat 1,98 Sheen Road,Richmond,TW9 1UF, - 11.04.2024  
 Flat 2,96 Sheen Road,Richmond,TW9 1UF, - 11.04.2024  
 Ground Floor Flat,2 Sheen Park,Richmond,TW9 1UW, - 11.04.2024  
 4 Sheen Park,Richmond,TW9 1UW, - 11.04.2024  
 Flat 3,100 Sheen Road,Richmond,TW9 1UF, - 11.04.2024  
 Flat 2,100 Sheen Road,Richmond,TW9 1UF, - 11.04.2024  
 Flat 1,100 Sheen Road,Richmond,TW9 1UF, - 11.04.2024

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

<u>Development Management</u>	
Status: REF	Application:89/0161/FUL
Date:15/03/1989	Rear Roof Extension To Form Habitable Room.
<u>Development Management</u>	
Status: REF	Application:89/1892/FUL
Date:01/11/1989	Loft Conversion
<u>Development Management</u>	
Status: GTD	Application:92/0353/S192
Date:25/03/1992	Use Of Ground Floor As Flat And Upper Floors As Maisonette.
<u>Development Management</u>	
Status: GTD	Application:92/0608/FUL
Date:24/04/1992	Alterations To Windows Of Ground Floor Flat.
<u>Development Management</u>	
Status: GTD	Application:92/0609/FUL
Date:28/05/1992	Erection Of Double Garage.
<u>Development Management</u>	
Status: PDE	Application:24/0823/HOT
Date:	Demolition of existing attached outbuilding and part ground floor existing 2-storey addition and construction of a new single-storey rear and side extension.

Appeal  
 Validation Date: 02.04.1990      Loft Conversion  
 Reference: 20/0050/AP/REF

Building Control  
 Deposit Date: 01.04.1992      Alterations to ground floor flat  
 Reference: 92/0379/FP

Building Control  
 Deposit Date: 08.11.2007      Installed a Gas Boiler  
 Reference: 07/COR01022/CORGI

Building Control  
 Deposit Date: 23.03.2020      Install a gas-fired boiler  
 Reference: 20/FEN01409/GASAFE

Building Control  
 Deposit Date: 17.02.2020      Install a gas-fired boiler  
 Reference: 20/FEN02288/GASAFE

Building Control  
 Deposit Date: 03.11.2020      Install a gas fire  
 Reference: 21/FEN02364/GASAFE

Enforcement  
 Opened Date: 13.03.2009      Enforcement Enquiry  
 Reference: 09/0125/EN/USD

<b>Application Number</b>	<b>24/0823/HOT</b>
<b>Address</b>	<b>2 Sheen Park Richmond TW9 1UW</b>
<b>Proposal</b>	<b>Demolition of existing attached outbuilding and part ground floor existing 2-storey addition and construction of a new single-storey rear and side extension.</b>
<b>Contact Officer</b>	<b>Jeremy Maclsaac</b>
<b>Target Determination Date</b>	<b>04/06/2024</b>

## 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 has considered 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

2 Sheen Park is a late 19th century semi-detached house within the Sheen Road Conservation Area and is designated as a Building of Townscape Merit (BTM). It is two storeys (plus attic accommodation) with the front and side elevations in red brick and the rear elevation in stock brick, under a clay tile roof.

The application site is designated as:

Area Susceptible To Groundwater Flood - Environment Agency	Superficial Deposits Flooding - >= 75% - SSA Pool ID: 146
Article 4 Direction Basements	Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
Building of Townscape Merit	Site: 2 Sheen Park Richmond Surrey TW9 1UW
Community Infrastructure Levy Band	Higher
Conservation Area	CA31 Sheen Road Richmond
Critical Drainage Area - Environment Agency	Richmond Town Centre and Mortlake [Richmond] / Ref: Group8_004 /
Increased Potential Elevated Groundwater	GLA Drain London
Main Centre Buffer Zone	Richmond Town Centre Boundary Buffer Zone - A residential development or a mixed use scheme within this 400 metre buffer area identified within the Plan does not have to apply the Sequential Test (for Flood Risk) as set out in Local Plan policy LP21.
Take Away Management Zone	Take Away Management Zone
Throughflow Catchment Area (Throughflow and Groundwater Policy Zone)	Adopted: October 2020 , Contact: Local Plan Team
Village	Richmond and Richmond Hill Village
Village Character Area	Sheen Road - Area 16 & Conservation Area 31 Richmond & Richmond Hill Village Planning Guidance Page 60 CHARAREA06/16/01

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

The proposed development comprises Demolition of existing attached outbuilding and part ground floor existing 2-storey addition and construction of a new single-storey rear and side extension.

