

Application reference: 22/2779/DD01 SOUTH RICHMOND WARD

Date application received	Date made valid	Target report date	8 Week date
26.06.2024	26.06.2024	21.08.2024	21.08.2024

Site:

32 The Green, Richmond, TW9 1LX,

Proposal:

Details pursuant to condition U0143992 - Schedule of Works and Method Statement, of listed building consent 22/2779/LBC.

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

APPLICANT NAME

S Browne
32 The Green
Richmond
TW9 1LX

AGENT NAME

Ms Claire Humphreys
43-45 Park Street
Bristol
BS15NL

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

Consultations:**Internal/External:**

Consultee
21D Urban D

Expiry Date

19.07.2024

Neighbours:

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

Status: REF

Date:11/06/2002

Application:02/0879

Change Of Use From B1 (office) To Class D1 (specialist Eye Surgery) And Associated External Works, Including Installation Of An Air Conditioning Unit.

Development Management

Status: REF

Date:11/06/2002

Application:02/1095

Change Of Use From B1 (offices) To Class D1 (specialist Eye Surgery), And Associated Internal And External Alterations Including Installation Of An Air Conditioning Unit.

Development Management

Status: REF

Date:10/04/2003

Application:02/2290

Change Of Use From B1 Class To D1 Class And Installation Of Air Conditioning Unit And Associated Ductwork And Air Condensing Unit In Rear Court Yard.

Development Management

Status: REF

Date:10/04/2003

Application:02/2293

Internal And External Alterations Associated With Change Of Use To Class D1. Alterations Include Installation Of Concrete Floor And Four Steel Columns In Basement, Two Grilles In Lower Panelling Of Two Ground Floor Rooms, Air Handling Plant

Development Management

Status: GTD Date:30/05/2003	Application:03/1274/COU Change Of Use To Single Family Dwelling House. works onsite have ceased - follow up with conservation officer Nicollete required and an email update from the agent required as to establish the progress of the works onsite.
<u>Development Management</u> Status: REF Date:21/08/1990	Application:90/1172/FUL Continuation As B1 Office Use Without Complying With Cond.1 Of Planning Consent Ref Ric12308 (restriction On Use By Manning & Clamp).
<u>Development Management</u> Status: GTD Date:25/03/1991	Application:91/0073/FUL Use As Class B1 (office Use Only) Use Without Compliance With Conditions Attached To Consents 70/2233 And 72/420 (limitations Of Use By Applicants)
<u>Development Management</u> Status: WNA Date:16/09/1992	Application:92/1030/LBC Block In 3 Communicating Door Openings. Conversion Of Two Rear Cloakrooms To Shower Room And W.c/tea Station.
<u>Development Management</u> Status: GTD Date:21/01/1993	Application:92/1570/LBC Block In 3 Communicating Door Openings. Formation Of Door At Basement Stair. Dry Line Over Severely Damaged Panelling In Room G4 & Application Of Fabric To Walls Above Dado In Room G2. Apply Intumescent Paint To Panelling. Open Up Blocked U
<u>Development Management</u> Status: GTD Date:15/02/1967	Application:66/2242 Change of use of two rooms on the ground floor from residential to office use.
<u>Development Management</u> Status: GTD Date:17/12/1970	Application:70/2233 Continuation of use of two ground floor rooms as offices.
<u>Development Management</u> Status: REF Date:29/06/1972	Application:72/0420 Change of use of basement and part of ground floor from residential to office use.
<u>Development Management</u> Status: WNA Date:30/10/2008	Application:08/1236/FUL Change of use to single family dwelling house.
<u>Development Management</u> Status: WDN Date:29/01/2009	Application:08/3765/FUL Change of use from office to residential, lowering of basement and new roof lantern.
<u>Development Management</u> Status: WDN Date:28/01/2009	Application:08/3766/LBC Change of use from office to residential single family dwelling. Internal remodelling, fitting on new kitchen and bathrooms and lowering part basement floor by 300mm and new roof lantern.
<u>Development Management</u> Status: GTD Date:19/05/2009	Application:09/0292/FUL Change of use from offices to residential. Minor internal re-modelling, fitting out of new kitchen and bathrooms.
<u>Development Management</u> Status: GTD Date:19/05/2009	Application:09/0306/LBC Change of use from offices to residential. Minor internal re-modelling, fitting out of new kitchen and bathrooms.
<u>Development Management</u> Status: GTD Date:24/10/2011	Application:11/1839/HOT Repairs and maintenance of existing structure, removal of basement waterproof tanking membrane, treatment of rising damp, repair structural members and repair/replacement of rotten windows (like-for-like).
<u>Development Management</u> Status: GTD Date:24/10/2011	Application:11/1840/LBC Repairs and maintenance of existing structure, removal of basement waterproof tanking membrane, treatment of rising damp, repair structural

members and repair/replacement of rotten windows (like-for-like).

