



Application reference: 24/1618/PS192
ST MARGARETS AND NORTH TWICKENHAM 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:
21 St Margarets Grove, Twickenham, TW1 1JF,

Proposal:
Formation of room in the roof, dormer with rooflight to the rear, velux and solar panels to the front together with removal of chimney and replacement with brick faced false chimney above the roofline.

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

APPLICANT NAME
Mr & Mrs Christopher and
Joanna Wilkinson and Lawton
21 St Margarets Grove
Twickenham
Richmond Upon Thames
TW1 1JF

AGENT NAME
Mr Fergus Carr
Pear Tree Cottage
Circular Road
Seaview
PO34 5ET
United Kingdom

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

Consultations:
Internal/External:
Consultee

Expiry Date

Neighbours:

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

<u>Development Management</u>	Application:16/4670/HOT
Status: GTD	Demolition of the existing rear outrigger. Erection of part
Date:08/03/2017	single part two storey rear extension with green roof. Loft conversion comprising dormer roof extension on rear roof slope.

<u>Development Management</u>	Application:24/1618/PS192
Status: PCO	

Date: Formation of room in the roof, dormer with rooflight to the rear, velux and solar panels to the front together with removal of chimney and replacement with brick faced false chimney above the roofline.

Building Control

Deposit Date: 08.10.2014 Install a gas-fired boiler

Reference: 14/FEN03771/GASAFE

Building Control

Deposit Date: 28.11.2014 Install one or more new circuits Install a replacement consumer unit

Reference: 15/NIC00403/NICEIC

Building Control

Deposit Date: 18.11.2019 Demolition of the existing rear outrigger. Erection of part single part two storey extension with green roof. Removal of the rear chimney breast on the ground & first floors (Steel beam and brick pillar will be added to the loft to support the chimney stack).

Reference: 19/1841/IN

Building Control

Deposit Date: 07.09.2020 Install a replacement consumer unit Install one or more new circuits

Reference: 20/NIC01733/NICEIC

Building Control

Deposit Date: 22.09.2020 Install a gas-fired boiler

Reference: 20/FEN03414/GASAFE

Application Number	24/1618/PS192
Address	21 St Margarets Grove Twickenham TW1 1JF
Proposal	Formation of room in the roof, dormer with a Juliet balcony, velux and solar panels to the front together with removal of chimney and replacement with brick faced false chimney above the roofline.
Contact Officer	Matt Bayly

1. Introduction

The Town and Country Planning (General Permitted Development) Order 2015 (as amended) applies to all land in England and Wales, other than land which is the subject of a special development order, and specifies various classes of development which may be undertaken without the permission of the local planning authority. Such development, referred to as "permitted development", is deemed to have planning permission by the Order, and does not require an application for planning permission to be submitted to the Council.

The applicant has submitted an application for a Certificate of Lawful Development (Proposed). In assessing this application, the Council is making a determination of law as to whether or not the proposed development complies with the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Issues such as the policies contained in the Council's adopted Richmond Local Plan (2018) are not to be taken into consideration as the decision is based on fact and not on policy grounds.

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

The host site located on the northern side of St Margarets Grove currently holds a two-storey end-row terraced dwelling. The building is finished with brick and has a tile roof. The site is in a predominantly residential area, characterised by two-storey terraced rows and semidetached dwellings.

The application site is situated within St Margarets and East Twickenham Village and is designated as:

- Area Susceptible To Groundwater Flood - Environment Agency (Superficial Deposits Flooding - >= 75% - SSA Pool ID: 183)
- Article 4 Direction Basements (Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018)
- Community Infrastructure Levy Band (Higher)
- Floodzone 2 (Fluvial Models)
- Increased Potential Elevated Groundwater (GLA Drain London)
- Protected View (Indicative Zone) (N_View_004 View from near Ham House to Orleans House)
- Surface Water Flooding (Area Less Susceptible to) - Environment Agency ()
- Surface Water Flooding (Area Susceptible to) - Environment Agency ()
- Take Away Management Zone (Take Away Management Zone)
- Throughflow Catchment Area (Throughflow and Groundwater Policy Zone) (Adopted: October 2020 , Contact: Local Plan Team)
- Village (St Margarets and East Twickenham Village)
- Village Character Area (South of Chertsey Road - Area 8 St Margarets Village Planning Guidance Page 32 CHARAREA07/08/01)
- Ward (St. Margarets and North Twickenham Ward)

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal comprises the formation of a rear dormer with a Juliet balcony, a velux rooflight and solar panels to the front together with removal of chimney and replacement with brick faced false chimney no higher than 1m above the roof line.

Volume calculation:

Rear dormer roof extension

$2.2(h) \times 4.3(w) \times 3.47(d) / 2 = 16.4m^3$

The scheme seeks confirmation in the form of a lawful development certificate that the construction of the development described above would constitute permitted development.

The comprehensive list of planning history can be found above.

4. CONSULTATIONS CARRIED OUT

This is an application for a Certificate of Lawful Development (Proposed), which is a request to the Council to confirm that the development as specified does not require an application for planning permission to be submitted to the Council. In assessing this application, the Council is making a determination of law, and as such it is not considered to be necessary to undertake a public consultation.

5. AMENDMENTS

Following officer advice, the applicant submitted updated plans that demonstrate compliance with permitted development standards:

- Removal of the proposed dormer rooflight which previously exceeded the height of the highest part of the existing roof.
- Plan note confirming that the proposed PV panels will project no farther than 200mm beyond the front roof slope.
- Plan note confirming that the proposed front rooflight will project no farther than 150mm beyond the front roof slope.
- Plan note confirming that the proposed cladding will match the existing materiality.

6. EXPLANATION OF RECOMMENDATION

The application site is a dwellinghouse, and the application will be assessed against Schedule 2, Part 1 of the Town and Country (General Permitted Development) Order 2015 (as amended), which relates to "Development within the curtilage of a dwellinghouse".

Class B

The scheme is considered to be permitted development under Class B 'The enlargement of a dwelling house consisting of an addition or alteration to its roof' for the following reasons:

B.1 Development is not permitted by Class B if—

B.1 Development is not permitted by Class B if—	Officer's Comment:
(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);	Complies

(b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;	Complies
(c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;	Complies
(d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than— (i) 40 cubic metres in the case of a terrace house, or (ii) 50 cubic metres in any other case;	Complies (Please see calculations set out under 'Proposals' above)
(e) it would consist of or include— (i) the construction or provision of a verandah, balcony or raised platform, or (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe;	Complies
(f) the dwellinghouse is on article 2(3) land;	Complies
(g) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses); or	Complies
(h) the existing dwellinghouse has been enlarged in reliance on the permission granted by Class AA (enlargement of a dwellinghouse by construction of additional storeys)	Complies

B.2 Development is permitted by Class B subject to the following conditions—

B.2 Development is permitted by Class B subject to the following conditions—	Officer's Comment:
(a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;	Complies As confirmed by email and annotated on plan
(b) the enlargement must be constructed so that— (i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension— (aa) the eaves of the original roof are maintained or reinstated; and (bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and (ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and	Complies
(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be— (i) obscure-glazed, and	Complies

(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.	
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Class C

The development is considered to be permitted development under Class C ‘Any other alteration to the roof of the dwelling house’ for the following reasons:

C.1 Development is not permitted by Class C if—

C.1 Development is not permitted by Class C if	Officer’s Comment:
(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);	Complies
(b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;	Complies (< 0.15m as annotated on submitted drawing)
(c) it would result in the highest part of the alteration being higher than the highest part of the original roof;	Complies
(d) it would consist of or include - (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment;	Complies
(a) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	Complies

C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be—

C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be	Officer’s Comment:
(a) obscure-glazed; and	Complies
(b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.	Complies

Class G

The scheme is considered to be permitted development under Class G ‘chimney, flues etc on a dwellinghouse’

G.1 Development is not permitted by Class G if --

G.1 Development is not permitted by Class G if—	Officer’s Comment:
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(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);	Complies
(b) the height of the chimney, flue or soil and vent pipe would exceed the highest part of the roof by 1 metre or more;	Complies
(c) in the case of a dwellinghouse on article 2(3) land, the chimney, flue or soil and vent pipe would be installed on a wall or roof slope which- (i) fronts a highway, and (ii) forms either the principal elevation or a side elevation of the dwellinghouse;	Complies
(d) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	Complies

The scheme is considered to be permitted development under Part 14 ‘Renewable Energy’ Class A – installation or alteration etc of solar equipment on domestic premises

A.1 Development is not permitted by Class A if --

A.1 Development is not permitted by Class G if—	Officer’s Comment:
(a) the solar PV or solar thermal equipment would protrude more than 0.2 metres beyond the plane of the wall or the roof slope when measured from the perpendicular with the external surface of the wall or roof slope;	Complies
(b) it would result in the highest part of the solar PV or solar thermal equipment being higher than the highest part of the roof (excluding any chimney);	Complies
(c) in the case of land within a conservation area or which is a World Heritage Site, the solar PV or solar thermal equipment would be installed on a wall which fronts a highway;	Complies
(d) the solar PV or solar thermal equipment would be installed on a site designated as a scheduled monument; or	Complies
(e) the solar PV or solar thermal equipment would be installed on a building within the curtilage of the dwellinghouse or block of flats if the dwellinghouse or block of flats is a listed building.	Complies

A.2 Development is permitted by Class A subject to the following conditions—

A.2 Development is permitted by Class A subject to the following conditions—	Officer’s Comment:
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<p>(a) solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the external appearance of the building;</p>	<p>Complies The front roofslope faces south, therefore the operational requirements of the PV panels makes the proposed location the most logical position. Panels do not project farther than standards allow.</p>
<p>(b) solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the amenity of the area; and</p>	<p>Complies</p>
<p>(c) solar PV or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.</p>	<p>Complies</p>

7. RECOMMENDATION

Grant Certificate

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): ...MBA.....

Dated: ...15/08/2024.....

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner - EL

Dated: 19/08/2024.....

Official

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: