



Application reference: 24/1413/HOT
FULWELL AND HAMPTON HILL WARD

Date application received	Date made valid	Target report date	8 Week date
03.06.2024	01.07.2024	26.08.2024	26.08.2024

Site:

60 Kings Road, Teddington, TW11 0QD,

Proposal:

Ground floor extension, new roof to the rear offshoot dormer, rooflights to the front roof slope and installation of an air-conditioning

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

APPLICANT NAME

Mr & Mrs Littlefair
 60 Kings Road
 Teddington
 Richmond Upon Thames
 TW11 0QD

AGENT NAME

Mrs Yoana Sengunes
 107 Twining Avenue
 Twickenham
 TW2 5LW
 United Kingdom

DC Site Notice: printed on 02.07.2024 and posted on 12.07.2024 and due to expire on 02.08.2024

Consultations:

Internal/External:

Consultee

14D Urban D
 LBRuT Non-Commercial Environmental Health Noise Issues
 14D Urban D

Expiry Date

16.07.2024
 16.07.2024
 06.08.2024

Neighbours:

29 Kings Road, Teddington, TW11 0QD, - 02.07.2024
 31 Kings Road, Teddington, TW11 0QD, - 02.07.2024
 92 Connaught Road, Teddington, TW11 0PX, - 02.07.2024
 43A Windsor Road, Teddington, TW11 0SG, - 02.07.2024
 43D Windsor Road, Teddington, TW11 0SG, - 02.07.2024
 43B Windsor Road, Teddington, TW11 0SG, - 02.07.2024
 43C Windsor Road, Teddington, TW11 0SG, - 02.07.2024
 58B Kings Road, Teddington, TW11 0QD, - 02.07.2024
 58A Kings Road, Teddington, TW11 0QD, - 02.07.2024
 62 Kings Road, Teddington, TW11 0QD, - 02.07.2024

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

Development Management

Status: GTD Application: 07/1724/HOT
 Date: 13/06/2007 Erection of single storey rear extension

Development Management

Status: GTD Application: 11/0163/PS192
 Date: 03/02/2011 Dormer roof extension over outrigger. New window to existing main

rear dormer. New rooflight to front elevation. Remove chimney to rear.

Development Management

Status: PCO

Application:24/1413/HOT

Date:

Ground floor extension, new roof to the rear offshoot dormer, rooflights to the front roof slope and installation of an air-conditioning

Building Control

Deposit Date: 23.07.2007

Single storey rear extension

Reference: 07/1596/FP

Building Control

Deposit Date: 31.10.2007

Single storey rear extension

Reference: 07/1596/FP/1

Building Control

Deposit Date: 14.02.2008

Single storey rear extension

Reference: 07/1596/FP/2

Building Control

Deposit Date: 09.11.2010

Loft conversion and associated works

Reference: 10/2225/IN

Building Control

Deposit Date: 10.12.2015

Install a gas fire

Reference: 15/FEN03738/GASAFE

Enforcement

Opened Date: 23.01.2023

Enforcement Enquiry

Reference: 23/0021/EN/UBW

Application Number	24/1413/HOT
Address	60 Kings Road Teddington TW11 0QD
Proposal	Ground floor extension, new roof to the rear offshoot dormer, rooflights to the front roof slope and installation of an air-conditioning
Contact Officer	Fariba Ismat
Target Determination Date	26/08/2024

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 site comprises a two-storey (with attic) mid-terrace x2 bay residential dwelling with rear 2-storey outrigger with modern extension over main and rear outrigger roof located on the eastern side of Kings Road. It is a handsome Ruskinian Gothic of yellow stock and red brick and stucco trimmings under a slate roof. Its principal street elevation is the primary contribution to its heritage significance as a BTM (non-designated heritage assets) and which makes a significant contribution to the character, appearance and significance of Royal Road Conservation Area.



The host site is situated within Fulwell and Hampton Ward and is designated as:

Number of constraints: 9

Item Found	More Information
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Area Susceptible to Groundwater Flood - Environment Agency	Superficial Deposits Flooding - >= 75% - SSA Pool ID: 212
Article 4 Direction Basements	Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
Building of Townscape Merit	Site: 60 Kings Road Teddington Middlesex TW11 0QD
Community Infrastructure Levy Band	Low
Conservation Area	CA81 Royal Road
Critical Drainage Area - Environment Agency	Teddington [Richmond] / Ref: Group8_006 /
Village	Teddington Village
Village Character Area	Stanley Road North - Area 1 Hampton Wick & Teddington Village Planning Guidance Page 19 CHARAREA11/01/01
Ward	Fulwell and Hampton Hill Ward

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal seeks a ground floor extension, new roof to the rear offshoot dormer, rooflights to the front roof slope and installation of an air-conditioning unit in the rear garden.

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

24/1413/HOT	Ground floor extension, new roof to the rear offshoot dormer, rooflights to the front roof slope and installation of an air-conditioning	Under Consideration
11/0163/PS192	Dormer roof extension over outrigger. New window to existing main rear dormer. New rooflight to front elevation. Remove chimney to rear.	Granted Permission
07/1724/HOT	Erection of single storey rear extension	Granted Permission

4. CONSULTATIONS CARRIED OUT

The list of neighbours notified of this application are listed above. No letter of objection has been received.

Design and Heritage:

At first the proposal was considered to harm the significance of the BTM and its strong contribution to the character, appearance and significance of the Conservation Area and Teddington Village. It was considered to be contrary to the Development Plan policies listed and associated guidance.

Amended proposals was requested and was said to be supported subject to following changes.

- o X2 replacement front rooflights are acceptable subject to detail,
- o Rear window fenestration ill-considered and proportioned and should be remove,
- o Larger rooflight over outrigger to be slimmed in height to ensure it is not visible, and
- o Materials to match

Amended drawings were received on 22/07/24 and UD was reconsulted. Conservation further advised that the issues previously raised are addressed apart from the following points.

Rooflights:

The insertion of x2 conservation-type rooflights of the size proposed is acceptable. However, the Applicant hasn't provided, as requested:

- o A detailed specification of the conservation type rooflight and
- o Ensure the rooflights align with the windows below.

Subject to that further justification and amended drawings demonstrating window alignment, then the proposals will be supported.

In an email of 14/08/24 the agent had acknowledged that the applicant proposes to retain 2 x front sky lights in the front roof slope and one of the smaller roof lights would be replaced to match the existing larger roof lights. As a result of this approach, it would not be possible to align the roof lights with the first-floor windows, the proposed replacement and enlargement of one of the sky lights therefore is not objected to.

As for the detailed specifications of the conservation type roof lights the applicant proposes to use Velux Heritage conservation roof windows that are design to preserve and enhance the original features of historic buildings and the following link has been provided for further specification of the windows.

<https://www.velux.co.uk/products/roof-windows/conservation-roof-windows>

Environmental Health

The application is not accompanied by any form of acoustic assessment, as such the following condition is recommended:

Plant Noise

The rating level of the noise from the proposed air conditioning unit hereby permitted shall be at least 5dBA lower than the existing background noise level at any given time of operation. The noise levels shall be measured or predicted 1m externally to any window at the nearest residential facade. Measurements and assessment shall be made according to British Standard 4142:2014.

Before the use hereby permitted commences an acoustic report shall be submitted to and approved in writing by the Local Planning Authority demonstrating that the rating level of the air conditioning unit permitted as part of this development, will be at least 5dBA lower than the existing background noise level at any given time of operation. The noise levels shall be measured or predicted 1m externally to any window at the nearest residential facade. Measurements and assessment shall be made according to British Standard 4142:2014.

5. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2023)

The key chapters applying to the site are:

Chapter 4 Decision-making

Chapter 12 (Achieving well-designed and beautiful places)

Chapter 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

D3 (Optimising site capacity through the design-led approach)

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 Amenity and Living Conditions	LP8	Yes	No
Designated Heritage Assets	LP3	Yes	No
Non-designated Heritage Assets	LP4	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 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.

Supplementary Planning Documents

Hampton Wick & Teddington Village Plan

Buildings of Townscape Merit SPD (May 2015)

Housing Extensions and External Alterations SPD (May 2015)

These policies can be found at:

https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance

Other Policies/Regulations

S.72 Town Planning (Listed Buildings and Conservation Areas) Act

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 Fire Safety
- iv Flood Risk Assessment

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 LP3 of the Local Plan states that the Council will require development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough. 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. The significance (including the settings) of the borough's designated heritage assets, encompassing Conservation Areas, listed buildings, Scheduled Monuments as well as the Registered Historic Parks and Gardens, will be conserved and enhanced.

