

Application reference: 24/1588/FUL TWICKENHAM RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
24.06.2024	24.06.2024	19.08.2024	19.08.2024

Site:

327A Richmond Road, Twickenham, TW1 2PB,

Proposal:

Replacement of timber single glazed sashes in front bay window with timber double glazed sashes (to fit into existing boxes) and replacement of timber front door with composite front door

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

APPLICANT NAME

Sheila Storey
327 A Richmond Road
Twickenham
Richmond Upon Thames
TW1 2PB
United Kingdom

AGENT NAME

DC Site Notice: printed on 29.06.2024 and posted on 05.07.2024 and due to expire on 26.07.2024

Consultations:

Internal/External:

Consultee
14D Urban D

Expiry Date
13.07.2024

Neighbours:

316 Richmond Road, Twickenham, TW1 2PD, - 29.06.2024
316B Richmond Road, Twickenham, TW1 2PD, - 29.06.2024
Flat 3, 318 Richmond Road, Twickenham, TW1 2PD, - 29.06.2024
Flat 2, 318 Richmond Road, Twickenham, TW1 2PD, - 29.06.2024
Flat 1, 318 Richmond Road, Twickenham, TW1 2PD, - 29.06.2024
316C Richmond Road, Twickenham, TW1 2PD, - 29.06.2024
316A Richmond Road, Twickenham, TW1 2PD, - 29.06.2024
Flat 4B, 318 Richmond Road, Twickenham, TW1 2PD, - 29.06.2024
Flat 4A, 318 Richmond Road, Twickenham, TW1 2PD, - 29.06.2024
3 St Margarets Road, Twickenham, TW1 2LN, - 29.06.2024
3A St Margarets Road, Twickenham, TW1 2LN, - 29.06.2024
1D St Margarets Road, Twickenham, TW1 2LN, - 29.06.2024
1C St Margarets Road, Twickenham, TW1 2LN, - 29.06.2024
1B St Margarets Road, Twickenham, TW1 2LN, - 29.06.2024
1A St Margarets Road, Twickenham, TW1 2LN, - 29.06.2024
325C Richmond Road, Twickenham, TW1 2PB, - 29.06.2024
Second Floor Flat, 327 Richmond Road, Twickenham, TW1 2PB, - 29.06.2024
325D Richmond Road, Twickenham, TW1 2PB, - 29.06.2024
325B Richmond Road, Twickenham, TW1 2PB, - 29.06.2024
327C Richmond Road, Twickenham, TW1 2PB, - 29.06.2024
Top Flat, 329 Richmond Road, Twickenham, TW1 2PB, - 29.06.2024
Ground Floor Flat, 329 Richmond Road, Twickenham, TW1 2PB, - 29.06.2024
First Floor Flat, 329 Richmond Road, Twickenham, TW1 2PB, - 29.06.2024
Top Flat, 323 Richmond Road, Twickenham, TW1 2PB, - 29.06.2024
Ground Floor Flat, 323 Richmond Road, Twickenham, TW1 2PB, - 29.06.2024

First Floor Flat,323 Richmond Road,Twickenham,TW1 2PB, - 29.06.2024
329A Richmond Road,Twickenham,TW1 2PB, - 29.06.2024
327B Richmond Road,Twickenham,TW1 2PB, - 29.06.2024
325A Richmond Road,Twickenham,TW1 2PB, - 29.06.2024
323A Richmond Road,Twickenham,TW1 2PB, - 29.06.2024

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

Development Management

Status: REF Application:23/1170/FUL
Date:04/07/2023 Replacement of timber bay sash window with uPVC bay sash window and replacement of timber front door with composite front door

Development Management

Status: PCO Application:24/1588/FUL
Date: Replacement of timber single glazed sashes in front bay window with timber double glazed sashes (to fit into existing boxes) and replacement of timber front door with composite front door

Building Control

Deposit Date: 12.12.2013 Circuit alteration or addition in a kitchen/special location Building Extension or Conservatory Install one or more new circuits Flat Dwelling

Reference: 13/NAP00951/NAPIT

Building Control

Deposit Date: 15.02.2017 Circuit alteration or addition in a special location

Reference: 17/NIC00379/NICEIC

Building Control

Deposit Date: 12.06.2024 Install a gas-fired boiler

Reference: 24/FEN02129/GASAFE

Application Number	24/1588/FUL
Address	327A Richmond Road Twickenham TW1 2PB
Proposal	Replacement of timber single glazed sashes in front bay window with timber double glazed sashes (to fit into existing boxes) and replacement of timber front door with composite front door
Contact Officer	Roberta Henriques

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

No. 327 Richmond Road is a late 19th century (built between 1866 and 1893) semi-detached house within the Cambridge Park East Twickenham Conservation Area. It is four storeys, in stock brick with red brick detailing. The house is subdivided into flats and this application relates to the basement flat. This is accessed by a side door underneath the porch. No.327 forms part of a group of five pairs of semi-detached houses on the northern side of Richmond Road.

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

- Area benefiting flood defence - environment agency.
- Area susceptible to groundwater flood - Environment Agency
- Article 4 direction basements
- Community Infrastructure Levy Band (Higher)
- Conservation Area (CA21 Cambridge Park East Twickenham)
- Critical Drainage Area - Environment Agency
- Floodzone 2
- Increased potential elevated groundwater
- Protected View (Indicative Zone Strategic Flood Risk Assessment Zone 2 Medium Probability)
- Surface water flooding
- Village Character Area (Cambridge Park - Area 6 & Conservation Area 21 East Twickenham Village Planning Guidance Page 28 CHARAREA08/06/01)

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The application proposes: Replacement of timber single glazed sashes in front bay window with timber double glazed sashes (to fit into existing boxes) and replacement of timber front door with composite front door.

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

23/1170/FUL Replacement of timber bay sash window with uPVC bay sash window and replacement of timber front door with composite front door **Refused for the following reason:**

The proposed replacement uPVC framed windows, by reason of siting, design and inappropriate material, would result in an unsympathetic form of development to the detriment of the character and appearance of the host dwelling and group of dwellings to which it forms part, and fails to preserve

or enhance the character and appearance of the Conservation Area. As such the scheme fails to address the aims and objectives of the NPPF and in particular, policies LP1 and LP3 of the Local Plan (2018), the Supplementary Planning Documents 'House Extensions and External Alterations' and 'Conservation Areas', and the Cambridge Park Conservation Area Statement and Appraisal.

4. CONSULTATIONS CARRIED OUT

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

No letters of representation were received.

Neighbour amenity considerations are assessed under Section 6 (impact on neighbour amenity) in the report below.

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
- 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:

- D1 London's form, character and capacity for growth
- D12 Fire Safety
- HC1 Heritage conservation and growth

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 Amenity and Living Conditions	LP8	Yes	No
Impact on Flood Risk and Sustainable Drainage	LP21	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 Officer Planning Report – Application 24/1588/FUL Page 4 Of 8

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	Compliance	
	Policy	Yes	No
Flood risk and sustainable drainage	8	Yes	No
Local character and design quality	28	Yes	No
Designated heritage assets	29	Yes	No
Design process	44	Yes	No

Supplementary Planning Documents

Village Plan – St Margarets and East Twickenham
Conservation Areas

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:

Cambridge Park Conservation Area Statement
Cambridge Park Conservation Area Appraisal

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 Flood Risk
- iv Fire Safety
- v Biodiversity

Issue i - Design and impact on heritage assets

Policy Context

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 of the Local Plan 2018 states that development 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.

Analysis

This application is for the replacement of the existing windows to the front bay window at basement level and replacement of the existing entrance door.

The windows would be timber double-glazed units to match the existing, with the same glazing pattern and opening style. The SPD for House Extensions and External Alterations notes that "Timber [windows] lasts longer and is always preferable because uPVC can never fully replicate the original appearance and is unsustainable."

It is noted that 20mm thick double glazed units are proposed. Whilst slimline double glazing would better match the appearance of the original windows, it is acknowledged that the windows proposed to be replaced are relatively large one-over-one sash windows, and the new windows are to be fitted into the existing sash box.

The proposed windows are therefore considered acceptable and would ensure that the appearance and architectural character of the building is preserved.

The proposed replacement door would be a composite door in a traditional style with two glazed upper panels and a single lower panel. The door is largely screened from all but close views by the existing low boundary wall and vegetation, and the existing door is not original. The door makes a limited contribution to the both the architectural character of the building and the wider character of the conservation area, and so the proposed replacement is considered to be acceptable.

Paragraph 199 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 202 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, the proposed replacement windows and door would preserve the architectural character of No.327A and the wider character and appearance of the Cambridge Park Conservation Area.

In view of the above, the proposal is considered to comply with the aims and objectives of policies LP1 and LP3 of the Local Plan 2018, as well as Sections 199-202 of the National Planning Policy Framework (2021).

Issue ii- Impact on 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.

Given the location, siting, scale and nature of the proposal being for the replacement of an existing front elevation window and door which sits partially below ground level, the proposal would not have an adverse impact on the amenities of neighbouring occupiers in terms of loss of daylight/sunlight, loss of privacy, overbearing or visual intrusion.

In view of the above, the proposal complies with the aims and objectives of policies LP8 of the Local Plan 2018.

Issue iii- Flood Risk

The subject site is identified within an area susceptible to groundwater flood and is located within Flood Zone 2.

Having regard to the nature of the proposed works, it is not considered that they would exacerbate flood risk on site or adjoining site.

Issue iv – Fire Safety

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

The applicant has provided a FENSA certificate to confirm the window installer is FENSA certified. 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 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:

- The application was made before 2nd April 2024
- The development impacts habitat of an area below a 'de minimis' threshold of 25m² 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

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 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.

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.

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):RHE..... Dated:14/08/2024.....

I agree the recommendation:

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

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