

Application reference: 23/2752/DD02 SOUTH RICHMOND WARD

Date application received	Date made valid	Target report date	8 Week date
16.04.2024	18.04.2024	13.06.2024	13.06.2024

Site:

36 Sheen Road, Richmond, TW9 1AW,

Proposal:

Details pursuant to PART OF condition U0175473 Detailed drawings of planning permission 23/2752/HOT

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

APPLICANT NAME

Mr Naughton
Marshgate House
36 Sheen Road
Richmond
Richmond Upon Thames
TW9 1AW

AGENT NAME

Mr Philip Jones-Lloyd
Studio 2,
Three Eastfields Avenue,
Riverside Quarter,
London
SW18 1GN
United Kingdom

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

Consultations:

Internal/External:

Consultee

21D Urban D

Expiry Date

10.05.2024

Neighbours:

-

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

Development Management

Status: GTD Application:00/T1081
Date:01/08/2000 Walnut - Rebalance

Development Management

Status: WDN Application:01/2944
Date:20/10/2002 Installation Of Chiller Unit Within Loft Area With Exposed Metal Grille.
Internal Alterations.

Development Management

Status: WDN Application:01/2945
Date:20/10/2002 Installation Of Chiller Unit Within Loft Area, Resulting In Minor Modification
To Roof Line And External Metal Grille.

Development Management

Status: GTD Application:02/1125
Date:13/06/2002 Internal And External Alterations Including New Cooling System.

Development Management

Status: GTD Application:02/1126
Date:13/06/2002 Installation Of 2 New Bathrooms, Minor Structural Alterations, Comfort
Cooling Installation On 1st Floor, Refurbishment Of 1st Floor Sash Windows,
Interior Redecoration, Upgrade Electrical System, Roof Work To
Accommodate Cooling System.

<u>Development Management</u> Status: GTD Date:03/07/2002	Application:02/T1057 Magnolia - Prune/trim To Shape In Autumn (very Light Re-balancing Works)
<u>Development Management</u> Status: GTD Date:03/07/2002	Application:02/T1058 Magnolia - Prune/trim To Shape In Autumn (very Light Re-balancing Works)
<u>Development Management</u> Status: WNA Date:05/05/2004	Application:04/0705 Removal Of Existing Sash Window At First Floor Level And Replace With Full Length Paired Casement Doors And Fixed Side Windows. Remove Existing Door At Ground Level And Replace With New Window With Ventilation For Boiler/tumble Dryer.
<u>Development Management</u> Status: WNA Date:05/05/2004	Application:04/0706 Removal Of Existing Sash Window At First Floor Level And Replace With Full Length Paired Casement Doors And Fixed Side Windows To Match Existing In Style. Remove Existing Door At Ground Floor Level And Replace With New Window, With Ventilator
<u>Development Management</u> Status: WNA Date:07/11/1991	Application:90/2064/LBC Internal And External Alterations And Refurbishment.
<u>Development Management</u> Status: REF Date:17/05/1991	Application:91/0196/LBC Demolition Of Rear Portion Of Boundary Wall Between No 36 & 38 Sheen Road. Erection Of New Boundary Wall Across Rear Of No 38 Where Garden Widens.
<u>Development Management</u> Status: GTD Date:07/11/1991	Application:91/1542/LBC Structural Repairs And Strengthening Works, Minor Alterations, Window Sash Alterations.
<u>Development Management</u> Status: GTD Date:24/07/1995	Application:94/3687/LBC Erection Of Satellite Dish On Roof
<u>Development Management</u> Status: GTD Date:07/09/1995	Application:95/T2449/CA Magnolia Overhanging Parking Area - Raise Height Of Canopy By Approx 1.5m
<u>Development Management</u> Status: GTD Date:07/09/1995	Application:95/T2354/CA Mulberry Tree At Rear Of Property - Reduce Weight From Ends Of Lowest Heavy Limbs By Approx 20 To Suitable Growth Point Leaving As Natural Appearance As Possible
<u>Development Management</u> Status: GTD Date:07/09/1995	Application:95/T2355/CA Eucalyptus On Left Rear Boundary - Reduce And Shape The Limb System By Approx 20 Leaving As Balanced & Natural Appearance As Possible.
<u>Development Management</u> Status: GTD Date:07/09/1995	Application:95/T2356/CA Fell - Robinia At Front Of Property
<u>Development Management</u> Status: GTD Date:07/09/1995	Application:95/T2357/CA Magnolia Grandiflora At Front Left Of Property - Reduce And Reshape System By 10 -15 Cutting Back To Suitable Growth Points Leaving As Balanced And Natural Appearance As Possible
<u>Development Management</u> Status: GTD Date:07/09/1995	Application:95/T2358/CA Magnolia At Front Left Of Property - Trim Lateral Limbs Away From Building To Provide Approx 4 Feet Clearance. Remove Dead Wood
<u>Development Management</u> Status: GTD Date:05/09/1996	Application:96/2124/FUL Demolition And Rebuilding Of Two Retaining Walls And Alteration To Existing Wrought Iron Entry Gates
<u>Development Management</u> Status: GTD	Application:96/2126/CAC