<u>Development Management</u> Status: VOID Date:06/09/2011	Application:11/2868/VOID REPAIRS AND MAINTENANCE OF EXISTING STRUCTURE, REMOVAL OF BASEMENT WATERPROOF TANKING MEMBRANE, TREATMENT OF RISING DAMP, REPAIR STRUCTURAL MEMBERS AND REPAIR/REPLACEMENT OF ROTTEN WINDOWS (LIKE-FOR-LIKE).
<u>Development Management</u> Status: VOID Date:06/09/2011	Application:11/2869/VOID REPAIRS AND MAINTENANCE OF EXISTING STRUCTURE, REMOVAL OF BASEMENT WATERPROOF TANKING MEMBRANE, TREATMENT OF RISING DAMP, REPAIR STRUCTURAL MEMBERS AND REPAIR/REPLACEMENT OF ROTTEN WINDOWS (LIKE-FOR-LIKE).
<u>Development Management</u> Status: WNA Date:08/08/2012	Application:12/2450/HOT Install discrete steel members to provide additional support to original timber beams. The existing beams will not be removed. This is necessary to tie the existing back wall to the building, which has been pulling away from the house over the past few years. Conservation of wall panels. The wall panels have been overlaid using nails, glue and screws with ply board, ply and plaster board, and asbestos. These panels may need a backing 'frame' of thin ply, to be remounted based on photographs of original positions.
<u>Development Management</u> Status: GTD Date:27/09/2012	Application:12/2451/LBC Install discrete steel members to provide additional support to original timber beams. The existing beams will not be removed. This is necessary to tie the existing back wall to the building, which has been pulling away from the house over the past few years. Conservation of wall panels. The wall panels have been overlaid using nails, glue and screws with ply board, ply and plaster board, and asbestos. These panels may need a backing 'frame' of thin ply, to be remounted based on photographs of original positions.
<u>Development Management</u> Status: WON Date:09/06/2017	Application:13/3501/VRC The attached method statement details the method for re-instatement and preservation of wall panels.
<u>Development Management</u> Status: GTD Date:04/02/2015	Application:12/2451/DD01 Details pursuant to condition U54183 (Miscellaneous details) of listed building consent 12/2451/LBC.
<u>Development Management</u> Status: WON Date:23/01/2018	Application:14/4789/LBC Install matching internal window shutters in two window bays
<u>Development Management</u> Status: GTD Date:25/03/2015	Application:14/4853/LBC Add steel frames to two chimney breasts on the ground floor and repair the associated brickwork.
<u>Development Management</u> Status: WON Date:13/08/2018	Application:14/4930/VRC Details pursuant to condition U44248 (details to scale) of listed building consent 11/1840/LBC
<u>Development Management</u> Status: GTD Date:15/05/2018	Application:11/1840/DD01 Details pursuant to condition U44250 - Material Details
<u>Development Management</u> Status: GTD Date:15/05/2018	Application:09/0292/DD01 Details pursuant to conditions U25786 (detailed drawings) and U25781 (freestanding units) of planning permission 09/0292/FUL.
<u>Development Management</u> Status: GTD Date:15/05/2018	Application:09/0306/DD01 Details pursuant to conditions U25787 (detailed drawings) and U25788 (freestanding units) of planning permission 09/0306/LBC
<u>Development Management</u> Status: GTD Date:05/06/2018	Application:11/1840/DD02 Details pursuant to condition U44254 (Joist replacement/repair) of listed

building consent 11/1840/LBC.

