

Application reference: 24/1562/HOT SOUTH RICHMOND WARD

Date application received	Date made valid	Target report date	8 Week date
20.06.2024	27.06.2024	22.08.2024	22.08.2024

Site:

15 Kings Road, Richmond, TW10 6NN,

Proposal:

Remove existing walls and piers from front boundary. Create new pedestrian entrance with railed gate and with new brick piers to match the house and existing boundary wall. Install a brick wall with railings to extend to existing pier on northern boundary.

APPLICANT NAME

Mrs Krystyna Houser
15 Kings Road
Richmond
TW10 6NN

AGENT NAME

Mr Dan Bowyer
74 Sydney Road
Wimbledon
SW20 8EF

DC Site Notice: printed on 28.06.2024 and posted on 05.07.2024 and due to expire on 26.07.2024

Consultations:

Internal/External:

Consultee

14D Urban D
LBRUT Transport

Expiry Date

12.07.2024
12.07.2024

Neighbours:

Flat 5,108 Church Road,Richmond,TW10 6LW, - 28.06.2024
Flat 4,108 Church Road,Richmond,TW10 6LW, - 28.06.2024
Flat 3,108 Church Road,Richmond,TW10 6LW, - 28.06.2024
Flat 2,108 Church Road,Richmond,TW10 6LW, - 28.06.2024
Flat 1,108 Church Road,Richmond,TW10 6LW, - 28.06.2024
Second Floor Flat,106 Church Road,Richmond,TW10 6LW, - 28.06.2024
First Floor Flat,106 Church Road,Richmond,TW10 6LW, - 28.06.2024
Ground Floor Flat,106 Church Road,Richmond,TW10 6LW, - 28.06.2024
Flat 6,108 Church Road,Richmond,TW10 6LW, - 28.06.2024
Basement Flat,106 Church Road,Richmond,TW10 6LW, - 28.06.2024
40 Kings Road,Richmond,TW10 6NW, - 28.06.2024
38 Kings Road,Richmond,TW10 6NW, - 28.06.2024
17 Kings Road,Richmond,TW10 6NN, - 28.06.2024
13 Kings Road,Richmond,TW10 6NN, - 28.06.2024

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

Development Management

Status: GTD Application:01/T0148
Date:23/02/2001 Apple Tree - Remove

Development Management

Status: GTD Application:01/T0149
Date:23/02/2001 Apple Tree - Remove

Development Management

Status: GTD Application:99/0417
Date:27/04/1999 Use Of Upper Three Floors As A Maisonette And Basement As A Flat.

Development Management

Status: GTD Date:17/05/1999	Application:99/1005 Provision Of Internal Staircase To Convert Property Back To Single Family Dwelling.
<u>Development Management</u> Status: GTD Date:19/07/1999	Application:99/T0834 Ash (front Garden) - Remove
<u>Development Management</u> Status: GTD Date:19/07/1999	Application:99/T0835 Sweet Chesnut (front Garden) - Remove
<u>Development Management</u> Status: GTD Date:21/01/2000	Application:99/2335 Demolition Of Existing Single Storey Extension To Rear And Replacement With Part One, Part Three Storey Extension.
<u>Development Management</u> Status: GTD Date:15/05/1987	Application:87/94/14 Property as:-basement-self contained flat, ground - two bedsitting rooms, toilet and bathroom, part 1st floor one bedsitting room, toilet and bathroom, remainder of 1st and 2nd floor non-self contained flat (Plan A dated 10.5.62 received on 28.4.87).
<u>Development Management</u> Status: GTD Date:11/04/2019	Application:18/4117/HOT Demolition of existing single-storey extension at lower ground-floor level and construction of single-storey rear extension. Revised fenestration layout to side and rear elevations at lower ground, ground and first-floor levels.
<u>Development Management</u> Status: REF Date:20/06/2019	Application:19/1248/HOT Introduction of new basement to existing townhouse
<u>Development Management</u> Status: RNO Date:09/11/2020	Application:20/T0936/TCA T1 - Sycamore - fell and remove stump T2 - Contorted Willow - fell and remove stump
<u>Development Management</u> Status: GTD Date:17/12/2020	Application:20/2971/HOT Removal of existing garden storage structure and childrens treehouse, and the construction of an outbuilding in the rear garden.
<u>Development Management</u> Status: REF Date:13/01/2021	Application:20/2974/HOT To remove the existing front boundary wall and piers and replace with new brick piers and two hardwood timber sliding gates.
<u>Development Management</u> Status: WDN Date:19/02/2021	Application:21/0130/VRC Variation of condition U0059937 - Approved Drawings, and removal of condition U0059939 - Restriction of use of Roof, of planning permission 18/4117/HOT to allow a roof terrace.
<u>Development Management</u> Status: REF Date:09/07/2021	Application:21/0587/HOT Demolition of existing single storey extension at lower ground floor level and construction of single storey rear extension. Revised fenestration layout to side and rear elevations at lower ground, ground and first floor levels, and roof terrace with associated screening
<u>Development Management</u> Status: GTD Date:13/10/2022	Application:21/0887/HOT Creation of single storey basement level
<u>Development Management</u> Status: GTD Date:17/07/2023	Application:21/0887/DD01 Details pursuant to condition DV42 - Details of foundations - piling etc, of planning permission 21/0887/HOT.
<u>Development Management</u> Status: GTD Date:12/09/2023	Application:21/0887/DD02 Details pursuant to condition U0140270 - Construction Management Plan, of planning permission 21/0887/HOT.
<u>Development Management</u> Status: RNO Date:24/07/2024	Application:24/T0481/TCA T1 - Magnolia tree situated in front garden. Tree has a height of

approximately 5 metres and spread of approximately 3 metres. Proposed works are to remove tree to allow for landscaping works. T2 - Further Magnolia tree situated in front garden. Tree has a height of approximately 6.5 metres and spread of approximately 4 - 4.5 metres. Proposed works are to reduce height and spread of tree by approximately 1 metre, leaving tree with a height of approximately 5.5 metres and spread of approximately 3 - 3.5 metres.

Development Management

Status: PDE

Date:

Application:24/1562/HOT

Remove existing walls and piers from front boundary. Create new pedestrian entrance with railed gate and with new brick piers to match the house and existing boundary wall. Install a brick wall with railings to extend to existing pier on northern boundary.

Building Control

Deposit Date: 15.02.2000

Reference: 00/0303/FP

Three storey rear extension and internal alterations.

Building Control

Deposit Date: 30.05.2000

Reference: 00/0303/2/FP

Three storey rear extension and internal alterations.

Building Control

Deposit Date: 29.03.2000

Reference: 00/0303/1/FP

Three storey rear extension and internal alterations.

Building Control

Deposit Date: 20.12.2019

Reference: 19/1987/IN

Three storey rear extension with structural openings to existing dwelling and structural and layout reconfiguration throughout, excavation and underpinning to create habitable basement space below full footprint (excluding electrical installation)

Building Control

Deposit Date: 04.02.2022

Reference: 22/0218/IN

Construction of detached outbuilding to rear (excluding electrical installation)

Building Control

Deposit Date: 06.12.2023

Reference: 23/NIC03001/NICEIC

Circuit alteration or addition in a special location

Enforcement

Opened Date: 13.08.2021

Reference: 21/0355/EN/NAP

Enforcement Enquiry

Application Number	24/1562/HOT
Address	15 Kings Road, Richmond, TW10 6NN
Proposal	Remove existing walls and piers from front boundary. Create new pedestrian entrance with railed gate and with new brick piers to match the house and existing boundary wall. Install a brick wall with railings to extend to existing pier on northern boundary.
Contact Officer	Kerry McLaughlin

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 has 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 is taking into account 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

The property is semi-detached dwelling, located to the western side of Kings Road. The property is formed of light-coloured stock brick with steps up to the front door, a bay window across the lower ground and upper ground floor and white render detailing around all openings.

