

Application reference: 24/1611/HOT
BARNES WARD

Date application received	Date made valid	Target report date	8 Week date
25.06.2024	25.06.2024	20.08.2024	20.08.2024

Site:

61 Castelnau, Barnes, London, SW13 9RT

Proposal:

New front dormer roof extension and side window

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

APPLICANT NAME

Mr Turner
61 Castelnau
Barnes
London
Richmond Upon Thames
SW13 9RT

AGENT NAME

Mr Matthew Withers
76 White Hart Lane
Barnes
London
SW13 0PZ
United Kingdom

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

Expiry Date

12.07.2024

Neighbours:

52 Madrid Road, Barnes, London, SW13 9PG, - 28.06.2024
56 Madrid Road, Barnes, London, SW13 9PG, - 28.06.2024
54 Madrid Road, Barnes, London, SW13 9PG, - 28.06.2024
52 Castelnau, Barnes, London, SW13 9EX, - 28.06.2024
50 Castelnau, Barnes, London, SW13 9EX, - 28.06.2024
48 Castelnau, Barnes, London, SW13 9EX, - 28.06.2024
Flat 8, 63 Castelnau, Barnes, London, SW13 9RT, - 28.06.2024
Flat 7, 63 Castelnau, Barnes, London, SW13 9RT, - 28.06.2024
Flat 6, 63 Castelnau, Barnes, London, SW13 9RT, - 28.06.2024
Flat 5, 63 Castelnau, Barnes, London, SW13 9RT, - 28.06.2024
Flat 4, 63 Castelnau, Barnes, London, SW13 9RT, - 28.06.2024
Flat 3, 63 Castelnau, Barnes, London, SW13 9RT, - 28.06.2024
Flat 2, 63 Castelnau, Barnes, London, SW13 9RT, - 28.06.2024
Flat 1, 63 Castelnau, Barnes, London, SW13 9RT, - 28.06.2024
59 Castelnau, Barnes, London, SW13 9RT, - 28.06.2024

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

Development Management

Status: GTD

Date: 11/04/2002

Application: 02/T0624

Silver Birch - Reduce And Reshape By 30

Development Management

Status: REF

Date: 06/10/1989

Application: 89/1747/FUL

Enlargement Of Existing Dormer Window.

<u>Development Management</u> Status: REF Date:31/10/1989	Application:89/1931/CAC Removal Of Existing Dormer Window And Construction Of New Larger Dormer Window To Front Elevation.
<u>Development Management</u> Status: GTD Date:22/07/1996	Application:96/1234/FUL Rear Conservatory
<u>Development Management</u> Status: GTD Date:21/10/1996	Application:96/T2951/CA Silver Birch At Front - Crown Lift To Approximately 3.5m Rem Oving Secondary Branches And Crown Reduce By Approximately 3 Metres. Crown Thin By 20 Removing Stumps And Deadwood
<u>Development Management</u> Status: GTD Date:21/10/1996	Application:96/T2952/CA Fell Pear Tree
<u>Development Management</u> Status: GTD Date:26/05/1982	Application:82/0024 Conversion of premises to a six bedroomed warden assisted nursing home and erection of four No. dustbin enclosures at the front. (Amended drawings received 3.2.82).
<u>Development Management</u> Status: REF Date:07/03/1973	Application:72/3015 Erection of two-storey extension at rear of premises comprising two-bedroom living unit; erection of single storey extensions to garage.
<u>Development Management</u> Status: REF Date:20/10/1976	Application:76/0707 Conversion and use of property as 4 self-contained flats, erection of 2-storey rear extension, provision of larger dormer to front elevation and erection of 4 garages at the rear.
<u>Development Management</u> Status: RNO Date:22/02/2011	Application:10/T0813/TCA T1 - Silver Birch - 30% crown reduction
<u>Development Management</u> Status: GTD Date:22/03/2024	Application:23/3097/HOT Replacement rear extension and side return, replacement rear dormer and alterations to fenestration. Provision of rooflights.
<u>Development Management</u> Status: PDE Date:	Application:24/1611/HOT New front dormer roof extension and side window
<u>Development Management</u> Status: PDE Date:	Application:24/1638/HOT The addition of an Air Source Heat Pump

<u>Building Control</u> Deposit Date: 22.10.1996 Reference: 96/1487/BN	Single storey rear glazed roof extension
<u>Building Control</u> Deposit Date: 14.04.2006 Reference: 06/80251/BRECECA	Special installation (electric floor/ ceiling heating garden lighting/ power ELV lighting generator) Garden
<u>Building Control</u> Deposit Date: 10.08.2018 Reference: 18/FEN01318/FENSA	Install replacement windows in a dwelling Install replacement door in a dwelling
<u>Building Control</u> Deposit Date: 03.01.2017 Reference: 20/FEN01800/GASAFE	Install a gas-fired boiler
<u>Building Control</u> Deposit Date: 07.09.2020 Reference: 20/NIC01596/NICEIC	Install a replacement consumer unit