Policy LP4 of Local Plan states that the Council will seek to preserve, and where possible enhance, the significance, character and setting of non-designated heritage assets, including Buildings of Townscape Merit, memorials, particularly war memorials, and other local historic features. Determining applications in a Conservation Area

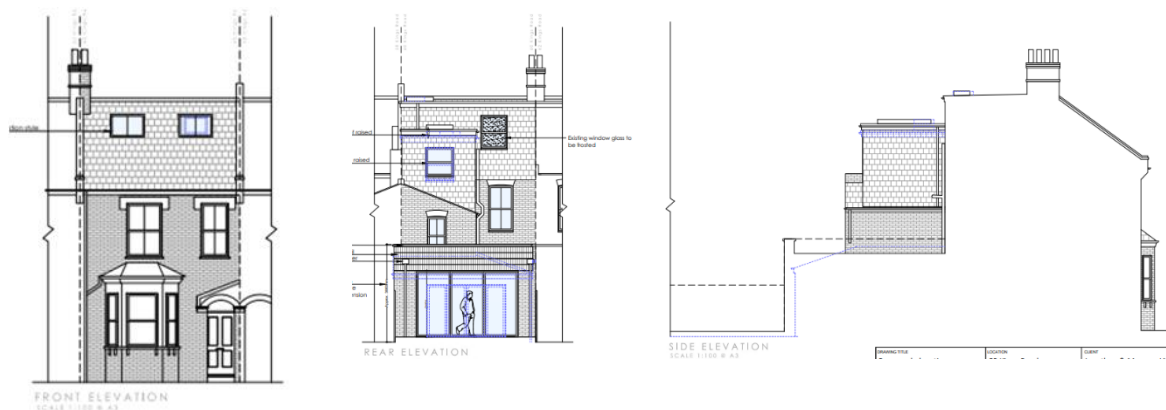
The Council's SPD relating to House Extensions and External Alterations states that the overall shape, size and position of side and rear extensions should not dominate the existing house or its neighbours. It should harmonise with the original appearance, either by integrating with the house or being made to appear as an obvious addition.

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'.

The application site currently is extended at loft level by an L-shaped side and rear dormer and at ground level by a single storey wrap around extension with hipped and pitched roof as seen below. The proposal is for extending the existing ground floor extension by 400mm, new roof to the rear offshoot dormer, 2 x rooflights to the front roof slope and installation of an air-conditioning in the rear garden.

The proposal since its inception has been amended following Conservation advise and is discussed below.



Proposed Changes to Existing Extensions

The amended scheme has reduced the number sky lights to two existing sky lights, the larger sky light would be replaced with new conservation style sky light and the smaller one would be increased in size to match the existing sky light, both would be of Velux make, Heritage conservation roof windows and are considered to be of an acceptable size and design.

The proposed rear extension would increase the depth of the existing extension by 400mm and change the roof design to flat roof incorporating 2 x rectangular shaped sky lights with a parapet wall facing the rear garden as seen in the above drawing. The rear ground floor extension with change of roof design is supported as it is said to broadly follow the precedent of the adjoining rear flat roof extension at no. 62, is not visible from the street and subject to matching material can be supported. It is said by the Conservation that it would be desirable if a green roof could be added behind the tall parapet to soften the impact.

The proposed rear window fenestration was ill-considered and proportioned and was advised to be removed and the larger rooflight over the outrigger was asked to be slimmed in height to ensure it is not visible.

The advice was followed and amended drawings were submitted. Overall, the alteration to the rear main roof dormer window was considered to be of a proportion and appearance consistent with the historic rear condition and the revised rear outrigger rooflight was considered sufficient, the proposed amended scheme therefore is considered acceptable.

The marginal raising of the outrigger roof, proportionate to the remainder of the roof extensions, is said to be satisfactory, subject to the large replacement skylight being much thinner in terms of the upstand to avoid further instruction from those street views. Otherwise, the slightly larger main roof skylight is acceptable.

As for the rear dormer, the existing square shaped sky lights at the top of the existing flat roof is proposed to be replaced with a 1000 x 600mm rectangular sky light, will not be visible to public or neighbouring site and will not project above roof line and therefore is considered acceptable. The proposal is considered to preserve the significance of the BTM (non-designated heritage asset) and its strong contribution to the character, appearance and significance of the Conservation Area and Teddington Village.

The following conditions is suggested by the Conservation and will be applied.

- o Materials to match.
- o New rear windows to match in material and proportions the existing rear windows.
- o The approved window frosting is done by way of an applied internal frosting film.
- o Reasons: to ensure the character and appearance of the Conservation Area is preserved.

The proposal therefore is considered to respect the aim and objectives of planning policies LP1, LP2 and LP3 of the Local Plan and the House Extensions and External Alterations SPD and is supported.

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.

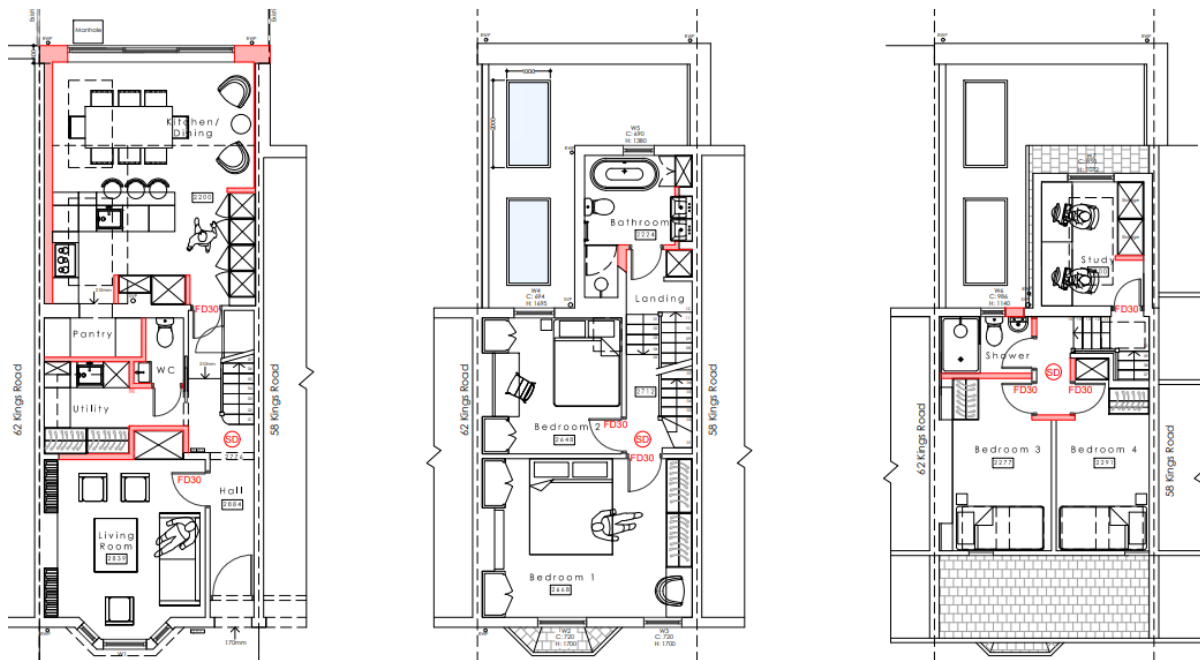
The proposed rear extension is only 400mm in depth, hence, is not considered to create a negative impact on neighbouring sites. The replacement of the existing sky lights with larger ones or addition of two sky lights on the flat roof of the single storey rear extension by virtue of their size, nature and siting is not considered to impact the amenities of the neighbouring properties and therefore is not objected to.

In the light of above, the proposal is considered to be compliant with policy LP8 of the Local Plan and LP46 of the Publication Local Plan and is supported.

iii Fire Safety

Policy D12 of the London Plan (2021) asks for all development proposals to achieve the highest standards of fire safety to ensure the safety of all building users and requires planning application to be accompanied by a Fire Safety Statement (FSS).

A Fire Safety Statement has been submitted in the form of below drawing and discussed below.



- The site is accessible to firefighters through the main road at the front of the property
- Evacuation from the building would be through front and rear door to rear garden or front street
- 30 minutes fire doors are proposed to all habitable rooms
- Somke detectors are proposed to be installed at three levels in the hallways
- Materials used would be brick, wood, conservation style windows and are considered acceptable

Most of the changes are either minimal or replacement of the existing windows with larger ones, therefore, the proposal is not considered to harm the existing fire safety strategy of the house and with addition of above measure is considered to comply with policy D12 of London Plan and is supported.

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

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.

Grant planning permission with conditions

Submitted Drawings:

001A, 002B, 003B, 004B, 005B, 030 – Recd. 03/06/2024
020B, 021B, 025B, 026B – Recd. 22/07/2024

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): ...FIS.....

Dated:21/08/2024.....

I agree the recommendation:

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

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

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:

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

The following table will populate as a quick check by running the template once items have been entered into Uniform

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

INFORMATIVES