<u>Development Management</u> Status: REF Date:26/04/2022	Application:22/0547/LBC Overhaul existing pitched roof covering, replace existing lead valley gutter, internal rainwater pipe, and vary basement waterproofing system.
<u>Development Management</u> Status: REF Date:26/04/2022	Application:22/0746/FUL Overhaul existing pitched roof covering, replacing lead valley gutter, internal rainwater pipe, and varying basement waterproofing system.
<u>Development Management</u> Status: GTD Date:29/11/2022	Application:22/2778/HOT Works to the central gutter, raising and widening valley gutter, alterations to 'M' shape roof.
<u>Development Management</u> Status: GTD Date:29/11/2022	Application:22/2779/LBC Works to the central gutter, raising and widening valley gutter, alterations to 'M' shape roof.
<u>Development Management</u> Status: WON Date:11/01/2024	Application:22/3086/HOT Raising the existing basement floor level, installation of a new timber staircase and installation of a cavity drainage system to the existing basement floor and walls.
<u>Development Management</u> Status: INV Date:	Application:22/3087/LBC Raising the existing basement floor level, installation of a new timber staircase and installation of a cavity drainage system to the existing basement floor and walls
<u>Development Management</u> Status: WDN Date:07/08/2023	Application:23/1873/HOT Remedial structural works to stabilise an existing roof purlin.
<u>Development Management</u> Status: GTD Date:08/02/2024	Application:23/1874/LBC Remedial structural works to stabilise an existing roof purlin.
<u>Development Management</u> Status: PDE Date:	Application:22/2779/DD01 Details pursuant to condition U0143992 - Schedule of Works and Method Statement, of listed building consent 22/2779/LBC.

Appeal

Validation Date:	Change of use of basement and part of ground floor from residential to office use.
Reference: 72/0420	Appeal Allowed

Building Control

Deposit Date: 22.01.1993 Reference: 92/1137/1/FP	Separation of 31 and 32 The Green and refurbishment of 32
Deposit Date: 20.11.2014 Reference: 14/2620/BN	Internal structural alterations
Deposit Date: 14.09.2017 Reference: 17/1844/IN	Material change of use of offices to domestic dwelling house and associated internal works.

Enforcement

Opened Date: 23.05.2011 Reference: 11/0250/EN/LBUW	Enforcement Enquiry
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Enforcement

Opened Date: 30.05.2012 Reference: 12/0283/EN/LBUW	Enforcement Enquiry
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Enforcement

Opened Date: 29.03.2017 Enforcement Enquiry
Reference: 17/0170/EN/UBW

Enforcement

Opened Date: 28.02.2022 Enforcement Enquiry
Reference: 22/0066/EN/LBUW

Application Number	22/2779/DD01
Address	32 The Green, Richmond, TW9 1LX
Proposal	Details pursuant to condition U0143992 - Schedule of Works and Method Statement, of listed building consent 22/2779/LBC.
Contact Officer	Kerry McLaughlin

1. RELEVANT PLANNING HISTORY

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

22/2779/LBC - Works to the central gutter, raising and widening valley gutter, alterations to 'M' shape roof. - Application Granted

2. EXPLANATION OF OFFICER RECOMMENDATION

The relevant condition states:

U0143992 - Schedule of Works and Method Statement

Prior to the commencement of works a detailed Schedule of Works and Method Statement setting out how the works will be undertaken and how the historic fabric of the roof will be fully protected shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the proposed development is in keeping with the existing Listed Building and does not prejudice the appearance of the Conservation Area.

The following have been submitted:

- Construction Management Plan
- Method Statement
- Schedule of Works to Roof

Received on 26 Jun 2024.

The submitted 'Method Statement' confirms independent tubular scaffold will be erected, "the scaffold will be tied into the building through windows and not the external brickwork, beams will be installed to allow public access at the corner on the front elevation to ensure 1.2m of walkway available. A temporary roof will be installed to provide protection to the building during the works, all timber works will be assessed once the existing tiled roof covering has been removed for inspection by the client's structural engineer. The existing slates will be inspected and those deemed for re-use will be stacked on site, the remainder disposed of. The external façade of the scaffolding will be clad to protect the public throughout the works."

The schedule of works details all works in relation to the main roof, valley gutter and repairs to purlin.

The submission has been reviewed by the Council's conservation officer, who raises no objection.

The information provided is acceptable. However, the permission does not extend to the replacement of any roof timbers over and above that in the application. If, upon removing the roof tiles, it is found that some parts of the timber roof structure need to be replaced, the applicant should contact the Local Authority as soon as possible.

The submitted details are considered to protect the integrity of the host Listed Building.

3. RECOMMENDATION

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered the requirements of condition 'U0143992 - Schedule of Works and Method Statement' of listed building consent ref: 22/2779/LBC have been met.

Discharge Condition

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: 10.07.2024

I agree the recommendation:

Senior Planner

VAA

Dated: 10.07.24