

## Application reference: 24/1393/FUL TWICKENHAM RIVERSIDE WARD

Date received	application	Date made valid	Target report date	8 Week date
31.05.2024		08.07.2024	02.09.2024	02.09.2024

**Site:**

10 Cambridge Park, Twickenham

**Proposal:**

Installation of 1no. new gas riser to the side elevation of the property to feed 4 flats.

**APPLICANT NAME**

Environment and Planning c/o  
agent  
c/o agent  
c/o agent  
Twyning  
Tewkesbury  
GL20 6FF  
United Kingdom

**AGENT NAME**

Environment and Planning  
Service  
4 Bredon Court  
Brockridge Road  
Twyning  
Tewkesbury  
GL20 6FF  
United Kingdom

**DC Site Notice:** printed on 09.07.2024 and posted on 19.07.2024 and due to expire on 09.08.2024

**Consultations:**

**Internal/External:**

**Consultee**

Cadent Gas Plant Protection  
14D Urban D

**Expiry Date**

30.07.2024  
23.07.2024

**Neighbours:**

The Old Bowling Pavilion, Cambridge Park, Twickenham, TW1 2PF, - 09.07.2024  
Cambridge Park Bowling & Sports Club Ltd, Cambridge Park, Twickenham, TW1 2PG, - 09.07.2024  
Flat 4, 9 Cambridge Park, Twickenham, TW1 2PF, - 09.07.2024  
Flat 4, 11 Cambridge Park, Twickenham, TW1 2PF, - 09.07.2024  
Flat 3, 11 Cambridge Park, Twickenham, TW1 2PF, - 09.07.2024  
Flat 2, 11 Cambridge Park, Twickenham, TW1 2PF, - 09.07.2024  
Flat 1, 11 Cambridge Park, Twickenham, TW1 2PF, - 09.07.2024  
Flat 5, 11 Cambridge Park, Twickenham, TW1 2PF, - 09.07.2024  
Ground Floor Flat, 10 Cambridge Park, Twickenham, TW1 2PF, - 09.07.2024  
Flat 2, 10 Cambridge Park, Twickenham, TW1 2PF, - 09.07.2024  
First Floor Flat, 10 Cambridge Park, Twickenham, TW1 2PF, - 09.07.2024  
Flat 3, 9 Cambridge Park, Twickenham, TW1 2PF, - 09.07.2024  
Flat 2, 9 Cambridge Park, Twickenham, TW1 2PF, - 09.07.2024  
Flat 1, 9 Cambridge Park, Twickenham, TW1 2PF, - 09.07.2024  
Basement Flat, 9 Cambridge Park, Twickenham, TW1 2PF, - 09.07.2024  
10A Cambridge Park, Twickenham, TW1 2PF, - 09.07.2024

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

Development Management

Status: GTD

Date: 15/08/1997

Application: 97/T6956

Norway Maple Situated In No. 10 - 25 Crown Reduction

Development Management

Status: GTD

Date: 19/07/1999

Application: 99/T0681

Maple - Cut Back The Branches Neat To The Building

Development Management

Status: GTD

Date:14/07/1982

Application:81/1193/DD01

Alterations, conversion and use of ground and first floors to provide a self-contained flat on each floor and provision of maisonette on second and third floors. (Detailed drawings of dustbin enclosure). Condition No. (b) of planning permission 81/1193 dated 29/10/81.

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Development Management

Status: GTD

Date:29/10/1981

Application:81/1193

Alterations, conversion and use of ground and first floors to provide a self-contained flat on each floor and provision of maisonette on second and third floors.

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Development Management

Status: PDE

Date:

Application:08/T0153/TPO

T1; Sycamore - Laterally reduce towards church by 20%, ie by 1-2m. remove major deadwood and suppressed branches

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Development Management

Status: PDE

Date:

Application:08/T0154/TCA

T1; Norway Maple - Crown reduce by 20%

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Development Management

Status: RNO

Date:13/12/2019

Application:19/T0932/TCA

T1 - Norway Maple - Crown reduction, reducing the height and spread of the tree by up to 3m. Final height 12m and spread 8m.

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Development Management

Status: PCO

Date:

Application:24/1393/FUL

Installation of 1no. new gas riser to the side elevation of the property to feed 4 flats.

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Building Control

Deposit Date: 12.09.2008

Reference: 08/NIC02153/NICEIC

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

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Building Control

Deposit Date: 18.04.2024

Reference: 24/0475/IN

Installation of gas pipework and associated works including fire stopping at

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<b>Application Number</b>	<b>24/1393/FUL</b>
<b>Address</b>	10 Cambridge Park, Twickenham
<b>Proposal</b>	Installation of 1no. new gas riser to the side elevation of the property to feed 4 flats.
<b>Contact Officer</b>	Izabela Moorhouse
<b>Determination Date</b>	02/09/2024

## 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 application site comprises a three-storey semi-detached house, now subdivided into flats, located towards the southern end of Cambridge Park. The site has been identified as a Building of Townscape Merit (BTM) and is designated within the Cambridge Park Conservation Area (CA21). The site is also subject to the following planning constraints:

- Area Susceptible to Groundwater Flooding  $\geq 50\%$
- Article 4 Direction – restricting basements
- Critical Drainage Area
- Increased Potential Elevated Groundwater
- Protected View – Petersham Park to Twickenham
- Protected View – View from near Ham House to Orleans House
- Protected View – View to Marble Hill House (north)
- St Margarets and East Twickenham Hill Village
- Cambridge Park Village Character Area

## 3. PROPOSALS AND RELEVANT PLANNING HISTORY

The application seeks permission for a “*Installation of 1no. new gas riser to the side elevation of the property to feed 4 flats*”.

The comprehensive list of planning history can be found above. Of relevance:

**81/1193** – Alterations, conversion and use of ground and first floors to provide a self-contained flat on each floor and provision of maisonette on second and third floors – **Granted**.

## 4. CONSULTATIONS CARRIED OUT

The list of neighbours notified of this application are listed above. No letters of representation were received.

## 5. AMENDMENTS

None.

## 6. MAIN POLICIES RELEVANT TO THE DECISION

### NPPF (2021)

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/government/uploads/system/uploads/attachment\\_data/file/1005759/NPPF\\_July\\_2021.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf)

### London Plan (2021)

The main policies applying to the site are:

Policy D4 - Delivering Good Design  
 Policy D12 - Fire Safety  
 Policy HC1 – Heritage conservation and growth

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
Impact on Amenity and Living Conditions	LP8	Yes	No
Flood Risk	LP21	Yes	No

These policies can be found at

[https://www.richmond.gov.uk/media/15935/adopted\\_local\\_plan\\_interim.pdf](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) and its supporting documents, including all the Regulation 18 representations received, was considered at Full Council on 27 April. Approval was given to consult on the Regulation 19 Plan and, further, to submit the Local Plan to the Secretary of State for Examination in due course.

The Publication Version Local Plan, including its accompanying documents, have been published for consultation on 9 June 2023. Together with the evidence, the Plan is a material consideration for the purposes of decision-making on planning applications.

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 Local Plan to be sound and legally compliant, officers and Councillors should accord relevant policies and allocations weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Note that it was agreed by Full Council 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.

Overall, the weight afforded to each policy at this stage will differ depending on the nature of representations received to that policy. Where relevant to the application under consideration, this is addressed in more detail in the assessment below.

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Issue	Publication Plan Policy	Local	Compliance	
Flood risk	8		Yes	No
Local character and design quality	28		Yes	No
Designated heritage assets	29		Yes	No
Non-designated heritage assets	30		Yes	No
Amenity and living conditions	46		Yes	No

### Supplementary Planning Documents

These policies can be found at:  
[https://www.richmond.gov.uk/services/planning/planning\\_policy/local\\_plan/supplementary\\_planning\\_documents\\_and\\_guidance](https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance)

## Other

Cambridge Park Conservation Area Statement and Study  
Community Infrastructure Levy

## 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 and Impact on Heritage Assets
- ii Impact on Neighbour Amenity
- iii Fire Safety
- iv Biodiversity
- v Other Matters

### Issue i – Design and Impact on Heritage Assets

*The NPPF (National Planning Policy Framework) advises good design is a key aspect of sustainable development and is indivisible from good planning and should contribute positively to making places better for people.*

*The NPPF states that there should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset the greater the presumption in favour of its conservation should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.*

*Policy LP1 of the Local Plan seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area.*

*Policy LP3 requires development to conserve the historic environment of the borough, and where possible make a positive contribution. Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal.*

*Policy LP4 seeks to preserve the significance of BTMs.*

10 Cambridge Park is a mid/late 19th century semi-detached house (now divided into flats) within the Cambridge Park Conservation Area and designated as a Building of Townscape Merit. It is three storeys

(plus basement accommodation) in stock brick under a slate roof. Notable architectural features include the canted bay window spanning basement to first-floor level, recessed entrance door under simple arched surround, and prominent bracket detailing at eaves level. No.10 forms a pair with no.9 and together they form part of a group of seven similar pairs. These substantial villas reflect the beginning of the development of this part of Twickenham from the 1860s onwards and as a group make a strong positive contribution to the Conservation Area. The significance of no.4 as a BTM is defined by this group value alongside its architectural style and surviving original features. More widely, the Cambridge Park Conservation Area comprises parts of the residential areas to the north of Marble Hill Park and parts of East Twickenham, forming a cohesive area of mid/late 19th century development which reflect the expansion of Twickenham during this period.

No objections are raised regarding the proposed works. The installation of the pipe would be a modest addition to the side of the building which already features an external metal staircase and other pipework. It would only be visible in side views of the building from Cambridge Park and would be partially screened by surrounding trees and greenery. The installation of the pipe would have a neutral impact on the character and significance of no.10 as a BTM and the character and appearance of the Cambridge Park Conservation Area. No concerns are raised from a heritage position.

This application conforms to paragraph 205 of the NPPF (2023), is in accordance with Local Plan policies LP1, LP3 and LP4 and Publication Local Plan policies 28, 29 and 30 and is supported by the House Extensions and External Alterations SPD.

### **Issue ii - Neighbour Amenity**

*Policy LP8 states that development must protect the amenity and living conditions of existing, adjoining and neighbouring occupants. Design must allow for good daylight standards, avoid overlooking or noise disturbance, avoid visual intrusion, overbearing impacts or harm to the reasonable enjoyment of the uses of buildings and gardens. Harm may arise from various impacts such as noise, air pollution, odours or vibration.*

*The SPD seeks to protect adjoining properties from visual intrusion, loss of light and privacy.*

Given the nature of the proposals, no concerns are raised in terms of neighbour amenity. 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) and relevant Supplementary Planning Documents/Guidance.

### **Issue iii - Fire Safety**

*London Plan policy D12 requires the submission of a Fire Safety Statement on all planning applications.*

A Fire Safety Strategy has been submitted to the Council - received 05/07/2024.

A condition has been included to ensure this is adhered to on an ongoing basis. The applicant is advised that alterations to existing buildings should comply with the Building Regulations. Overall, the scheme can therefore be considered consistent with this Policy D12 of the London Plan.

### **Issue iv – Biodiversity**

Biodiversity net gain became mandatory for minor developments on applications made from 2<sup>nd</sup> April 2024. This application is exempt from mandatory biodiversity net gain on the grounds that:

- The application was made before 2<sup>nd</sup> April 2024
- The development impacts habitat of an area below a 'de minimis' threshold of 25m<sup>2</sup> or 5m of linear habitat such as hedgerows, and does not impact an onsite priority habitat
- The development is for a small scale self-build or custom house building

### **Other matters**

Cadent Gas Plant Protection was consulted on the application and no objections were raised to the development.

## **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 Officer Planning Report – Application 24/1393/FUL Page 6 Of 7

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.

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): .....IZM..... Dated: .....06/08/2024.....

**I agree the recommendation:**



Team Leader/Head of Development Management/Principal Planner

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

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: .....