Deposit Date: 18.01.2023 Install one or more new circuits
Reference: 23/NAP00061/NAPIT

Building Control

Deposit Date: 18.01.2023 Circuit alteration or addition in a special location
Reference: 24/NAP00580/NAPIT

Building Control

Deposit Date: 18.01.2023 Circuit alteration or addition in a special location
Reference: 24/NAP00592/NAPIT

Application Number	24/1611/HOT
Address	61 Castelnau Barnes London SW13 9RT
Proposal	New front dormer roof extension and side window
Contact Officer	Sukhdeep Jhooti
Target Determination Date	20.08.2024

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 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 has considered 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 subject site is a two-storey, semi-detached dwellinghouse with roof accommodation.

The application site is situated within Barnes Village and is designated as follows:

- Area Benefitting Flood Defence – Environment Agency
- Building of Townscape Merit – 61 Castelnau
- Conservation Area [CA25 Castelnau]
- Flood Zone 2
- Flood Zone 3a
- Increased Potential Elevated Groundwater
- Barnes Village
- Village Character Area [Castelanu – Character Area 2 and Conservation Area 25 Barnes Village Planning Guidance Page 21 CHARAREA04/02/01]

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development comprises new front dormer roof extension and side window.

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

- 24/1638/HOT. Provision of an air source heat pump. Pending consideration.
- 23/3097/HOT. Replacement rear extension and side return, replacement rear dormer and alterations to fenestration. Provision of rooflights. Granted
- 89/1747/FUL. Enlargement of existing dormer window. Refused on 18/08/1989 for the following reasons:

The size of the proposed dormer window is excessive and if permitted would be prejudicial to the appearance of the house itself which is a Building of Townscape Merit and the Conservation Area in general. It is thus contrary to policies ENV 9 and 10 of the Richmond Upon Thames Local Plan.

4. CONSULTATIONS CARRIED OUT

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

No letters of representation were received.

5. 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
- 15. Conserving and enhancing the natural environment
- 16. Conserving and enhancing the historic environment

These policies can be found at:

<https://www.gov.uk/guidance/national-planning-policy-framework>

London Plan (2021)

The main policies applying to the site are:

- D4 Delivering good design
- D12 Fire Safety
- HC1 Heritage conservation and growth
- SI 12 Flood Risk Management
- SI 13 Sustainable drainage
- G6 Biodiversity and access to nature
- G7 Trees and woodlands

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

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
Impact on Designated Heritage Assets	LP3	Yes	No
Impact on Non-Designated Heritage Assets	LP4	Yes	No
Impact on Amenity and Living Conditions	LP8	Yes	Ne
Impact on Biodiversity	LP15	Yes	Ne
Impact on Trees, Woodland and Landscape	LP16	Yes	Ne
Impact on Flood Risk and Sustainable Drainage	LP21	Yes	Ne

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.

Issue	Publication Local Plan Policy	Compliance	
Flood risk and sustainable drainage	8	Yes	No
Local character and design quality	28	Yes	No
Designated heritage assets	29	Yes	No
Non-designated heritage assets	30	Yes	No
Biodiversity and Geodiversity	39	Yes	No
Trees, Woodland and Landscape	42	Yes	No
Amenity and living conditions	46	Yes	No

These policies can be found at

https://www.richmond.gov.uk/media/16749/hpn_plan_2018_to_2033_january_2019.pdf

Supplementary Planning Documents

Buildings of Townscape Merit
House Extension and External Alterations
Village Plan – Barnes

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:

Castelnau Conservation Area Statement
Castelnau 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.

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and impact on heritage assets
- ii Impact on neighbour amenity
- iii Trees
- iv Flood Risk

i Design and impact on heritage assets

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 28 of the Publication Local Plan states that the Council will require all development to be of a high architectural and urban design quality.

Policy LP3 of the Local Plan 2018 and Policy 29 of the Publication Local Plan seeks to ensure that all development preserves and where possible, enhances the character, appearance and setting of designated heritage assets. Policy LP4 of the Local Plan and Policy 30 of the Publication Local Plan seeks to ensure the scheme preserves and where possible enhances the character, appearance and setting of non-designated heritage assets which includes BTM's.

