

Application reference: 24/1638/HOT BARNES WARD

Date application received	Date made valid	Target report date	8 Week date
28.06.2024	08.07.2024	02.09.2024	02.09.2024

Site:

61 Castelnau, Barnes, London, SW13 9RT

Proposal:

The addition of an Air Source Heat Pump

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 08.07.2024 and posted on 19.07.2024 and due to expire on 09.08.2024

Consultations:

Internal/External:

Consultee

14D Urban D
LBRuT Non-Commercial Environmental Health Noise Issues
LBRuT Lead Local Flood Authority
Environment Agency

Expiry Date

22.07.2024
22.07.2024
22.07.2024
29.07.2024

Neighbours:

52 Madrid Road, Barnes, London, SW13 9PG, - 08.07.2024
56 Madrid Road, Barnes, London, SW13 9PG, - 08.07.2024
54 Madrid Road, Barnes, London, SW13 9PG, - 08.07.2024
52 Castelnau, Barnes, London, SW13 9EX, - 08.07.2024
50 Castelnau, Barnes, London, SW13 9EX, - 08.07.2024
48 Castelnau, Barnes, London, SW13 9EX, - 08.07.2024
Flat 8, 63 Castelnau, Barnes, London, SW13 9RT, - 08.07.2024
Flat 7, 63 Castelnau, Barnes, London, SW13 9RT, - 08.07.2024
Flat 6, 63 Castelnau, Barnes, London, SW13 9RT, - 08.07.2024
Flat 5, 63 Castelnau, Barnes, London, SW13 9RT, - 08.07.2024
Flat 4, 63 Castelnau, Barnes, London, SW13 9RT, - 08.07.2024
Flat 3, 63 Castelnau, Barnes, London, SW13 9RT, - 08.07.2024
Flat 2, 63 Castelnau, Barnes, London, SW13 9RT, - 08.07.2024
Flat 1, 63 Castelnau, Barnes, London, SW13 9RT, - 08.07.2024
59 Castelnau, Barnes, London, SW13 9RT, - 08.07.2024

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

Development Management

Status: GTD Application: 02/T0624
Date: 11/04/2002 Silver Birch - Reduce And Reshape By 30

Development Management

Status: REF Application: 89/1747/FUL

Date:06/10/1989	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: REF Date:20/08/2024	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
<u>Building Control</u>	

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	24/1638/HOT
Address	61 Castelnau Barnes London SW13 9RT
Proposal	The addition of an Air Source Heat Pump
Contact Officer	Sukhdeep Jhooti
Target Determination Date	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 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 application site comprises a two-storey, semi-detached dwellinghouse with roof accommodation within Barnes Village and is designated as follows:

- Area Benefitting Flood Defence
- Building of Townscape Merit
- Conservation Area [CA25 Castelanu]
- Flood Zone 2
- Flood Zone 3a
- Increased Potential Elevated Groundwater
- Village [Barnes Village]
- Village Character Area [Castelnau – Character Area 2 & 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 the addition of an Air Source Heat Pump.

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

24/1611HOT. New front dormer and side window. Pending
 23/3097/HOT. Replacement rear extension and side return, replacement rear dormer and alterations to fenestration. Provision of rooflights. Granted

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
D14 Noise
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	Ne
Impact on Designated Heritage Assets	LP3	Yes	Ne
Impact on Non-Designated Heritage Assets	LP4	Yes	Ne
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
Local Environmental Impacts	LP10	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	
Tackling the climate emergency	3	Yes	Ne
Minimising Greenhouse gas emissions and promoting energy efficiency	4	Yes	Ne
Sustainable construction standards	6	Yes	Ne
Local character and design quality	28	Yes	Ne
Designated heritage assets	29	Yes	Ne

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
Local Environmental impacts	53	Yes	No

Supplementary Planning Documents

Buildings of Townscape Merit
Development Control for Noise Generating and Noise Sensitive Development
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
- v Fire Safety

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.

LP3 of the Local Plan 2018 seeks to ensure that all development preserves and where possible, enhances the character, appearance and setting of designated heritage assets. LP4 of the Local Plan 2018 seeks to ensure that all development preserves and where possible, enhances the character, appearance and setting of non-designated heritage assets.

The proposed air source heat pump is proposed to the side of the dwellinghouse. The agent has confirmed in writing the heat pump is in this location due to the absence of a 3-phase power supply which limits the

ability to locate the plant to the rear. They have stated that the plant would need to be within a certain distance from the power source, and due to the property being a generously sized dwelling, placing the plant in the rear garden area would exceed those limits.