The application site is subject to the following planning constraints:

Area Poorly Provided with Public Open Space	Area poorly provided with Public Open Space
Article 4 Direction Basements	Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
Building of Townscape Merit	Site: 15 Kings Road Richmond Surrey TW10 6NN
Conservation Area	CA30 St Matthias Richmond
Critical Drainage Area - Environment Agency	Richmond Town Centre and Mortlake [Richmond] / Ref: Group8_004 /
Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency	RoFSW Extent 1 In 1000 year chance - SSA Pool ID: 30078
Surface Water Flooding (Area Less Susceptible to) - Environment Agency	
Throughflow Catchment Area (Throughflow and Groundwater Policy Zone)	Adopted: October 2020 , Contact: Local Plan Team
Village	Richmond and Richmond Hill Village
Village Character Area	St Matthias - Area 11 & Conservation Area 30 Richmond & Richmond Hill Village Planning Guidance Page 40 CHARAREA06/11/01
Ward	South Richmond Ward

3. RELEVANT PLANNING HISTORY

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

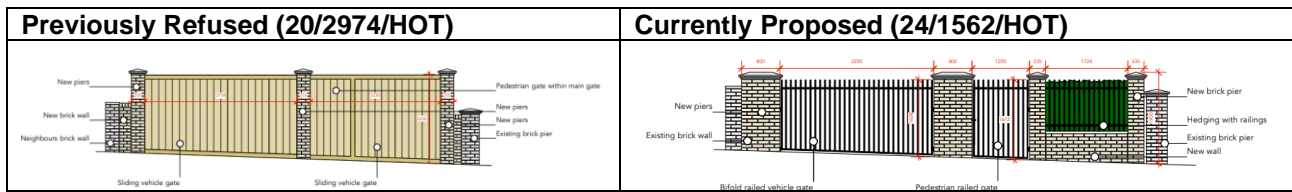
20/2974/HOT - To remove the existing front boundary wall and piers and replace with new brick piers and two hardwood timber sliding gates. - Application Refused.

This application was refused on the following grounds:

“Reason for Refusal - Design and Heritage

The proposed gates, by reason of the combined height, design and materials, would form an incongruous front boundary treatment, enclosing the host property which would be inconsistent with and detrimental to the

otherwise open character of front boundaries of similar properties in the streetscene. This would be to the detriment of the setting of the BTM and the character and appearance of the wider St Matthias Conservation Area. The proposal would therefore be in conflict with the Local Plan (2018), in particular policies LP1, LP3 and LP4 and the NPPF.”



4. CONSULTATIONS CARRIED OUT

The list of neighbours notified of this application are listed above.

No letters of representation have been received.

5. AMENDMENTS

None.

6. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2023)

The key chapters applying to the site are:

- 4 - Decision-making
- 12 - Achieving well-designed places
- 14 - Meeting the challenge of climate change, flooding and coastal change
- 16 - Conserving and enhancing the historic environment

These policies can be found at:

https://assets.publishing.service.gov.uk/media/65819679fc07f3000d8d4495/NPPF_December_2023.pdf

London Plan (2021)

The main policies applying to the site are:

- D4 - Delivering good design
- D12 - Fire Safety
- HC1 - Heritage conservation and growth
- G7 - Trees and woodlands
- SI12 - Flood risk management

These policies can be found at: <https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/london-plan-2021>

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	No
Designated Heritage Assets	LP3	Yes	No
Non-Designated Heritage Assets	LP4	Yes	No
Amenity and Living Conditions	LP8	Yes	No
Trees, Woodland and Landscape	LP16	Yes	No
Sustainable Travel Choices	LP44	Yes	No
Parking Standards and Servicing	LP45	Yes	No

These policies can be found at

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.

Where relevant to the application under consideration, this is addressed in more detail in the assessment below.

Issue	Local Plan Policy	Compliance	
Local Character and Design Quality	LP28	Yes	No
Designated Heritage Assets	LP29	Yes	No
Non-Designated Heritage Assets	LP30	Yes	No
Amenity and Living Conditions	LP46	Yes	No
Trees, Woodland and Landscape	LP42	Yes	No
Sustainable Travel Choices	LP47	Yes	No
Vehicular Parking Standards, Cycle Parking, Servicing and Construction Logistics Management	LP48	Yes	No

These policies can be found at https://www.richmond.gov.uk/draft_local_plan_publication_version

Supplementary Planning Documents

Buildings of Townscape Merit
House Extension and External Alterations
Front Garden and Other Off Street Parking Standards
Richmond and Richmond Hill Village Plan

These policies can be found at:

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:
CA30 St Matthias Richmond Conservation Area Statement
CA30 St Matthias 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.

7. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design/Visual Amenity
- ii Neighbour Amenity
- iii Transport
- iv Trees
- v Biodiversity

Issue i - Design/Visual Amenity

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 of the Local Plan 2018 covers Designated Heritage Asset and states that proposals should conserve and take opportunity to make positive contribution to the historic environment such as retaining and preserving the original structure, layout, architectural features and materials or reinstatement of heritage assets. Appropriate materials and techniques should be used. There is a requirement to seek to avoid harm or justify for loss and demolition will be resisted. The significance of the asset is taken into consideration when assessing works proposed to a designated heritage asset.

Policy LP4 states that development shall preserve the significance, character and setting of non-designated heritage assets.

The application site is not statutorily listed but is a designated Building of Townscape Merit (BTM) as are the other properties along the western side of Kings Road in this location. The properties also form part of the St Matthias Conservation Area (CA). As such, great weight shall be given to the conservation of heritage assets in accordance with policies LP3 and LP4 and the NPPF.

All properties along the western side of this stretch of Kings Road between the intersection with Marchmont Road to the north and St Matthias Church to the south are subject to BTM designation. The application site (No.15) forms a visually similar group with No's 17 and 19, and No.13 as the other half of the semi-detached pair. Properties further south are generally single family dwellings, they also maintain some similarities with the application site in regard to the four storey height, bay windows, sash windows, light stock brick frontage with detailing and offset front doorways. Properties further north along this side of Kings Road have more contemporary appearances, less similar to the application site. The front boundaries of these visually similar properties are characterised by their open appearance. No's 17 and 19 benefit from an open frontage between brick piers. No.13, forming the other half of the semi-detached pair, has a more formal front boundary but the open characteristics are retained via a low brick boundary wall and gates formed of railings which are less visually intrusive. These openings, low brick walls and railings are replicated within the properties along the western side of King Road when moving south in the streetscene towards St Matthias Church.

The Richmond and Richmond Hill Village Planning Guidance and St Matthias Conservation Area Statement highlight that retained front gardens and their associated boundary treatments are important features of the character and appearance of the Conservation Area citing the loss of front boundary treatments and front gardens as an issue and an opportunity being to retain and enhance front boundary treatments. While varying architectural styles are recognised in these documents, the St Matthias Conservation Area Statement also notes the cohesive form of groups of properties which maintain a consistently high quality townscape.

The proposal removes the existing walls and piers along the front boundary. A new pedestrian entrance is proposed, with a railed gate leading to the front door. New brick piers to match the house and the existing boundary wall are to be installed either side of the pedestrian gate and a brick wall to match with railings will extend to the existing pier on the Northern boundary. A railed bifold gate with new brick piers creates access to a new of street parking bay. The off-street parking bay will offer parking for one car.

As noted above, a number of properties have lost their front gardens to parking which detracts from the setting of BTMs and the conservation area. The loss of front gardens to parking is mentioned in the CA Appraisal and Richmond & Richmond Hill Village Plan. The importance of view to St Matthias Church spire from surrounding residential streets is also identified in the draft Local Views SPD for the Local Plan.

The proposals are well considered and will reduce the visual dominance of the parking area, proposals will also reinstate part of the front boundary, both of which are welcome. Brickwork to match that of the existing is appropriate.

The proposals are considered an enhancement to the building of townscape merit, as well as the character and appearance of the Conservation Area, and as such, would satisfy Policies LP1, LP3 and LP4 of the Local Plan (2018), these policy objectives are taken forward in publication local plan policies LP28, LP29 & LP30, Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant paragraphs of the NPPF (2023).

Issue ii - Neighbour Amenity

Policy LP8 sets out that all development will be required to protect the amenity and living conditions for neighbouring occupiers with particular regard to daylight and sunlight, overlooking, noise disturbance, sense of enclosure, visual intrusion and overbearing impacts.

The proposal, by its nature, does not result in any overlooking or loss of privacy for neighbour occupiers.

Given the location of the proposed gates and the distance from the windows of neighbouring properties, it is not considered to result in harm as a result of loss of daylight or sunlight.

As the front garden is already in use for car parking and given the proposal would continue to serve a single family dwellinghouse, the proposal is not considered to generating significant noise levels which would cause disturbance to neighbouring occupiers.

While the proposed boundary treatment will be of a solid construction, given that it will be sited in front of the host dwelling and the separation distance from neighbouring properties, the proposal is not considered to be visually intrusive, overbearing or create a sense of enclosure for neighbouring occupiers.

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), these policy objectives are taken forward in publication local plan policy 46, and relevant Supplementary Planning Documents/Guidance.

Issue iii - Transport

Policy LP44 of the Local Plan states 'The Council will work to promote safe, sustainable and accessible transport solutions, which minimise the impacts of development including in relation to congestion, air pollution and carbon dioxide emissions, and maximise opportunities including for health benefits and providing access to services, facilities and employment.'

Policy LP45 of the Local Plan states 'The Council will require new development to make provision for the accommodation of vehicles in order to provide for the needs of the development while minimising the impact of car based travel including on the operation of the road network and the local environment, and ensuring making the best use of the land.'

The introduction of bifold railed vehicle gates would mean that a vehicle seeking to access the front garden parking area would need to wait on the highway while the gates are opening. This does have the potential to obstruct the carriageway for other users. It is noted that other properties within the streetscene which benefit from vehicular access gates would also be subject to the same requirement to wait in the highway. The width of the road allows for parking either side while free flowing traffic moves through centrally. This, in combination with the staggered on-street parking area outside the application site, are considered to allow for sufficient space for a vehicle to pull over to await the opening of the gates, while also allowing other vehicles to pass. While Kings Road is used as a bus route, this is only for one service (371). Therefore, given the road is not significantly trafficked and given the width of the road and the layout of parking, the proposal is not considered to have such a significant impact on the flow of traffic that it would warrant refusal.

Policy LP45 also sets out the parking standards required. The property is located within PTAL 1b and given the size of the property, it is considered reasonable to assume it provides 3+ bedrooms. As such, 2 parking spaces are required. The submitted application form confirms that the existing on-site parking arrangements are to be retained. Residents of 15 Kings Road are eligible for Parking permits.

The applicant states, there is an existing crossover and dropped kerb, however, to accommodate the new scheme, ideally a new crossover will be required to allow vehicle access to the parking space. A separate application for the relocation of the crossover will be submitted once the proposed scheme is approved.

The application is inline with the aims and objectives of policies LP44 & LP45 of the Local Plan (2018), these Officer Planning Report – Application 24/1562/HOT Page 8 of 10

policy objectives are taken forward in publication local plan policies LP47 & LP48 as well as the Transport SPD.

Issue iv - Trees

Policy LP16 of the Local Plan states 'The Council will require the protection of existing trees and the provision of new trees, shrubs and other vegetation of landscape significance that complement existing, or create new, high quality green areas, which deliver amenity and biodiversity benefits.

The location of this proposal is sited within the CA30 St Matthias Richmond, Conservation Area which affords trees both within and adjacent to the site of the proposal, statutory protection. However, there are no recorded Tree Preservation Orders (TPO) within or adjacent to the site of the proposal.

There are 2x Magnolia grandiflora trees currently in the front garden, in order to accommodate the proposal, the Magnolia nearest to the road must be removed. The applicant has submitted a separate tree works application to the council, which was approved on 24/07/2024 for the removal of this tree.

The applicant states, a new yew hedge will be planted behind the brick wall and railings while planted beds will frame the path from the pedestrian gate to the front door.

The application is acceptable under policy LP16 of the Local Plan (2018), these policy objectives are taken forward in publication local plan policy LP42.

Issue v - Biodiversity

Biodiversity net gain became mandatory for minor developments on applications made from 2nd April 2024. This application is exempt from mandatory biodiversity net gain on the grounds that is a householder application.

Other Matters

Fire Safety

The applicant has submitted a 'Reasonable Exception Statement' 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.

8. 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.

9. 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 with conditions

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: 08.08.2024

I agree the recommendation:



~~Team Leader/Head of Development Management/Principal Planner~~

Dated: ...09/08/2024.....