The Councils SPD relating to House Extensions and External Alterations states that with regards to roof extensions the following principles should apply:

- Avoid roof extensions in the front of a house- It is undesirable to add a roof extension (including dormers) to the front of a house, particularly when there is already a gable over a projecting bay, or when these are not a character of the street.*
- Dormer windows and other roof extensions must not project above the ridgeline.*
- Roof extensions should not dominate the original roof. Normally a significant area of the existing roof should be left beneath a new dormer and on either side of the dormer, thus setting the extension well in from either side of the roof. It may be more successful to incorporate two smaller dormers than one large dormer.*
- Dormer windows should be smaller than that of windows of the floor below.*
- Keep existing profiles – Dormer windows should not wrap round two sides of a hip roof and interrupt the roof profile*
- Ensure sensitivity to the existing character – A dormer window with a flat roof may be out of character with the original building. Hipped or gabled dormers are often preferable, or alternatively consider using roof lights. In order to create sufficient internal headroom, it may be acceptable as a compromise to have a small dormer with a flat roof.*
- Match/or use complementary materials – The sides of dormer windows should be covered in materials that match or complement the main roof.*

The Castelnau Conservation Area Statement produced by the Council states that the loss of traditional architectural features and materials due to unsympathetic alterations is a problem in the Conservation Area.

The host property is a semi-detached, well-detailed Italianate-style large dwelling with substantial verdant front and rear garden, two-storeys with double-height bay under a hipped roof. Of yellow stock brick with painted stucco and timber dressings. It is of innate significance as a non-designated heritage asset whilst, as a good example of the earlier suburbanisation of Barnes, makes a significant contribution to the character, appearance and significance of the Conservation Area.

Housing Extensions and External Alterations SPD (8.1.1) is clear that roof extensions to the front should be avoided and should not dominate the roof. In terms of general principles, it states proposals should respect the proportions, detailing, authenticity and continuity of a visual whole (4.1.1).

There are existing later front, side and rear roof dormers and approved skylights. The current non-original (in appearance) dormer has undermined the integrity, composition and hierarchy of the host and unity of the pair.

Whilst the dormer extension is individually proportionate in size and scale and would be built from matching materials, its combined impact with the existing front dormer roof extension would lead to excessive bulk and appear over-dominant along the front roofslope of this semi-detached dwellinghouse. Front dormer roof extensions are not unusual along this part of the Conservation Area, but having two front dormer extensions along the front plane is not a common feature along this part of the Conservation Area as witnessed on aerial imagery below:

