

**Application reference: 24/1666/HOT**  
**TEDDINGTON WARD**

Date application received	Date made valid	Target report date	8 Week date
02.07.2024	05.07.2024	30.08.2024	30.08.2024

**Site:**

82 Cambridge Road, Teddington, TW11 8DN,

**Proposal:**

Proposed replacement of the windows in the property with traditional sash and casement windows in white timber and replacement of the uPVC doors in the rear extension with wooden doors.

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

**APPLICANT NAME**

Dr Richard Laundry  
82, Cambridge Road  
Teddington  
TW11 8DN  
United Kingdom

**AGENT NAME**

**DC Site Notice:** printed on 05.07.2024 and posted on 12.07.2024 and due to expire on 02.08.2024

**Consultations:**

**Internal/External:**

**Consultee**

14D Urban D

**Expiry Date**

19.07.2024

**Neighbours:**

85 Elmfield Avenue, Teddington, TW11 8BX, - 05.07.2024  
8 Grove Court, Cambridge Road, Teddington, TW11 8BY, - 05.07.2024  
1 Grove Court, Cambridge Road, Teddington, TW11 8BY, - 05.07.2024  
29 The Grove, Teddington, TW11 8AS, - 05.07.2024  
80 Cambridge Road, Teddington, TW11 8DN, - 05.07.2024  
Grove End House, 84 Cambridge Road, Teddington, TW11 8DN, - 05.07.2024

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

Development Management

Status: GTD

Date: 11/09/2001

Application: 01/T0796

Lime - Crown Reduce And Shape By 20 , Crown Thin By 20 , Remove Deadwood, Trunk And Basal Growth.

Development Management

Status: GTD

Date: 11/09/2001

Application: 01/T0797

Cider Gum - Reduce And Shape By 20-25

Development Management

Status: GTD

Date: 11/09/2001

Application: 01/T0798

Holly - Reduce And Shape By 20-30 To A Tighter Round Shape, Remove Trunk And Basal Growth

Development Management

Status: GTD

Date: 11/09/2001

Application: 01/T0799

Rowan/mountain Ash - Crown Reduce And Shape By 15-20

Development Management

Status: REF

Date: 11/10/1993

Application: 93/1281/CAC

Removal Of Shortened Chimney Stack Between Nos 80 & 82.

Development Management

Status: GTD Date:20/05/1996	Application:96/T1106/CA Lime - Raise Canopy To Main Crown. Remove Dead Wood, Stubs & Epicormic Growth
<u>Development Management</u> Status: GTD Date:20/05/1996	Application:96/T1107/CA Holly - Reduce Height By Approx 50 And Shape
<u>Development Management</u> Status: GTD Date:20/05/1996	Application:96/T1108/CA Cypress - Remove Including Stubs
<u>Development Management</u> Status: GTD Date:03/03/1999	Application:99/T0098 Common Lime - Remove Deadwood, Trunk And Basal Growth. Raise Crown By 1.5m To Give A Horizontal Canopy
<u>Development Management</u> Status: GTD Date:03/03/1999	Application:99/T0099 Holly - Reduce In Height By 2m. Reduce Sides To Form Initial Pyramid Shape. Remove Basal Growth
<u>Development Management</u> Status: GTD Date:03/03/1999	Application:99/T0100 Cypress - Fell
<u>Development Management</u> Status: GTD Date:31/07/1984	Application:84/0781 Erection of a single storey rear extension. (Amended plans received on 2.7.84).
<u>Development Management</u> Status: GTD Date:28/07/1972	Application:72/0657 Erection of single storey extension at rear of existing house to provide extra living accommodation.
<u>Development Management</u> Status: GTD Date:28/07/2004	Application:04/0147/TCA T1- Lime (Tilia europaea) - Thin canopy by 20% Remove basal and truncal growth up to main crown height. Remove deadwood and stubs. T2 - Cider gum (Eucalyptus gunnii) - Crown reduce and shape by 20%. Lift over pavement. T3 - Holly (Ilex aquifolium) - Reduce and reshape by approximately 20% to a basic 'ball' shape. Remove basal growth. T4 - Rowan (Sorbus aucuparia) - Reduce to previous points and shape. Lightly thin by 10%
<u>Development Management</u> Status: GTD Date:14/05/2010	Application:10/T0201/TCA T1 - lime - 20-25% thin and 3/4m crown lift T2 - Eucalyptus - Fell T3 - Rowan - 15-20% reduction and shape
<u>Development Management</u> Status: WNA Date:09/02/2015	Application:14/1972/PS192 Replacement window
<u>Development Management</u> Status: RNO Date:16/03/2021	Application:21/T0132/TCA Front Garden. 1. Lime. Reduce height by 3-4 m, reduce lateral growth to balance. (approx. height 20 m- reduce to 17m, approx. spread 10 m reduce to 8 m) Thin canopy by 20%, lift canopy by 2 to 3 m, remove trunk & basal suckers. Remove any deadwood or broken branches. REASON FOR WORK: Cyclical maintenance
<u>Development Management</u> Status: PDE Date:	Application:24/1666/HOT Proposed replacement of the windows in the property with traditional sash and casement windows in white timber and replacement of the uPVC doors in the rear extension with wooden doors.

#### Building Control

Deposit Date: 26.01.2017      Install a gas-fired boiler  
Reference: 17/FEN00420/GASAFE

#### Building Control

Deposit Date: 18.01.2021      Install replacement door in a dwelling  
Reference: 21/FEN00072/FENSA

Building Control

Deposit Date: 05.03.2021      Install a replacement consumer unit

Reference: 21/NIC00740/NICEIC

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Building Control

Deposit Date: 05.01.2022      Install replacement window in a dwelling

Reference: 22/FEN00102/FENSA

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Building Control

Deposit Date: 05.01.2022      Install replacement door in a dwelling

Reference: 24/FEN01181/FENSA

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Building Control

Deposit Date: 05.01.2022      Install replacement door in a dwelling

Reference: 24/FEN01197/FENSA

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<b>Application Number</b>	<b>24/1666/HOT</b>
<b>Address</b>	<b>82 Cambridge Road, Teddington TW11 8DN</b>
<b>Proposal</b>	<b>Replacement of 13 windows with traditional sash and casement windows in white timber and replacement of two uPVC doors in the rear extension with wooden doors.</b>
<b>Contact Officer</b>	<b>Phil Shipton</b>
<b>Target Determination Date</b>	<b>30/08/2024</b>

## 1. INTRODUCTION

This application is of a nature where the Council's Constitution delegates the authority to make the decision to Officers rather than it being determined by the Planning Committee.

Before preparing this summary report the planning officer considered any relevant previous planning applications in relation to the development and considered any comments made by those interested in the application such as consultees with specialist knowledge and nearby residents.

By indicating that the development proposal complies with relevant Local Plan Policies, the planning officer has considered the information submitted with the application, any previous relevant applications, any comments received in connection with the application and any other case specific considerations which are material to the decision.

## 2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

The subject site consists of two storey unit that form part of a three-unit terraced house that occupies the eastern corner of the intersection with Cambridge Road and The Grove, Teddington.

The subject building is identified as of Townscape Merit (Site: 82 Cambridge Road Teddington Middlesex TW11 8DN) and is within the The Grove Teddington - Area 3 & Conservation Area 26 Hampton Wick & Teddington Village.

The subject site is also designated as listed below.

- Area Susceptible To Groundwater Flood - Environment Agency
- Article 4 Direction Basements
- Article 4 Direction Conservation
- Building of Townscape Merit
- Community Infrastructure Levy Band
- Conservation Area - CA26 The Grove Teddington
- Critical Drainage Area - Environment Agency - Ref: Group8\_006 /
- Increased Potential Elevated Groundwater
- Main Centre Buffer Zone
- Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency
- Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency
- Surface Water Flooding (Area Less Susceptible to) - Environment Agency
- Surface Water Flooding (Area Susceptible to) - Environment Agency
- Take Away Management Zone

## 3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal is to replace the existing 13 wooden sash windows with wooden double glazed sash windows and the existing wooden casement windows with wooden double glazed casement windows. The new windows will be a like for like replacement for the original windows and will be installed in the existing openings and painted white. The louvred shutters will be replaced after the windows have been replaced.

The proposal also includes the replacement of the two uPVC doors and a small casement window at the rear, with wooden doors and window more in keeping with the features and materials of the original house.

The comprehensive list of planning history can be found above however there is no relevant planning history associated with this application.

#### 4. CONSULTATIONS CARRIED OUT

##### Neighbours

The list of neighbours notified of this application are listed above. No letters of representation were received.

##### Urban Design Officer

Councils Urban Design Officer has reviewed the application and emphasises that the significance of no.82 as a BTM is defined by its architectural style and surviving original features, close visual relationship and group value with neighbouring properties, and contribution to the character and streetscape of Cambridge Road. The officer provided comment on the details of the proposed replacement works (see section 6 below) and overall raised no objections regarding the proposed works.

#### 5. MAIN POLICIES RELEVANT TO THE DECISION

##### **NPPF (2023)**

The key chapters applying to the site are:

- 4. Decision-making
- 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
- 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 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](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

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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	<del>No</del>
Non-designated heritage assets	30	Yes	<del>No</del>

### Other Local Strategies or Publications

Other strategies or publications material to the proposal are:

- The Grove Conservation Area 26 Statement
- Article 4 Direction Conservation

### 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 Impact on local character
- ii Design and impact on heritage assets

These issues are assessed together in the following paragraphs below.

### Policy Context

*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 LP4 of the Local Plan 2018 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.*

The Councils SPD relating to Buildings of Townscape Merit acknowledges that the sympathetic maintenance and adaptation of these buildings can preserve and indeed increase the attractiveness of an area.

The Grove Conservation Area 26 Statement details the history and character of the area and identifies the opportunity for preservation, enhancement and reinstatement of architectural quality.

### Analysis

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'.

Councils Urban Design Officer has reviewed the subject site within the context of The Grove Teddington Conservation Area and its designation as a Building of Townscape Merit (BTM):

*Teddington Grove estate was developed in the 1920s and 30s on the side of the former Teddington Grove house. It is one of the original 'Shell houses', built for the workers of the Royal Dutch Shell Company. They are two-storey high, designed in the then modern continental cottage style in stock brick, often painted in soft tones, and roofed in plain tiles. The houses have timber sliding sash windows, louvred shutters, and many have porch canopies. These houses are all virtually unaltered and make a strong positive contribution to the character and appearance of the Conservation Area. The architectural character and quality, alongside the historic interest contribute greatly to the significance of the Conservation Area.*

*The significance of no.82 as a BTM is defined by its architectural style and surviving original features, close visual relationship and group value with neighbouring properties, and contribution to the character and streetscape of Cambridge Road.*

The Urban Design Officer has raised no objections with the proposed work, concluding that the replacement windows would match the existing in terms of design, opening style, and glazing pattern. They would be timber which is appropriate for use on BTMs in Conservation Areas. The glazing would be 18.8mm thick which is acceptable as slimline heritage glazing. The officer notes that trickle vents would be concealed within the frame which is also acceptable. The replacement of the uPVC doors with timber doors would be a visual and material improvement which would result in a small enhancement to the appearance of no.82.

Overall, the proposed replacement windows would preserve the architectural quality of the subject portion of the building, and subsequently preserve the character and appearance of The Grove Teddington Conservation Area.

In view of the above, the proposal complies with the aims and objectives of policy LP1 and LP4 of the Local Plan and policy 28 and 30 of the Publication Local Plan as supported by The Grove Conservation Area 26 Statement.

## 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              | <input type="checkbox"/>            |
| 2. | PERMISSION           | <input checked="" type="checkbox"/> |
| 3. | FORWARD TO COMMITTEE | <input type="checkbox"/>            |

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): PS

Dated: 08/08/2024

**I agree the recommendation:**

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

Dated: ...29/08/2024.....

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: .....

<b>REASONS:</b>
<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>
<b>UDP POLICIES:</b>
<b>OTHER POLICIES:</b>



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**SUMMARY OF CONDITIONS AND INFORMATIVES**

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**CONDITIONS**

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**INFORMATIVES**

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