



PLANNING REPORT

Printed for officer by
Kerry McLaughlin on 2 September
2024

Application reference: 24/1782/HOT
NORTH RICHMOND WARD

Date application received	Date made valid	Target report date	8 Week date
12.07.2024	12.07.2024	06.09.2024	06.09.2024

Site:

28 Larkfield Road, Richmond, TW9 2PF,

Proposal:

Replacement of an existing front facing dormer with sash window, refurbishment and repair of an existing roof and materials, with new rear facing dormer with sash window.

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

APPLICANT NAME

Mr Brian O'Neill
28 Larkfield Road
Richmond
TW9 2PF

AGENT NAME

Mr Leigh Bowen
The Hut
187 Kew Road
Richmond
TW9 2AZ

DC Site Notice: printed on 16.07.2024 and posted on 26.07.2024 and due to expire on 16.08.2024

Consultations:

Internal/External:

Consultee

14D Urban D

Expiry Date

30.07.2024

Neighbours:

- Flat 1,57 Larkfield Road,Richmond,TW9 2PG, - 16.07.2024
- Flat C,55 Larkfield Road,Richmond,TW9 2PG, - 16.07.2024
- Flat 3,57 Larkfield Road,Richmond,TW9 2PG, - 16.07.2024
- Flat 2,57 Larkfield Road,Richmond,TW9 2PG, - 16.07.2024
- Flat B,55 Larkfield Road,Richmond,TW9 2PG, - 16.07.2024
- Ground Floor Flat,55 Larkfield Road,Richmond,TW9 2PG, - 16.07.2024
- Flat 4,57 Larkfield Road,Richmond,TW9 2PG, - 16.07.2024
- Flat 3,53 Larkfield Road,Richmond,TW9 2PG, - 16.07.2024
- Flat 2,53 Larkfield Road,Richmond,TW9 2PG, - 16.07.2024
- Flat 1,53 Larkfield Road,Richmond,TW9 2PG, - 16.07.2024
- 26A Larkfield Road,Richmond,TW9 2PF, - 16.07.2024
- 26C Larkfield Road,Richmond,TW9 2PF, - 16.07.2024
- 30 Larkfield Road,Richmond,TW9 2PF, - 16.07.2024
- 26B Larkfield Road,Richmond,TW9 2PF, - 16.07.2024

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

Development Management

Status: RNO

Date:16/09/1982

Application:82/53/22

Erection of single storey rear extension. Plan No. L479 received 27th August, 1982.

Development Management

Status: GTD

Date:03/07/2013

Application:13/1410/PS192

Installation of sky satellite dish

Development Management

Status: RNO
Date:03/09/2015

Application:15/T0524/TCA
T1 - Judas tree - To cut this stem back to the union with the sub dominant stem going over the neighbours, reduce the remaining crown by 1-1.5m all round to balance.

Development Management

Status: RNO
Date:18/10/2023

Application:23/T0729/TCA
(T1) Pittosporum - tree has outgrown its space, client is planning on replanting - section fell to ground level (T2) Golden Rain Tree (Koelreutia panulata) - reduce crown by 25% (1.3m) to suitable growth points - reduce lateral spread to match (1.2m) to shape, balance and tidy RETAINED HEIGHT - 3m RETAINED SPREAD - 4m (T3) Judas Tree (Cercis siliquastrum) - 70% growing over boundary wall into neighbouring garage area - reduce crown by 25% to suitable growth points - thin by 10% to allow more light through canopy - remove any deadwood RETAINED HEIGHT - 2.8m RETAINED SPREAD - 3m

Development Management

Status: PDE
Date:

Application:24/1782/HOT
Replacement of an existing front facing dormer with sash window, refurbishment and repair of an existing roof and materials, with new rear facing dormer with sash window.

Building Control

Deposit Date: 14.07.2000
Reference: 00/1375/BN

Underpinning of flank wall.