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

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	
		Yes	No
Flood risk and sustainable drainage	8	Yes	No
Local character and design quality	28	Yes	No
Designated heritage assets	29	Yes	No
Non-designated heritage assets	30	Yes	No
Amenity and living conditions	46	Yes	No

### Supplementary Planning Documents

Buildings of Townscape Merit  
Design Quality  
House Extension and External Alterations  
Richmond and Richmond Hill Village

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:  
Strategic Flood Risk Assessment 2021  
Sheen Road Richmond Conservation Area Statement  
Sheen Road Richmond Conservation Area Study

### 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:

- i Design and impact on heritage assets
- ii Impact on neighbour amenity
- iii Flood Risk
- iv Fire Safety
- v Biodiversity

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

*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 requires development to conserve the historic environment of the borough, and where possible make a positive contribution. Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal.*

*Policy LP4 seeks to preserve, and where possible enhance, the significance, character and setting of non-designated heritage assets, including Buildings of Townscape Merit (BTM).*

#### Background

2 Sheen Park is a late 19th century semi-detached house within the Sheen Road Conservation Area and is designated as a Building of Townscape Merit (BTM). It is two storeys (plus attic accommodation) with the front and side elevations in red brick and the rear elevation in stock brick, under a clay tile roof. To the front is a bay window topped by a shallow pediment which sits below a pair of arched windows with a central mullion. A gabled dormer faced in brick breaks the eaves level above the paired windows. The recessed entrance door (paired with no.4) features an elaborate surround finishing below a single arched window. Architectural detailing includes the white-painted dentil course to the bay window pediment, white-painted string courses, and unusual black brick detailing to the dormer. To the rear is a two-storey outrigger and further small outshut. The side and rear elevations of no.2 are highly visible from Sheen Park and Alton Road respectively.

No.2 forms a pair with no.4 and together they form part of a small group of similar pairs. These are typical of the wider character of Sheen Park which is formed of pairs of late Victorian red brick houses of two to three storeys. Common features include paired sash windows, front facing gabled dormers and use of contrasting brickwork to highlight architectural detailing. Together the houses comprise a more unusual mix of late Victorian architecture which provides variety and interest to the streetscape. The rear elevations of houses along the western spur of Sheen Park are highly visible from Alton Road.

The significance of no.2 as a BTM is defined by its architectural style and surviving original features, close visual relationship with no.4, wider visual relationship and group value with neighbouring properties, and contribution to the character and streetscape of Sheen Park.

More widely, the significance of the Sheen Road Conservation Area is defined by the "dominant nineteenth century date and a consistently high quality of townscape" (Conservation Area Study)

which reflects the growth of Richmond following the arrival of the railway in 1846.

#### Proposal

This application is for the construction of a new rear/side extension.

#### Assessment

No objections are raised regarding the proposed extension. It would form a subservient addition to the main building and would not dominate or compete with it. The side element would be well set back from the front elevation and form a modest addition to the side of the building. The use of matching brickwork and detailing would allow the extension to integrate visually with the main building. The side extension would be partly visible from Sheen Park and also Alton Road but is not considered to form a detracting feature. The rear extension would be partly screened from view from Alton Road but is also not considered to form a detracting feature due to its sympathetic design and use of matching materials.

Overall, it is considered that the extension would form a subservient and sympathetic addition to no.2 which would preserve its character and significance as a BTM and the character and appearance of the Sheen Road 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).

#### **ii Impact on 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.*

*The SPD on House Extensions and External Alterations notes that generally an extension of 3m in depth for a terrace property will be acceptable. Where the proposed extension seeks a larger depth, the eaves should be reduced to 2.2m at the shared boundary to mitigate detrimental impact on neighbours such as sense of enclosure or overbearing. However, the final test of acceptability is dependent on the specific circumstances of the site which may justify greater rear projection.*

It is not considered that there would be a detrimental impact on the outlook of the occupiers of the adjoining properties and within the street scene as a whole due to the bulk, scale and design of the proposed alterations to the ground floor.

With regards to no. 4 Sheen Park, given the works will not extend past the existing point of the ground floor rear extension, no issues are foreseen with regards to unacceptable loss of light, visual intrusion or overbearing. The extension will be taller than the existing are the rear but within the SPD guidelines for depth.

With regards to nos. 96 to 104 Sheen Road, the rear gardens of these properties will be near the subject development but given the separation distance from habitable rooms, no issues are foreseen with regards to loss of light, visual intrusion or overbearing. No unacceptable amount of amenity loss is anticipated with regard to these neighbouring properties.

The property would remain solely in residential use as a result of the proposal. An undue increase in noise or pollution would not occur as a result of the proposal.

The proposed scheme is considered acceptable in terms of neighbour amenity. 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), policy 46 of the Publication Local Plan (Regulation 19 Version) and relevant Supplementary Planning Documents/Guidance.

#### **iii Flood Risk**

Policy LP21 of the Local Plan states ‘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.

The application site is situated within an area susceptible to groundwater flood.

The proposal does not seek to alter the ground floor level of the existing dwelling. Therefore, no increase in flood risk will occur as a result of the proposal and the proposal is consistent with LP21.

**iv Fire Safety**

The applicant has submitted a ‘Fire Strategy’ 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.

**v Biodiversity**

Biodiversity net gain became mandatory for minor developments on applications made from 2<sup>nd</sup> April 2024. This application is exempt from mandatory biodiversity net gain on the grounds that it comprises a householder application which is subject to exemption.

**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**

**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): .....JMA.....

Dated: .....04.06.2024.....

**I agree the recommendation:**

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

Dated: .....04.06.2024.....