



Application reference: 24/1679/LBC
 HAM, PETERSHAM, RICHMOND RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
03.07.2024	03.07.2024	28.08.2024	28.08.2024

Site:
 Ham House, Ham Street, Ham, Richmond
Proposal:
 Replacement roof to bookshop and ice cream parlour.

APPLICANT NAME
 Graeme Beamish
 Morden Hall Park
 Morden Hall Road,
 Morden
 SM4 5JD
 United Kingdom

AGENT NAME

DC Site Notice: printed on 06.07.2024 and posted on 12.07.2024 and due to expire on 02.08.2024

Consultations:
Internal/External:
Consultee
 21D Urban D
 21D Urban D

Expiry Date
 06.09.2024
 27.07.2024

Neighbours:
 -

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

Development Management

Status: GTD Application:77/0693
 Date:19/01/1978 Demolition of existing garages and yard, walls and single storey extensions to front and rear of stables; alterations and refurbishment of existing buildings, and erection of new boundary walls and fences.

Development Management

Status: GTD Application:77/0694
 Date:19/01/1978 Demolition of existing garages and yard walls and single storey extensions to front and rear of stables; alterations and refurbishment of existing house, and alterations and conversion of remainder of buildings to provide two additional houses and craft studio. Erection of two double and one single garage and construction of car washdown area.

Development Management

Status: GTD Application:78/0013
 Date:16/01/1979 Demolition of existing garages, yard walls and single storey extension and outbuildings at front and rear of stables.

Development Management

Status: REF Application:78/0014
 Date:06/04/1978 Alterations and refurbishment of existing house and alterations and conversion of remainder of buildings to provide 4 additional houses; erection of block of 5 garages with forecourt and erection of new boundary walls and fences.

Development Management

Status: GTD Application:78/0573

Date:24/01/1979 Demolition of yard walls and outbuildings on west side of stables; conversion of existing garages and outbuildings into two storey house and 2 garages. Refurbishment of existing house and alteration and conversion of remainder of buildings to provide two additional houses and craft studio.

Development Management

Status: GTD Application:06/T0029/TCA

Date: T1 - Field Maple (Acer campestre) - Reduce all Field Maples by up to 40% T2 - Oak (Quercus spp.) - Reduce weight at the end of branches.

Development Management

Status: REF Application:07/0389/FUL

Date:04/04/2007 Replacement pay barrier Kiosk

Development Management

Status: RNO Application:09/T0774/TCA

Date:01/02/2010 T724 - Holm Oak - 10% crown reduction T704 - Robinia - Crown reduction to previous pruning points T685 - Black Walnut - Reduce as recommended in tree report by Simon Jones Associates (as given to JD) T693 - Holm Oak - raise crown encouraging end weight reduction T682 and T683 - Robinia - Crown reduce by 5% T675 - Lime - Insert Cable T566 - Horse Chestnut - Fell T622 - Lime - Crown reduce by 20% to previous pruning points T505 - Plane - Deadwood leaving stumps T516 - Lime - Plane T519 - Plane - Reduce crown over road T542 - Sycamore - Lightly Reduce crown by 10% T1 - Horse Chestnut - Fell

Development Management

Status: GTD Application:11/0212/FUL

Date:23/03/2011 Erection of a wooden storage building with wash down facility.

Development Management

Status: GTD Application:11/0213/LBC

Date:23/03/2011 Erection of a wooden storage building with wash down facility.

Development Management

Status: RNO Application:11/T0056/TCA

Date:08/03/2011 T1 - Sycamore - Fell

Development Management

Status: GTD Application:11/0332/LBC

Date:31/03/2011 32 new bike racks to be installed at the western end of the north terrace (the forecourt) with tar and chip dressing laid on existing tarmac.

Development Management

Status: GTD Application:11/0333/FUL

Date:31/03/2014 32 new bike racks to be installed at the western end of the north terrace (the forecourt) with tar and chip dressing laid on existing tarmac.

Development Management

Status: GTD Application:11/0212/DD01

Date:21/09/2011 Details part pursuant to condition U38701 (Archaeology) and pursuant to condition U38698 (Details of the gate and Fence panel) of planning permission 11/0212/FUL.