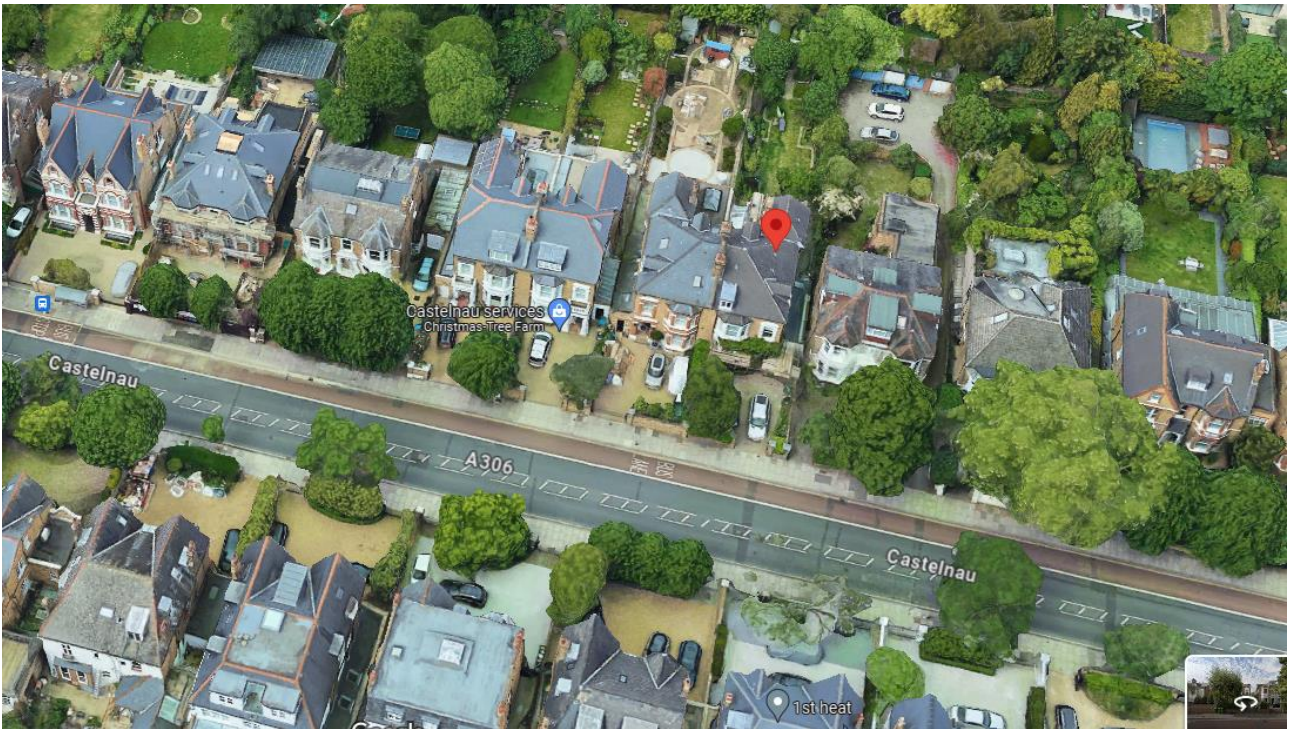


Figure 1 – Aerial imagery of immediate locality



Figure 2 – Aerial imagery of immediate locality

The proposed second dormer would exacerbate this harmful impact. Cumulatively (alongside existing dormers and approved/existing skylights), it would subsume and fail to be subservient to the main roof in the cumulative scenario, appearing intrusive when seen in the most sensitive views from the street (Castelnau).

It is proposed to insert x1 new window in the side elevation is acceptable in principle - is discreet and would follow precedent on secondary elevations.

Paragraph 205 of the NPPF states 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 208 of the NPPF states 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal'. In this instance, whilst the proposal would lead to less than substantial harm to the setting, character and appearance of the conservation area, there is no public benefit arising from the proposal as

such it is contrary to the NPPF.

Paragraph 209 of the NPPF states 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

The combined bulk, siting, design, size and scale of the existing and proposed front dormer roof extensions at the application site would harm the significance of the BTM (non-designated heritage asset) and its strong contribution to the character, appearance and significance of the Conservation Area and Barnes Village.

In view of the above, the proposal fails to comply with the aims and objectives of policies LP1, LP3 and LP4 of the Local Plan and policies 28, 29 and 30 of the Publication Local Plan as supported by the Castelnau Conservation Area Statement/Study.

ii Impact on neighbour amenity

Policy LP8 of the Adopted Local Plan and Policy 46 of the Publication Local Plan 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 proposed front dormer roof extension would be contained within the front roofslope of the application dwelling and would not lead to a material loss of outlook or light when viewed from neighbouring properties or garden areas. It would not lead to a material loss of privacy as the levels of overlooking would afford no more views compared with the existing front dormer roof extension. The proposed

The proposed flank window would be conditioned to be obscured glazed and non-openable above 1.7m of finished floor level to restrict overlooking of the adjacent neighbouring property.

In view of the above, the proposal would safeguard neighbour living conditions in line with Policy LP8 of the Local Plan and Policy 46 of the Publication Local Plan.

iii Trees

Policies LP15 and LP16 seek to protect biodiversity and health and longevity of trees, woodland and landscape in the borough. Local Plan policy LP16, subsection 5 requires;

"That trees are adequately protected throughout the course of development, in accordance with British Standard 5837 - Trees in relation to design, demolition and construction, Recommendations (2012)."

The site is within a Conservation area where trees are protected by default. Given the proposed development is above ground floor level, it would not cause harm to any trees.

iv 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.

v Flood Risk

Policy LP21 of the Local Plan and Policy 8 of the Publication Local Plan relates to flood risk. Given the works are above ground floor level, the scheme would not materially increase flood risk compared with the existing situation.

vi Fire Safety

Policy D12 of the London Plan relates to fire safety. A fire safety statement has been submitted which meets the aims and objectives of Policy D12. Were the scheme to be acceptable, a condition would have been imposed to ensure the scheme complies with the fire safety statement on an ongoing basis.

7. 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
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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

8. 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, it is considered that the adverse impacts of allowing this planning application would significantly outweigh the benefits, when assessed against the policies in NPPF (2021) and Development Plan, when taken as a whole.

Refuse planning permission for the following reasons

Reason for refusal - Design and Heritage Impact

Cumulatively, the existing and proposed front dormer roof extensions, would by virtue of their combined siting, design, bulk and mass result in a visually intrusive, incongruous and unsympathetic form of development that would be harmful to and fails to preserve or enhance the character and appearance of the host Building of Townscape Merit (BTM), the group of BTMs to which it forms part and of the Castelnau Conservation Area [CA25]. As such the proposal fails to comply with, in particular, paragraphs 205 & 208 of the NPPF (2023), policies LP1, LP3 and LP4 of the Local Plan (2018), Policies 28, 29 and 30 of the Publication Local Plan, Supplementary Planning Document: 'House Extensions and External Alterations' (2015) and the Castelnau Conservation Area Statement/Study [CA25].

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): SJH

Dated: ...19.08.2024

I agree the recommendation:

Senior Planner

VAA

Dated: 19.08.24