

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Paul

Surname

Wuensche

Company Name

Address

Address line 1

49 B Lonsdale Road

Address line 2

Barnes

Address line 3

Town/City

London

County

Richmond Upon Thames

Country

Postcode

SW13 9JR

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

First floor rear extension, replacement and extension of the main roof including raising of the ridge height and insertion of roof lights to the side roof slope, replacement of the ground floor rear extension roof with a flat roof and insertion of a roof light, and alterations to fenestration details

Reference number

24/0812/HOT

Date of decision (date must be pre-application submission)

30/05/2024

Please state the condition number(s) to which this application relates

Condition number(s)

U0182106 - Protective Fencing (Other)-Small Fencing

Has the development already started?

Yes

No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

Yes

No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

49b Lonsdale Road Arb Report April 2024

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

An in-principle objection is raised against the introduction of a mansard roof extension. This is an atypical roof form not only for the Conservation Area, but would not be found on a coach house, and is not evident on other coach houses in the area, which all have gabled or hipped roofs. As this appears to be the original roof form, a hipped roof is most appropriate. The mansard also adds additional bulk and a top-heavy appearance, unbalancing the proportions of the coach house, and significantly altering its appearance. It would appear out of place as both a building type and within the local streetscape. The applicant is strongly advised not to pursue this element of the scheme.

The removal of chimneys is also viewed unfavourably and should be retained with a more appropriate roof form.

No concerns are raised regarding the scale and proportions of the proposed dormers, nor are there any concerns raised with regard to the proposed fenestration and exterior materials. However, any dormer should be set further back to reduce visibility.

The rear extension would be visible and add bulk to the existing dwelling, but views toward would be glimpsed and viewed in the context of other, much altered coach houses - provided the extension is of a sympathetic design and materials, it may be acceptable.

The replacement of the existing rear extension is reasonable.

The amendments to the fenestration appear overly large and out of scale with the proportions of the building. The fenestration should be reduced to a more traditional appearance, rationalising and regularising openings.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Detailed Planning Ltd

Date

20/06/2024