Development Management

Status: RNO Application:12/T0103/TCA

Date:05/03/2012 T1 - Apple - Crown reduce by 20% T2 - Poplar - Crown reduce by 15% T3 - Poplar - Reduce crown by 30% to stabilise and remove storm damage T4 - Sycamore - Thin crown by 20% T5 - London Plane - Crown thin by 20%; remove epicormic growth and balance T6 - Group of Elder, Prunus species & Ash - Remove Elder branches over road and dead stem T7 - Leaning Elder - Fell to ground level All these trees are located in Petersham Meadows and have been seen by Peter Holloway at a meeting with Bill Malin on 8th February

Development Management

Status: RNO Application:12/T0108/TCA

Date:21/03/2012 T1 (T0918) - Horse Chestnut - Remove limb to lessen weight over Ice House or crown reduce by 3m; T2 (T0755) - Lime - Remove low limb; T3 - (T0758) - London Plane - remove dead branch; T4 (T0759) - London Plane - Remove deadwood; T5 (T0762) - Remove deadwood; T6 (T0771) - Lime - Prune to clear light and low branches over path; T7 (T0772) - Lime - Crown reduce by 30%; T8 (T0773) - Lime - Crown thin by 30%; remove proportion of sucker growth and pollard adjacent guttering by 2m; T9 (T0784) - Lime - Remove deadwood; T10 (T0884) - Lime - Fell to ground level; T11 (T0885, T0886, T0887 & T0880) - Limes - Remove major deadwood; T12 (T0872) -

Lime - remove deadwood; T13 (T0840) - Lime - remove deadwood; T14 (T0927) - Robinia - Remove dead top; T15 (T0928) - Robinia - Remove 2 x dead limbs; T16 (T0754) - Lime- re-pollard; T17 (T0766/0767) - prune to clear light and lift low branches over path.

Development Management

Status: RNO Application:12/T0874/TCA

Date:25/02/2013 T1 (T678) - Elder - By telegraph pole - Fell and treat stump with herbicide as poorly located T2 (T681) - Ash - Remove stem closest to meadow (contorted stem) - Ash (Near T2) - Removed - Replanting of 2 trees T3 (T679) - Ash - Fell to ground level as ailing T4 (T664) - Sycamore - Remove lower southerly included stem (included stem) T5 (T654) - Oak - Crown thin by 20% to alleviate suppressed and crossing branches T6-8 (T643, T642 & T641) - Ash - Fell to ground level for benefit of adjacent Oak T9 (T711) - Bay - Remove 2 x crossing stems; crown reduce by 20% (stems ailing and to re-balance) T10 - Adjacent Elder - Remove (as nearly dead) T11 (T709) - Cedar - Remove small hanging branch & dead branch (good arboricultural management) T12-14 (T698, T699 & T701) - Hornbeam - Reduce laterally over path; crown lift on path side only (to rebalance)

Development Management

Status: RNO Application:13/T0001/TCA

Date:22/02/2013 T1 (T0745) - Sycamore - Crown reduce by 1/4 due to degradation T2 - Field Maple - Adjacent to T0857 - Crown lift by 2metres T3 (T0895) - Lime - Crown reduce by 20% to lessen sail effect T4 (T0900) - Lime - Reduce lowest branch over car park T5 (T0899) - Lime - Reduce lowest branch over car park T6 (T0925) - Oak - Lateral branch reduction no greater than 2m T7 (T0901) - Lime - Lift over car park, light branch tips only

Development Management

Status: GTD Application:13/0628/LBC

Date:20/04/2013 Internal alterations including removal of false eml and plaster arch to existing opening; removal of existing stud and plasterboard doorway; new terracotta floor tiles to match existing servery tiles; removal of existing stud and plasterboard dry store; and installation of horizontal white painted screwed metal conduit.

Development Management

Status: GTD Application:13/0628/DD01

Date:31/05/2013 Details pursuant to condition U59343 (Details of servery and metal conduit) of Listed Building Consent 13/0628/LBC

Development Management

Status: RNO Application:14/T0380/TCA

Date:12/06/2014 T1-Black Walnut in Outer Courtyard - Fell to ground level and grind down stump

Development Management

Status: RNO Application:14/T0800/TCA

Date:19/11/2014 T1-To fell x 8 eucalyptus trees adjacent to Ham House. Originally planted as a screen but are now over-grown and potentially dangerous. Ham House have requested their removal, as they are non-native species and do not therefore blend with the surrounding environment. In addition at least one of the trees has fallen over in recent high winds and they therefore request action is taken to pre-empt any further damage.

Development Management

Status: GTD Application:15/5223/FUL

Date:11/02/2016 Resurfacing of the macadam access drive from the vehicle splay on Ham Street to the turning circle and to the main entrance gates of Ham House.

Development Management

Status: RNO Application:15/T0933/TCA

Date:02/02/2016 T1 - Holm Oak - Fell to ground level T2 - Horse Chestnut - Fell to ground level T3 - 10m of Laurel Hedge - Fell to ground level T4 - Maple - Selectively thin to give a Champaign/Martini glass form.

Development Management

Status: GTD Application:15/5223/DD01

Date:10/11/2017 Details pursuant to condition U00424 (Tree Protection) of planning permission 15/5223/FUL.

Development Management

Status: GTD Application:18/3255/LBC

Date:28/11/2018 Re-tile the east, south and west pitches to the Orangery, including repairs to existing flashings and guttering and the installation of a tilting fillet at eaves level.

Development Management

Status: RNO Application:19/T0067/TCA

Date:19/03/2019 T1 - Row of Holm Oak - Fell to ground level and grind out stumps T2 - Oak - Reduce bough by 2m and reduce extended laterals by 2m T3 - Horse Chestnut - Reduce height of canopy by 2m and spread by 1.5m T4 - Sycamore - Reduce by 6m in height and 4m of laterals T5 Maple - Fell T6 - Maple - Fell T7 - Holm Oak - Reduce by 4-5m T8 - Sweet Chestnut - Reduce in height by 3m (including the removal of the dead top) and laterals by 2-3m

Development Management

Status: RNO Application:19/T0261/TCA

Date:02/05/2019 T1 - Sycamore - Fell to ground level

Development Management

Status: GTD Application:19/1409/LBC

Date:26/06/2019 Repair, structural consolidation and rebuilding (partial) of collapsed brick corbelled eaves cornice to the Orangery building

Development Management

Status: RNO Application:19/T0545/TCA

Date:13/11/2019 T1, T2, T3, T4, T5 - Holm Oak - Fell to ground level (leaving the two larger mature Holm Oaks at either end). T6 - Sweet Chestnut, Mature - Reduce the canopy of the tree - Current height 14m, final height 11m. Current spread 12m, final spread 9.5m. T7 - Lime - Pollard - Current height 24m, final height 18m. Current spread 10m, final spread 6-7m. T8 - Lime - Fell to ground level

Development Management

Status: GTD Application:19/1409/DD01

Date:20/11/2019 Details pursuant to condition U0064434 - Materials

Development Management

Status: GTD Application:18/3255/DD01

Date:21/11/2019 Details pursuant to condition U53001 - materials

Development Management

Status: GTD Application:19/3665/LBC

Date:20/01/2020 Replace, on a like for like basis, the timber gates to the West Courtyard. Carry out structural improvements to the rusticated masonry brick piers.

Development Management

Status: GTD Application:20/2442/LBC

Date:06/11/2020 Renewal of the fire alarm system at Ham House (inclusive of the Main House, Orangery, Shop and WC block)

Development Management

Status: GTD Application:20/2774/LBC

Date:18/11/2020 Proposal to upgrade five doorsets within Ham House mansion to meet fire safety requirements.

Development Management

Status: RNO Application:20/T1051/TCA

Date:15/01/2021 T1 - Oak significantly reduce the overextended radial spread of the lateral canopy. Selective end weigh pruning along with lateral limb reduction of 3 metres is recommended and will mitigate the likelihood of failure without detriment to the vigour or aesthetical value of the tree. Pruning wounds will not exceed 100mm. T2 -Oak - Due to the significant volume of weight extending above the potential failure point it would be prudent to significantly reduced the overextended radial spread of the defective limb. Selective end weight pruning along with lateral limb reduction of 2.5 metres is recommended and will mitigate the likelihood of failure without detriment to the vigour or aesthetical value of the tree. Pruning wounds will not exceed 100mm. T1 Oak: The current radial spread is approximately 11 metres and will be no less than 8 metres after pruning. T2 Oak: The current radial spread is approximately 10 metres and will be no less than 7.5 metres after pruning.

Development Management

Status: RNO Application:22/T0284/TCA

Date:22/06/2022 T7:T824 Ham Avenue, Norway Maple with included union, concern over the target being the road. Fell to ground level or agreed stump height. T9:T759 Ham Avenue, Plane tree with defunct bracing. The tree is 95% dead. Fell to ground level or to agreed stump height. T10:T810 Ham Meadow Lime tree, previously reduced canopy. Kretzschmaria identified and hollowing at the base. Fell to ground level or agreed stump height. T11:Wilderness formal garden. Fell x2 Field Maple that have out grown their position in this 17th century formal garden and cause too much shade for grass to grow. T20:Multi stem Bay tree, spreading through boundary of compound into kitchen garden causing constant problems, fell to ground level, grind out stump. T21:Group of small Holly

trees by entrance to compound, fell to ground level so the bed can be planted with more suitable plants that fit with the 17th century kitchen garden. T22:False Acacia, Ganoderma present, die back in upper canopy with bark flaking off. Retrench main stem by 5 metres to match its close neighbours Current height 12m, final height 7m. T23:Mixed hedge mainly Holly on boundary of compound and Palm Centre. Reduce by 50% to allow light to poly tunnels and seedlings. T24:Mature Horse Chestnut, large wounds from 1987 storm, poor branch attachments. Highly used location where visitors sit and picnic. Reduce by 2.5m height, Reduce width by 1.5m to mitigate poor branch attachments. Current height 19m, final height 16.5m. Current spread 18m, final spread 15m.

Development Management

Status: WDN Application:23/T0939/TCA

Date:20/12/2023 The aim of the works to be undertaken is to make sure that the Wilderness at Ham House Gardens Maintains a strong visual aesthetic of the 17th Century to maintain the visual standard for the 17th century garden at Ham House, along with this the trees have crowded out the hedging and lawns critical to this 17th century feature which are succumbing and dying due to the lack of light. Tree works to be undertaken within The Wilderness of Ham House Gardens, the work is to be undertaken to reduce the canopy of 156 out of 170 trees within the wilderness, trees will be worked on individually having there canopies reduced to give the best outcome. Works to be overseen by the Head Gardener at Ham House, John Myers and works to be completed by William Harper Lead arborculturalist for WG Harpur tree surgery ltd. The following tree numbers within the area will not be having any works completed on them as they are currently at good size, 2,4,5,6,7,11,66,67,93,94,122,153,154,158. All other trees on the Tree map supplied with be under going a canopy reduction. All the trees being worked on are Acer Campestre and are within wilderness area of Ham House Gardens, no trees over hang other property. Area to be closed off from public access whilst works are being undertaken.

Development Management

Status: PCO Application:24/1679/LBC

Date: Replacement roof to bookshop and ice cream parlour.

Building Control

Deposit Date: 13.11.1991 Alterations to provide means of escape and automatic fire detection from second and third floor flats. Internal alterations

Reference: 91/1237/FP

Building Control

Deposit Date: 24.04.1996 Extension to existing office and new foyer to library

Reference: 95/1117/2/FP

Building Control

Deposit Date: 02.08.1999 Alterations to form additional flat and relocation of existing textile store.

Reference: 99/1331/FP

Building Control

Deposit Date: 13.09.1999 Alterations to form additional flat and relocation of existing textile store.

Reference: 99/1331/1/FP

Building Control

Deposit Date: 07.03.2011 [The Orangery] Other Dry Roomheater/Stove Dry System Only Twin Wall Flexible Liner

Reference: 11/HET00175/HETAS

Building Control

Deposit Date: 07.03.2011 [The Orangery] Other Dry Roomheater/Stove Dry System Only Twin Wall Flexible Liner

Reference: 11/HET00176/HETAS

Building Control

Deposit Date: 03.02.2012 Circuit alteration or addition in a kitchen/special location One or more new circuits Upgrade or alteration to means of earthing

Reference: 12/ELE00134/ELECSA

Building Control

Deposit Date: 16.11.2022 Install a gas-fired boiler

Official

Reference: 22/FEN03892/GASAFE

Enforcement

Opened Date: 09.07.2024 Enforcement Enquiry

Reference: 24/0333/EN/LBUW

Application Number	24/1679/LBC
Address	Ham House Ham Street Ham Richmond TW10 7RS
Proposal	Replacement roof to bookshop and ice cream parlour.
Contact Officer	Jack Davies
Legal Agreement	NO

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 conducted a desktop review, 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

Ham House is an important 17th century Jacobean Mansion situated within large open landscaped gardens and listed at grade I. The landscaped surroundings are also a registered park and garden at grade II* and a conservation area. The application relates to a modern single storey building situated to the west of the house within a courtyard area which includes the separately listed icehouse directly to the north. The buildings are modern with corrugated roofs but are listed by virtue of attachment to the listed walls to the west and form part of the immediate setting of the icehouse.

The site is subject to the following designations:

- Archaeological priority
- CA: Ham House
- Floodzone 2 and 3
- Historic Park / Garden
- Various listed structures – grade I and II

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed scheme is for a replacement roof to bookshop and ice cream parlour.

There is an extensive planning history available to view online.

4. CONSULTATIONS CARRIED OUT

A site notice was erected and no representations were received.

Revisions were received which showed further detail of the proposals. No increase in scale was introduced nor was there further impact to the LB. No further site notice was required.

5. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2023)

The key chapters applying to the site are:

Section 4: Decision-making

Section 12: Achieving well-designed places
 Section 16: Conserving and enhancing the historic environment

These policies can be found at:
https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF_December_2023.pdf

London Plan (2021)

The main policies applying to the site are:

HC1 Heritage conservation and growth
 D4 Delivering good design

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 Heritage Assets	LP3, LP4	Yes	No

These policies can be found at
https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf

Supplementary Planning Documents

Listed Buildings
 Conservation Areas

These policies can be found at:
https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance

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	
Local character and design quality	28	Yes	No
Designated heritage assets	29	Yes	No

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.

Determining applications affecting a Listed Building

Sections 16(1) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require that, when considering whether to grant listed building consent for any works, or whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses. In this context, "preserving", means doing no harm.

To give effect to this duty decisions of the court have confirmed that a decision-maker should accord "considerable importance and weight" to the desirability of preserving the listed building or its setting when weighing this factor in the balance with other material considerations which have not been given this special statutory status. However, this does not mean that the weight that the decision-maker must give to the desirability of preserving the building or its setting is uniform. It will depend on, among other things, the extent of the assessed harm and the heritage value of the asset in question. This creates a strong presumption against granting planning permission where harm to a listed building or its setting is identified. The presumption can be rebutted by material considerations powerful enough to do so.

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design
- ii Fire Safety

Issue i – Design/Heritage

The NPPF (National Planning Policy Framework) advises good design is a key aspect of sustainable development and is indivisible from good planning and should contribute positively to making places better for people. Local Plan Policy LP1 states that the Council will require all development to be of high architectural and urban design quality. The high-quality character and heritage of the borough and its

villages will need to be maintained and enhanced where opportunities arise. Development proposals will have to demonstrate a thorough understanding of the site and how it relates to its existing context, including character and appearance, and take opportunities to improve the quality and character of buildings, spaces and the local area.

The NPPF states that there should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset the greater the presumption in favour of its conservation should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.

Local Plan Policy LP1 requires: *all development to be of high architectural and urban design quality. The high quality character and heritage of the borough and its villages will need to be maintained and enhanced where opportunities arise. Development proposals will have to demonstrate a thorough understanding of the site and how it relates to its existing context, including character and appearance, and take opportunities to improve the quality and character of buildings, spaces and the local area.*

Local Plan Policy LP3 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.*

Proposals seek to replace the roof of the building, which is currently poor quality corrugated material, with a new roof which will be green. At present, the roof is one of the main elements of the building which negatively contributes to the architectural character of the site, being modern and poor quality. Therefore, the principle of its replacement is acceptable.

Detailed drawings showing the relationship to the listed building and how the new roof will be physically attached have also been provided and are considered acceptable. It is noted that the drawing states that the wall will be re-pointed. As such, a compliance condition will be attached requiring that repointing of the wall should be undertaken in lime mortar to matching the existing unless otherwise agreed in writing with the Local Authority.

Subject to the above condition the proposals are considered to satisfy the requirements of Local Plan Policy LP1 and LP3 and the proposals are considered to preserve the special character of the Conservation Area and Listed Building.

Issue ii – Fire Safety

The applicant has submitted a Fire Safety Strategy in line with the requirements set out under Policy D12 of the London Plan. The Strategy suitably demonstrates compliance with this policy, though it is noted that this does not void the requirements for fire safety delivered under the Building Regulations

Other

This application provides Listed Building Consent for the physical works only. It is noted that the floor space appears to be recently converted to a bookshop and ice cream parlour and planning permission may be required for this change of use. This should be dealt with under a separate application.

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 and 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.

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 Listed Building Consent

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 on file YES NO

Case Officer (Initials): DAV

Dated: 27.08.2024

I agree the recommendation:

... *K Patel*
Principal Planner

Dated: ...28/08/2024.....