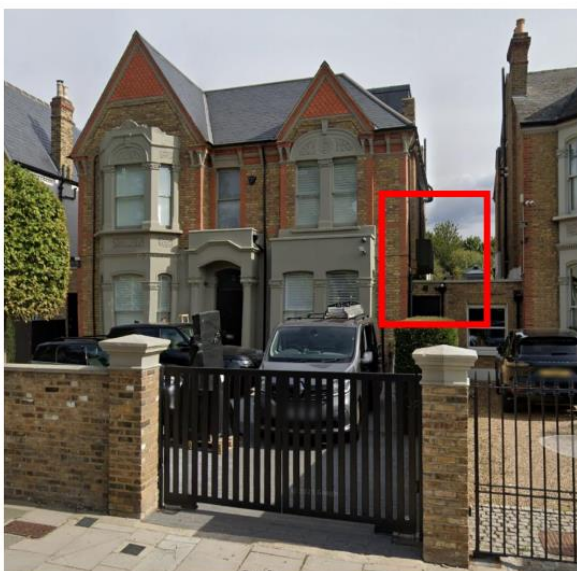
Examples of plants along side elevations of similar properties along Castelnau have been provided by the agent in their heritage statement to support their proposal.

Examples include the following:

24 Castelnau – side wall units 13/1202/FUL
Installation of 2 No. AC units to the south side elevation at the rear which has been approved in 2013.



50 Castelnau – above flat roof (15/0870/HOT)
The application has been approved in 2015 with Heat Pump noted in the design and access statement.



Given the above examples, the proposed plant along the side elevation of the dwellinghouse would not appear unusual when viewed from the site and surrounding context.

The agent has confirmed in their heritage statement that: " *the proposal to install an Air Source Heat Pump (ASHP) for this traditional home aims to utilise green energy and lower energy consumption. For optimal performance, the ASHP must be located within 20 meters of the plant room in the garage.*"

Given the above, in this particular instance, there is no objection to the location of the proposed heat pump on the flank elevation of the dwellinghouse.

It is noted that proposed plant would not be excessive in its overall volume when viewed against the size of the original dwellinghouse.



Figure 1 – Flank elevation showing proposed heat pump

Moreover, the proposed heat pump would be covered by through an acoustic enclosure which would comprise of black aluminium akin to the enclosure at No. 50 Castelnau in order to avoid appearing visually conspicuous. Further details would be secured via condition to ensure a high-quality finish.

There are public benefits of the scheme in so far as the retrofitting of the heat pump would emit less carbon emissions compared with a conventional boiler/heating system. This reduction in carbon emissions provides a small but valuation contribution in helping to combat climate change.

Paragraph 164 of the NPPF states ‘In determining planning applications, local planning authorities should give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights). Where the proposals would affect conservation areas, listed buildings or other relevant designated heritage assets, local planning authorities should also apply the policies set out in chapter 16 of this Framework’.

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, the proposal would not lead to less than substantial harm to the setting, character and appearance of the conservation area due to its size, scale and design.

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’. In this instance, the scheme would not adversely impact upon the host or neighbouring BTM’s due to its size, scale and design.

In view of the above, the proposal complies with the aims and objectives of Paragraphs 164, 208 and 209 of the NPPF 2023, 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 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. Policy LP10 requires schemes to provide noise report when new plant is proposed.

The proposed heat pump is not excessive in its overall height, width and depth. It would be set away from any immediate neighbouring habitable room windows. As such, it does not lead to a material loss of outlook

or light when viewed from neighbouring properties. A noise report has been submitted and reviewed by the Council's Environmental Health Officer. No objections have been raised. A condition requiring the scheme to comply with the submitted acoustic detail is recommended. An acoustic enclosure is proposed in the submitted acoustic report, but further details are requested by the Council's Environmental Health Officer, as such a condition would be attached to the decision notice, requiring details of the acoustic enclosure prior to first use. Given the above, the proposed heat pump would be acceptable regarding noise impact.

The proposal would safeguard neighbour living conditions in line with policies LP8 and LP10 of the 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. The scheme would be set away from any on or off-site trees. It would satisfy Policies LP15 and LP16 of the Local Plan.

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 it is a householder application.

v Flood Risk

Policy LP21 of the local plan relates to flood risk. The site is within flood zone 3a. The development would be set away from the River Thames which benefits from flood defences. The proposed air source heat pump would be removable and is located above ground floor level. As such, the scheme would comply with LP21 of the Local Plan.

vi Fire Safety

Policy D12 of the London Plan relates to fire safety. Given the size and nature of the proposal, an exemption from the need to apply a fire safety statement is applicable. This does not override the need for the scheme to comply with the fire safety aspects of the building regulations.

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.

Grant planning permission

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): ...SJH Dated: ...22.08.2024

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner

Dated:

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:RDA.....

Dated:22/08/2024.....