Application Number	24/1782/HOT
Address	28 Larkfield Road, Richmond, TW9 2PF
Proposal	Replacement of an existing front facing dormer with sash window, refurbishment and repair of an existing roof and materials, with new rear facing dormer with sash window.
Contact Officer	Kerry McLaughlin

1. INTRODUCTION

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

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

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

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

The proposal property is a two-storey, detached dwelling, located on the northern side of Larkfield Road.

The application site is subject to the following planning constraints:

Area Susceptible to Groundwater Flood - Environment Agency	Superficial Deposits Flooding - >= 75% - SSA Pool ID: 146
Article 4 Direction Basements	Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
Conservation Area	CA17 Central Richmond
Critical Drainage Area - Environment Agency	Richmond Town Centre and Mortlake [Richmond] / Ref: Group8_004 /
Increased Potential Elevated Groundwater	GLA Drain London
Throughflow Catchment Area (Throughflow and Groundwater Policy Zone)	Adopted: October 2020 , Contact: Local Plan Team
Village	Richmond and Richmond Hill Village
Village Character Area	Central Richmond - Area 15 & Conservation Area 17 Richmond & Richmond Hill Village Planning Guidance Page 56 CHARAREA06/15/01
Ward	North Richmond Ward

3. RELEVANT PLANNING HISTORY

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

There is no relevant planning history associated with the site.

4. CONSULTATIONS CARRIED OUT

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

4 letters of objection, and 1 letter of observation have been received from 1 neighbouring property. These comments are summarised as follows:

- Loss of privacy
- Block sunlight
- It is acknowledged that the roof does need to be replaced.

Neighbour amenity considerations are assessed under Section 7 in the report below.

5. AMENDMENTS

None.

6. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2023)

The key chapters applying to the site are:

- 4 - Decision-making
- 12 - Achieving well-designed places
- 16 - Conserving and enhancing the historic environment

These policies can be found at:

https://assets.publishing.service.gov.uk/media/65819679fc07f3000d8d4495/NPPF_December_2023.pdf

London Plan (2021)

The main policies applying to the site are:

- D4 - Delivering good design
- D12 - Fire Safety
- HC1 - Heritage conservation and growth
- G7 - Trees and woodlands

These policies can be found at: <https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/london-plan-2021>

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
Designated Heritage Assets	LP3	Yes	No
Amenity and Living Conditions	LP8	Yes	No
Trees, Woodland and Landscape	LP16	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.

Where relevant to the application under consideration, this is addressed in more detail in the assessment below.

Issue	Local Plan Policy	Compliance	
Local Character and Design Quality	LP28	Yes	No
Designated Heritage Assets	LP29	Yes	No
Amenity and Living Conditions	LP46	Yes	No
Trees, Woodland and Landscape	LP42	Yes	No

These policies can be found at https://www.richmond.gov.uk/draft_local_plan_publication_version

Supplementary Planning Documents

House Extension and External Alterations
Richmond and Richmond Hill Village Plan

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:
CA17 Central Richmond Conservation Area Statement
Central Richmond Appraisal

Determining applications in a Conservation Area

In considering whether to grant planning permission with respect to any buildings or other land in a conservation area, Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. In this context, "preserving", means doing no harm.

To give effect to that duty, decisions of the court have confirmed that for development proposed to be carried out in a conservation area, a decision-maker should accord "considerable importance and weight" to the desirability of preserving or enhancing the character or appearance of the conservation area, when weighing this factor in the balance with other material considerations which have not been given this special statutory status. This creates a strong presumption against granting planning permission where harm to the character or appearance of a conservation area is identified. The presumption can be rebutted by material considerations powerful enough to do so.

In applications where the decision-maker is satisfied that there will be no harm to the character or appearance of a conservation area, the statutory presumption against granting planning permission described above falls away. In such cases the development should be permitted or refused in accordance with the policies of the development plan and other material considerations.

7. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design/Visual Amenity
- ii Neighbour Amenity
- iii Trees
- iv Biodiversity

Issue i - Design/Visual Amenity

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 2018 covers Designated Heritage Asset and states that proposals should conserve and take opportunity to make positive contribution to the historic environment such as retaining and preserving the original structure, layout, architectural features and materials or reinstatement of heritage assets. Appropriate materials and techniques should be used. There is a requirement to seek to avoid harm or justify for loss and demolition will be resisted. The significance of the asset is taken into consideration when assessing works proposed to a designated heritage asset.

The Supplementary Planning Document (SPD) on House Extensions and External Alterations gives advice on dormers noting that they should be avoided to the front elevation and should remain in scale with the existing structure through not raising or projecting above the ridgeline. Dormers should not dominate the original roof

and so significant areas should be left beneath and to either side of any proposed dormer. Windows within dormers should be smaller than those on the floor below.

No.28 is one of the typical building types to the character area, comprising two storeys with attic accommodation in pitched roof with pitched gable, two-storey bay to right-hand side, sash windows and entrance under a simple porch with timber brackets. The property is a brick construction but rendered white. The building features a later box dormer to front left side elevation.

Central Richmond forms the historic core of the settlement of Richmond, which has origins dating from the 14th century. The area serves as the commercial centre, and the linear main commercial thoroughfare of George Street is an important feature which reflects how the area has grown and developed. George Street formed part of an important coaching route to London, and so the area has repeatedly been redeveloped, resulting in a townscape noteworthy for its variety, with a consistently high quality and many exuberant individual buildings. Many of the 18th century buildings of George Street, The Quadrant, and Sheen Road were replaced piecemeal by the mid to late 19th and early 20th century commercial architecture, providing shops for the needs of the expanded local community after the arrival of the railway. However, some earlier fabric on the high street survives, embedded to the rear behind more modern frontages. The area maintains important linkages to the neighbouring historic areas through the retention of alleys and lanes which form a transitional character with a greater level of intimacy and enclosure. These include alleys leading to Richmond Green, Richmond Riverside, and St Mary Magdalene's Church, which make an important contribution to its historic character.

The northeastern end of the conservation area, incorporating Church Road, St John's Road and Larkfield Road, was incorporated as an extension in 2003. This section is notably residential in nature, and contrasts rather starkly with the nearby Kew Road, having a much quieter character, with most traffic due to residents. It primarily contains detached and semi-detached dwelling with repeating patterns of building type.

Dormers

Whilst the rear dormer roof extension is not strictly compliant with the council's SPD (House Extensions and External Alterations), as it is not set back from the eaves, there are material considerations to balance against the strict application of policy guidance. The proposed dormer mirrors a number of similar interventions within the conservation area and to the same building type. As such, the roof extension is considered acceptable in this instance, as it is in keeping with the character of the area. This also confirms that the proposal would not result in an incongruous addition to host dwelling or wider locality.

The proposed exterior materials are to match that of the existing dwelling, this ensures the development will be in keeping with the character of the host dwelling and surrounding conservation area.

The dormer/fenestration has been designed to align with the window below at first floor level and retains window hierarchy, the design of the fenestration is also in keeping with the existing fenestration, this approach is supported.

With regards to the front dormer, no objection is raised to the replacement of the front dormer which is of a low quality.

Whilst it is acknowledged that the pitched roof to the replacement front dormer does add additional volume and there are only a limited number of dormers to the area, all of which are box dormers, the pitched roof form relates to the overall appearance of the house and street scene. It is also noted that the dormer has been designed to carefully align with the first-floor level fenestration, and is of a high quality, comprising materials to match the existing dwelling.

As such, on balance, the front dormer is considered acceptable, and will not result in any undue harm to the visual amenity of the host dwelling or wider conservation area having regard to the present situation with the existing offset and poor quality front dormer.

Replacement Roof

The applicant states it is proposed "to replace the roof and add new external materials as well as an airtight and thermally efficient build up. The external materials are to match the prevailing street theme with new soffits, fascia's and rainwater goods."

The application form states the new roof tiles will match that of the existing, as such this element of the proposal will have a neutral impact on the overall visual amenity of the site itself and surrounding conservation area.

The proposed scheme is considered acceptable in terms of design/visual amenity. The proposal is not considered to detrimentally impact the character of the conservation area or host dwelling and therefore, is in

line with policies LP1 & LP3 of the Local Plan (2018), these policy objectives are taken forward in publication local plan policy LP28 & LP29, relevant Supplementary Planning Documents/Guidance and the NPPF (2023).

Issue ii - 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.

With regard to dormer roof extensions, the SPD on House Extensions and External Alterations notes that where houses are terraced and/or have small gardens, overlooking should be minimised by restricting the side of the window and setting windows back from the eaves.

The proposed works would be located within the confines of the existing roof. For this reason, it is considered that the proposed development would not appear unreasonably overbearing or visually intrusive to neighbouring occupiers or within the street scene. The siting at roof level would also ensure the proposals would not cause an undue loss of light to neighbouring properties habitable rooms or gardens.

Existing front and rear elevation windows offer an existing degree of mutual overlooking within the immediate vicinity. It is considered that the front and rear dormer windows will not result in any new onerous viewing angles above that which can already be achieved through the existing fenestration. Thus, the proposal will not result in an increase in overlooking or raise any issues with regard to privacy on any neighbouring properties.

Objections are noted in regard to loss of sunlight. The gardens are northerly facing. The siting of the rear dormer is such that it will not impact the property to the east, being shielded by the existing roof form. To the west, the neighbouring properties garden is orientated in a north-westerly direction. The siting of the dormer, being to the east and on a roof form which is set back behind the affected neighbours own rear elevation and larger rear gable feature, and being of limited height set down from the ridge, is such that the impact on sunlight will be minimal. The level of harm is not materially significant in planning terms to warrant a reason for refusal.

Replacement Roof

As the new roof profiles and levels are to match that of the existing, the works are not considered to add additional bulk to the existing dwelling which would result in amenity impact to neighbouring properties.

The property would remain solely in residential use as a result of the proposal. An undue increase in noise or pollution would not occur as a result of the proposal.

The proposed scheme is considered acceptable in terms of neighbour amenity. The proposal is not considered to detrimentally impact the amenities of any neighbouring occupiers and therefore, is in line with policy LP8 of the Local Plan (2018), these policy objectives are taken forward in publication local plan policy LP46 and relevant Supplementary Planning Documents/Guidance.

Issue iii - Trees

Policy LP16 of the Local Plan states 'The Council will require the protection of existing trees and the provision of new trees, shrubs and other vegetation of landscape significance that complement existing, or create new, high quality green areas, which deliver amenity and biodiversity benefits.

The location of this proposal is sited within the CA17 Central Richmond, Conservation Area which affords trees both within and adjacent to the site of the proposal, statutory protection. However, there are no recorded Tree Preservation Orders (TPO) within or adjacent to the site of the proposal.

The applicant has confirmed that the dormers and roof renovations will be carried out with a front facing scaffolding to roof level (which is not in the vicinity of any trees), and a rear facing scaffolding that will straddle the existing ground floor single storey extension only.

As such, the proposed development would accord with Policy LP16 of the Local Plan (2018), these policy objectives are taken forward in publication local plan policy LP42.

Issue 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 is a householder application.

Other Matters

Fire Safety

The applicant has submitted a 'Fire Safety Statement' as required under policy D12 of the London Plan (2021).
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The applicant is advised that alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made.

8. 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.

9. RECOMMENDATION

This recommendation is made following careful consideration of all the issues raised through the application process. In making this recommendation consideration has been had to the statutory duties imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the requirements set out in Chapter 16 of the NPPF.

Paragraph 11 of the Framework explains how the presumption in favour of sustainable development applies. For the reasons set out above, this application falls to be determined in accordance with the test under section 38(6) of the 2004 Act, the proposal is in general conformity with the Development Plan overall and there are no material considerations of sufficient weight to justify refusal.

Grant planning permission with conditions

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): KM

Dated: 02/09/2024

I agree the recommendation:

This application has been subject to representations that are contrary to the officer recommendation. The Head of Development Management / South Area Team Manager has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

South Area Team Manager:ND.....

Dated:03.09.2024.....