



PLANNING REPORT

Printed for officer by
Jack Davies on 8 August 2024

Application reference: 22/1240/NMA1
BARNES WARD

Date received	application	Date made valid	Target report date	8 Week date
11.07.2024		11.07.2024	08.08.2024	08.08.2024

Site:

33 Lonsdale Road, Barnes, London, SW13 9JP

Proposal:

Non material amendment to planning approval 22/1240/HOT to allow for Amended description of development to retain the rear outbuilding previously proposed for demolition.

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

APPLICANT NAME

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AGENT NAME

Miss Imogen North
51-52 St Johns Square
London
EC1V4JL
United Kingdom

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

-

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

Development Management

Status: GTD Application:01/T1582
Date:07/11/2001 Bay - Trim Back Encroaching Growth

Development Management

Status: GTD Application:01/T1583
Date:07/11/2001 Maple - Reduce And Reshape By 20

Development Management

Status: GTD Application:94/T3429/CA
Date:06/12/1994 Remove One Limb Of Magnolia Grandiflora Which Overhangs The Conservatory

Development Management

Status: GTD Application:99/T0843
Date:19/07/1999 Robinia (large)- Reduce By 30 , Reshape, Remove Deadwood & Bring Central Dead Trunk Down By 2m To Fork

Development Management

Status: RNO Application:16/T0089/TCA

Date:31/03/2016 T1 (ID# 9) - Indian Bean - Clean to remove all dead, diseased and broken branches 2 centimetres in diameter and larger throughout crown. Prune overhanging branches back to boundary line.

Development Management

Status: GTD Application:16/3601/FUL

Date:24/03/2017 Demolition of existing coach house and rear outbuilding and the erection of a replacement two storey coach house side extension, a single-storey rear extension, extension to existing basement with associated lightwells, installation of two rear dormer windows and associated cycle parking, front boundary railings, gates and landscaping.

Development Management

Status: GTD Application:16/3601/DD01

Date:15/08/2018 Details pursuant to conditions U20565 (Arboricultural Method Statement), U20566 (Tree Planting Scheme) and U20567 (Hard and Soft Landscaping Required) attached to planning permission 16/3601/FUL for demolition of existing coach house and rear outbuilding and the erection of a replacement two storey coach house side extension, a single-storey rear extension, extension to existing basement with associated lightwells, installation of two rear dormer windows and associated cycle parking, front boundary railings, gates and landscaping.

Development Management

Status: GTD Application:22/1240/HOT

Date:08/09/2022 Demolition of existing coach house and rear outbuilding and the erection of a replacement two storey coach house side extension; a single storey rear extension; extension to existing basement with associated lightwells; portico to main entrance, installation of two rear dormer windows; and associated cycle parking, front boundary railings, gates and landscaping

Development Management

Status: RNO Application:24/T0244/TCA

Date:30/04/2024 See report uploaded for tree species and locations. All trees to be felled to make way for landscaping project and new tree planting scheme.

Development Management

Status: GTD Application:22/1240/NMA

Date:08/05/2024 Non material amendment to planning approval 22/1240/HOT to remove 'extension to existing basement with associated lightwells' from the wording of the description of development; to allow for omission of the proposed basement extension and associated facilities including external staircases and reconfiguration of internal layouts; and to remove conditions U0137933 No sleeping accommodation in basement and U0137935 Basement construction

Development Management

Status: PCO Application:22/1240/NMA1

Date: Non material amendment to planning approval 22/1240/HOT to allow for Amended description of development to retain the rear outbuilding previously proposed for demolition.

Development Management

Status: PCO Application:22/1240/DD01

Date: Details pursuant to condition U0137937 Construction Management Plan

Building Control

Deposit Date: 28.09.2012 Installed a Gas Boiler

Reference: 13/FEN00108/GASAFE

Building Control

Deposit Date: 14.03.2024 LOFT CONVERSION WITH REAR DORMERS, SINGLE STOREY REAR EXTENSION AT GROUND FLOOR LEVEL, FULL REFURBISHMENT INCLUDING STRUCTURAL ALTERATIONS TO CREATE NEW OPENINGS, FORMATION OF EN-SUITES TO BEDROOMS, REPLACEMENT WINDOWS AND ASSOCIATED WORKS TO AN EXISTING TWO STOREY DWELLING - AND TWO STOREY REAR EXTENSION AT GROUND AND FIRST FLOOR LEVELS AND FULL REFURBISHMENT TO THE ATTACHED COACH HOUSE.

Reference: 24/0327/IN

22/1240/NMA1
33 Lonsdale Road Barnes London SW13 9JP

Proposal:

Non material amendment to planning approval 22/1240/HOT to allow for Amended description of development to retain the rear outbuilding previously proposed for demolition.

Site description:

No.33 Lonsdale Road comprises a five-bedroom, detached, two-storey plus attic and cellar Victorian villa, with a two-storey coach-house attached, one of a group of similar houses located on the south side of Lonsdale Road. The building is not listed, but is designated by the Council as a Building of Townscape Merit (BTM), and is located within the Castelnau Conservation Area.

Relevant Planning History:

Outlined above.

Public and other representations:

No consultation undertaken.

Amendments:

None.

Planning Policies

The proposal has been considered having regard to the policies within the Council's Local Plan in particular:

Local Plan (Adopted July 2018)

- LP1 Local Character and Design Quality
- LP3, LP4 Heritage Assets
- LP8 Amenity and Living Conditions
- LP21 Flood Risk and Sustainable Drainage

Supplementary Planning Documents / Guidance:

- Barnes Village Planning Guidance

Professional comment:

This submission seeks confirmation that to remove 'Non material amendment to planning approval 22/1240/HOT to allow for Amended description of development to retain the rear outbuilding previously proposed for demolition'

The application is accompanied by proposed drawings which show the existing outbuilding retained.

There are four key tests that need to be satisfied in order for a proposal to be considered a non-material amendment, these are:

1. *Is the proposed change significant in terms of its scale (magnitude, degree etc.) in relation to the original approvals?*
2. *Would the proposed change result in a development that will appear noticeably different to what interested parties may have envisaged or could result in an impact on the amenity of the occupiers of the adjoining properties?*
3. *Would the interests of any third party or body who participated in or were informed the original decision be disadvantaged in any way?*
4. *Would the amendments be contrary to any planning policy of the LPA's*

In regards to the above tests it is noted that:

1. The proposed changes would result in an increased scale as the outbuilding would be retained. This is particularly apparent due to its proximity to the proposed rear extension.
2. The change would appear noticeably different, particularly from the view of the nearest adjacent neighbour. The combination of the approved rear extension and the retained outbuilding would have impact on the amenity of the neighbouring residents.
3. As above, the neighbours amenity could be compromised.
4. The combined rear extension and outbuilding would extend beyond the neighbours rear elevation by a distance greater than 4m and is non-compliant with the house extensions and external alterations SPD. No further evidence has been submitted by the applicant to demonstrate amenity would not be

compromised to the ground floor, rear elevation window of No.35 and as such it is considered that Local Plan Policy LP8 is not satisfied.

Summary

The changes proposed are considered to represent a material alteration to the approved scheme.

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): ...DAV.....

Dated:08/08/24.....

I agree the recommendation:

Senior Planner: GE

Dated: 08/08/2024