Date:05/09/1996	Demolition And Rebuilding Of Two Retaining Walls And Alteration To Existing Wrought Iron Gates
<u>Development Management</u> Status: GTD Date:15/10/1996	Application:96/2281/LBC Internal Alterations
<u>Development Management</u> Status: GTD Date:06/08/1996	Application:96/T1967/CA Remove - Magnolia Grandiflora
<u>Development Management</u> Status: GTD Date:27/09/1996	Application:96/T2897/CA Eucalyptus Gunnii - Thin Out And Remove Overhanging Branches
<u>Development Management</u> Status: GTD Date:27/09/1996	Application:96/T2898/CA Fell Sapling Acer Pseudoplatanus
<u>Development Management</u> Status: GTD Date:27/09/1996	Application:96/T2899/CA Ficus - Prune And Reshape
<u>Development Management</u> Status: GTD Date:27/09/1996	Application:96/T2900/CA Acacia - Remove All Deadwood
<u>Development Management</u> Status: GTD Date:27/09/1996	Application:96/T2901/CA Acacia - Remove All Deadwood
<u>Development Management</u> Status: GTD Date:27/09/1996	Application:96/T2902/CA Morus Nigra - Prune And Thin Out
<u>Development Management</u> Status: GTD Date:09/12/1996	Application:96/T3868/CA Poplar - Prune And Reduce Crown By 20
<u>Development Management</u> Status: GTD Date:04/10/1978	Application:78/0915 Formation of flat roof behind front ridge to take the place of the internal pitches and valley gutter.
<u>Development Management</u> Status: GTD Date:06/04/1979	Application:78/1451 Provision of glazing bars to windows in the front elevation.
<u>Development Management</u> Status: GTD Date:16/08/1973	Application:72/3322 Reduction in width of vehicular access, rebuilding of part of frontage wall, addition of two new piers and erection of wrought iron gates and railings to match existing.
<u>Development Management</u> Status: REF Date:28/05/1974	Application:73/2725 Conversion of part of basement to provide housekeepers flat; conversion and use of part of basement, ground and first floors as Architects studio and offices.
<u>Development Management</u> Status: REF Date:08/01/1976	Application:75/0277 Conversion of part of basement to provide housekeepers flat; conversion and use of parts of basement, ground and first floor as Architects studio and offices.
<u>Development Management</u> Status: REF Date:24/11/1975	Application:75/0278 Conversion and use of basement, ground and part first floors as Architects studio and offices; conversion of part first floor and second floor to provide two self-contained flats.
<u>Development Management</u> Status: GTD Date:03/09/2004	Application:04/2306/HOT Removal of existing windows at first floor kitchen level and replace with full length paired casement doors side windows to match existing style. Replace door with window at ground floor level.
<u>Development Management</u> Status: GTD	Application:04/2307/LBC

Date:03/09/2004	Remove existing sash window at first floor level and replace with full length paired casement doors and side windows to match existing in style. Remove existing door at ground floor level and replace with new window, with ventilation for boiler and tumble dryer.
<u>Development Management</u> Status: PDE Date:	Application:08/T0146/TCA T1; Mulberry - Crown reduce by 30% T2; Eucalyptus - Reduce crown by 30% T3; Horse Chestnut - Reduce crown by 30%
<u>Development Management</u> Status: GTD Date:08/09/2010	Application:10/2091/HOT Alterations including a front extension to the garage, a side extension, alterations and amendments to openings and fenestration.
<u>Development Management</u> Status: GTD Date:08/09/2010	Application:10/2092/LBC Alterations including a front extension to the garage, a side extension, alterations and amendments to openings and fenestration, internal alterations.
<u>Development Management</u> Status: GTD Date:25/01/2011	Application:10/T0721/TCA T1 - Eucalyptus in side (secret) garden to be felled. Its a non native & leaning into A multi stemmed silver birch. Whilst not unstable as yet if left it may well become so. T2 - Large poplar which is a lapsed Pollard. To be retrenched T3 - Mulberry Tree. Thin Crown less than 10% to reduce mechanical Loading on stems T4 - Eucalyptus (adj to patio) Crown reduction 10%
<u>Development Management</u> Status: WDN Date:22/09/2011	Application:10/2092/DD01 Details pursuant to condition U34390 (schedule of works) and U34384 (service runs) of planning permission 10/2092/LBC
<u>Development Management</u> Status: GTD Date:12/12/2011	Application:11/3463/LBC Replace sanding damaged parquet flooring in the main hallway area with a stone cabochon floor to match the cabochon floor on the existing front porch.
<u>Development Management</u> Status: GTD Date:21/12/2011	Application:10/2092/DD02 Details pursuant to conditions U34384 (Service Runs), U34390 (Room by Room Schedule of Works), part U34385 (Additional Details) and BD12 (Details - Materials) to be approved of planning permission 10/2092/LBC
<u>Development Management</u> Status: RNO Date:02/04/2013	Application:13/T0104/TCA T1-2 - Magnolia - 30% reduction to keep crown foliage away from the front elevation of the house, raise crown by removing one branch from each tree. T3 - Eucalyptus - Crown reduction 20% and crown thinning 20% T4 - Mulberry - Thin Crown 10% and reduction 20% to reduce mechanical loading from wide open branches. T5 - Sycamore - Fell T6 - Poplar - Pollard T7 - Aesculus Carnea - Crown reduction of 20% and crown cleaning
<u>Development Management</u> Status: RNO Date:09/09/2016	Application:16/T0500/TCA T1 - Magnolia x 2 - Reduce the height and the lateral spread of both trees by 1m all round, crown lift the right-hand tree to 2.5m above ground, clean out crowns, and remove deadwood. T2 - Mulberry - Thin through the crown by 15% and remove deadwood. T3 - Goat Willow - Reduce the height and the lateral spread all round by 2 - 2.5m, clean out crown and remove deadwood. T4 - False Acacia - Reduce the overall height by and the lateral spread all round by 2.5m and remove deadwood. T5 - Black Poplar - Remove trunk growth up to the crown break. T6 - Gleditsia Spp - Reduce the height and the lateral spread all round by 0.75 - 1m and remove deadwood. T7 - False Acacia - Remove all deadwood and dieback within the crown. T8 - Sycamore - Reduce the height and the lateral spread all round by 2 - 2.5m, clean out crown and remove deadwood. T9 - Horse Chestnut - Crown thin by 15% from branch tip to centre.
<u>Development Management</u> Status: RNO Date:28/03/2017	Application:17/T0102/TCA T1 - False Acacia - Monolith the tree at approx. 4m above ground level T2 -

False Acacia - Monolith the tree at approx. 6m above ground level

Development Management

Status: RNO

Date:23/06/2022

Application:22/T0409/TCA

5 DAY DANGEROUS TREE NOTICE a tree that has fallen and is blocking access in a rear garden at 36 Sheen Road. Please see this as notice that we will remove this tree that has collapsed.

Development Management

Status: RNO

Date:25/08/2022

Application:22/T0555/TCA

Poplar tree in rear garden. Permission is requested to prune the tree back to previous pollard points. About 10 years growth. Poles c.7-10 metres in length. Reduction to canopy height c.7 metres Reduction to canopy width c.4 Metres Back to clear previous pollard points Remaining height c.12 metres Remaining width c.3 metres Aim to maintain the tree at an appropriate size for the location.

Development Management

Status: GTD

Date:21/02/2024

Application:23/2752/HOT

Single-storey rear lower ground floor extension. Lowering of existing ground floor levels of existing two-storey rear extension. Associated internal alterations. Alterations to landscaping including new steps into garden. Alteration to fenestration including new double garage doors. Internal plant room within existing house.

Development Management

Status: GTD

Date:21/02/2024

Application:23/2753/LBC

Single-storey rear lower ground floor extension. Lowering of existing ground floor levels of existing two-storey rear extension. Associated internal alterations. Alterations to landscaping including new steps into garden. Alteration to fenestration including new double garage doors. Internal plant room within existing house.

Development Management

Status: RNO

Date:22/01/2024

Application:23/T1119/TCA

Poplar - fell tree of poor form to remove eyesore and create more usable garden space.

Development Management

Status: GTD

Date:02/05/2024

Application:23/2752/DD01

Details pursuant to condition BD12 Details - Materials to be approved of planning permission reference: 23/2752/HOT.

Development Management

Status: PDE

Date:

Application:23/2752/DD02

Details pursuant to PART OF condition U0175473 Detailed drawings of planning permission 23/2752/HOT

Development Management

Status: PCO

Date:

Application:23/2752/DD03

Details pursuant to condition U0175473 - Detailed drawings (vestibule door), and U0175477 - Construction management plan, of planning permission 23/2752/HOT.

Building Control

Deposit Date: 09.08.2002

Reference: 02/1513/FP

Internal and external alterations including new comfort cooling system.

Building Control

Deposit Date: 20.06.2008

Reference: 08/NIC01381/NICEIC

Kitchen Extension to circuit (in kitchen special location/ installation)

Building Control

Deposit Date: 19.05.2011

Ground floor side and front extension and alterations and refurbishment to house

Reference: 11/0925/IN

Building Control

Deposit Date: 06.09.2011

Installed a Flue Liner Installed a Flue Liner Installed a Flue Liner Installed a Flue Liner Installed a Flue Liner

Reference: 11/FEN03363/GASAFE

Building Control

Deposit Date: 25.07.2012 Installed a Gas Fire
Reference: 12/FEN02067/GASAFE

Building Control

Deposit Date: 04.09.2012 Rewire of all circuits
Reference: 12/ELE00519/ELECSA

Building Control

Deposit Date: 09.01.2017 Install one or more new circuits
Reference: 17/NIC00034/NICEIC

Building Control

Deposit Date: 05.10.2020 Install a gas-fired boiler
Reference: 20/FEN03165/GASAFE

Building Control

Deposit Date: 25.11.2021 Install a gas-fired boiler
Reference: 22/FEN01498/GASAFE

Building Control

Deposit Date: 04.11.2023 Install a gas-fired boiler
Reference: 23/FEN03584/GASAFE

Building Control

Deposit Date: 07.12.2023 Circuit alteration or addition in a special location
Reference: 23/NIC03028/NICEIC

Building Control

Deposit Date: 07.05.2024 Single storey rear extension, lowering of kitchen floor with underpinning to walls, new doors and window to patio area, new staircase to library, raising of garage floor, new plant room

Reference: 24/0555/IN

Enforcement

Opened Date: 07.05.2003 Enforcement Enquiry
Reference: 03/00167/EN

Application Number	23/2752/DD02
Address	36 Sheen Road Richmond TW9 1AW
Proposal	Details pursuant to PART OF condition U0175473 Detailed drawings of planning permission 23/2752/HOT
Contact Officer	Sukhdeep Jhooti
Target Determination Date	13.06.2024

1. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Details pursuant to PART OF condition U0175473 Detailed drawings of planning permission 23/2752/HOT

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

- **23/2752/HOT.** Single-storey rear lower ground floor extension. Lowering of existing ground floor levels of existing two-storey rear extension. Associated internal alterations. Alterations to landscaping including new steps into garden. Alteration to fenestration including new double garage doors. Internal plant room within existing house. **Granted**

2. EXPLANATION OF OFFICER RECOMMENDATION

The relevant condition states:

The works shall not be carried out otherwise than in accordance with detailed drawings and samples including plans, elevations, and sections as applicable; such drawings to be submitted to and approved by the Local Planning Authority in writing to show:

Detailed drawings of a scale 1:20 to show how the new wall of the extension hereby approved would sit alongside that of the boundary wall, and treatment of any gap between them, to demonstrate that there would be no accumulation of debris between the two.

Detailed drawings of a scale 1:20 to show how the foundations of the extension would relate to those of the boundary wall.

Detailed internal elevational drawings of a scale of 1:20 showing new door between the dining room and the vestibule.

REASON: To protect the integrity of the building.

The following have been submitted:

- Topographical survey
- 0581 (21) 01
- 0581 (23) 01
- 0581 (27) 01
- 0581 (01) 20
- 0581 (01) 21
- 240306-01 Revision A
- 240306 – 05 Revision A

All of the above received on 16 April 2024.

The details supplied relate to the first two parts of the condition above, namely:

1) Detailed drawings of a scale 1:20 to show how the new wall of the extension hereby approved

would sit alongside that of the boundary wall, and treatment of any gap between them, to demonstrate that there would be no accumulation of debris between the two.

2) Detailed drawings of a scale 1:20 to show how the foundations of the extension would relate to those of

the boundary wall.

The Council's Conservation Officer has reviewed the submitted information and has raised no objections.

This condition is partially discharged as the remaining detail below is outstanding:

Detailed internal elevational drawings of a scale of 1:20 showing new door between the dining room and the vestibule.

An informative would be placed in the Council's Decision Notice regarding this matter.

3. RECOMMENDATION

This submission only partially complies with the terms of Condition U0175473 Detailed drawings of planning permission 23/2752 dated 20.02.2024 and details of the following matters remain to be submitted to and approved by the Local Planning Authority:-

Detailed internal elevational drawings of a scale of 1:20 showing new door between the dining room and the vestibule.

Discharge condition in part

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES / ~~NO~~

I therefore recommend the following:

- | | |
|-------------------------|-------------------------------------|
| 1. REFUSAL | <input type="checkbox"/> |
| 2. PERMISSION | <input checked="" type="checkbox"/> |
| 3. FORWARD TO COMMITTEE | <input type="checkbox"/> |

This application is CIL liable

<input type="checkbox"/> YES*	<input checked="" type="checkbox"/> NO
(*If yes, complete CIL tab in Uniform)	

This application requires a Legal Agreement

<input type="checkbox"/> YES*	<input checked="" type="checkbox"/> NO
(*If yes, complete Development Condition Monitoring in Uniform)	

This application has representations online
(which are not on the file)

<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
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This application has representations on file

<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
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Case Officer (Initials): SJH

Dated: ...11.06.2024

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner

VAA

Dated: 11.06.2024

This application has been subject to representations that are contrary to the officer recommendation. The Head of Development Management has considered those representations and concluded that the

application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Head of Development Management:

Dated: