

**Application reference: 24/1825/FUL**  
**WEST TWICKENHAM WARD**

Date application received	Date made valid	Target report date	8 Week date
17.07.2024	17.07.2024	11.09.2024	11.09.2024

**Site:**

218A Hampton Road, Twickenham, TW2 5NJ,

**Proposal:**

Installation of skylights at loft level and replacement/widening of first floor doors to roof terrace. Replacement of existing first floor door with window.

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

**APPLICANT NAME**

Mr Mehdi Samyani  
359 PARK ROAD  
Kingston Upon Thames  
SURREY  
KT2 5LY

**AGENT NAME**

Mr Miguel Nobrega  
Flat 24, 20 Granville Road  
20 Granville Road  
Southfields  
SW18 5SL  
United Kingdom

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

**Consultations:**

**Internal/External:**  
**Consultee**

**Expiry Date**

**Neighbours:**

2 Sixth Cross Road, Twickenham, TW2 5PB, - 19.07.2024  
Ground Floor Flat, 235 Hampton Road, Twickenham, TW2 5NG, - 19.07.2024  
First Floor Flat, 235 Hampton Road, Twickenham, TW2 5NG, - 19.07.2024  
231 Hampton Road, Twickenham, TW2 5NG, - 19.07.2024  
233B Hampton Road, Twickenham, TW2 5NG, - 19.07.2024  
233A Hampton Road, Twickenham, TW2 5NG, - 19.07.2024  
Maisonette, 220 Hampton Road, Twickenham, TW2 5NJ, - 19.07.2024  
220 Hampton Road, Twickenham, TW2 5NJ, - 19.07.2024  
216 Hampton Road, Twickenham, TW2 5NJ, - 19.07.2024  
218 Hampton Road, Twickenham, TW2 5NJ, - 19.07.2024

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

Development Management

Status: PCO

Date:

Application: 24/1825/FUL

Installation of skylights at loft level and replacement/widening of first floor doors to roof terrace. Replacement of existing first floor door with window.

Application Number

24/1825/FUL

<b>Address</b>	Maisonette 218a Hampton Road Twickenham TW2 5NJ
<b>Proposal</b>	Installation of skylights at loft level and replacement/widening of first floor doors to roof terrace. Replacement of existing first floor door with window.
<b>Contact Officer</b>	Fariba Ismat
<b>Target Determination Date</b>	11/09/2024

## 1. INTRODUCTION

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

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

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

## 2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

The application site is occupied by a first floor flat located on the western side of Hampton Road. The application site is situated within west Twickenham Ward and is designated as follow:

Number of constraints: 14

Item Found	More Information
Area Poorly Provided with Public Open Space	Area poorly provided with Public Open Space
Area Susceptible to Groundwater Flood - Environment Agency	Superficial Deposits Flooding - >= 50% <75% - SSA Pool ID: 213
Article 4 Direction Basements	Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
Article 4 Direction Class E (Town Centre) to Class C3 (Residential)	Modified Article 4 Direction Class E (Town Centre) to Class C3 (Residential). Came into effect 29 July 2022.
Community Infrastructure Levy Band	Low
Critical Drainage Area - Environment Agency	Strawberry Hill [Richmond] / Ref: Group8_003 /
Highway Maintained at Public/Private Expense	HAMPTON ROAD Highways Privately Maintained
Key Shop Frontage	206-224 HAMPTON RD
Surface Water Flooding (Area Less Susceptible to) - Environment Agency	
Take Away Management Zone	Take Away Management Zone
Throughflow Catchment Area (Throughflow and Groundwater Policy Zone)	Adopted: October 2020, Contact: Local Plan Team
Village	Twickenham Village

Village Character Area	Fulwell Triangle - Area 5 Twickenham Village Planning Guidance Page 26 CHARAREA13/05/01
Ward	West Twickenham Ward

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

The proposal is for insertion of one sky light to the front roof slope and two sky lights at the rear roof slope, replacement/widening of first floor doors to roof terrace. Replacement of existing first floor door with window.

#### RECENT PLANNING HISTORY

Reference	Description	Decision
24/1825/FUL	Installation of skylights at loft level and replacement/widening of first floor doors to roof terrace. Replacement of existing first floor door with window.	Under Consideration

### 4. CONSULTATIONS CARRIED OUT

The list of neighbours notified of this application are listed above.  
No letter of observation/objections have been received.

### 5. MAIN POLICIES RELEVANT TO THE DECISION

#### NPPF (2021)

The key chapters applying to the site are:

- 4. Decision-making
- 12. Achieving well-designed places

These policies can be found at:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1005759/NPPF\\_July\\_2021.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf)

#### London Plan (2021)

The main policies applying to the site are:

- D4 Delivering good design
- D5 Inclusive Design
- D6 Housing quality and standards
- D12 Fire Safety

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:

Local Character and Design Quality	LP1	Yes	No
Impact on Amenity and Living Conditions	LP8	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)

#### Supplementary Planning Documents

Design Quality  
House Extension and External Alterations  
Twickenham Village Plan

These policies can be found at:

[https://www.richmond.gov.uk/services/planning/planning\\_policy/local\\_plan/supplementary\\_planning\\_documents\\_and\\_guidance](https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance)

## 6. EXPLANATION OF OFFICER RECOMMENDATION

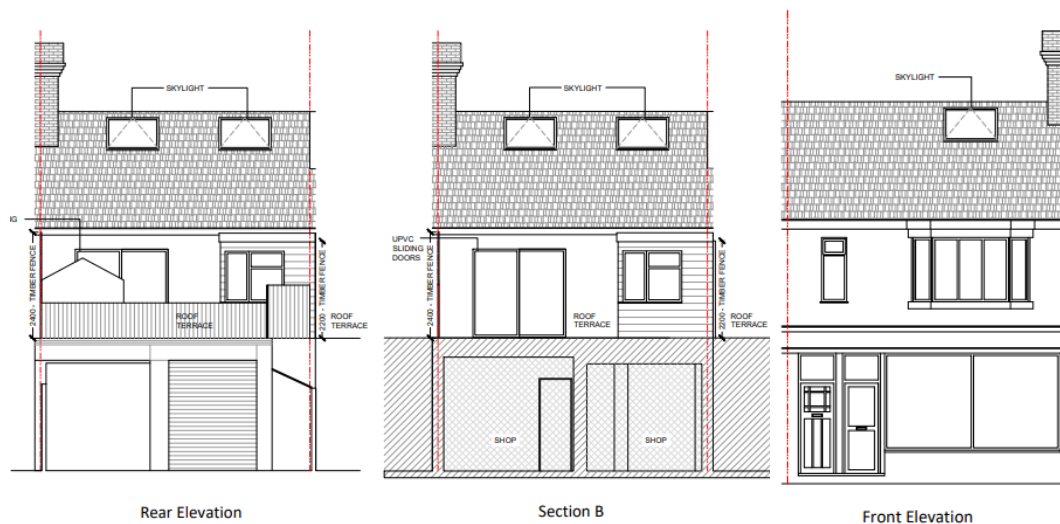
The key issues for consideration are:

- i Design and Appearance
- ii Impact on Neighbour Amenity
- iii Fire Safety Strategy
- iv Local Finances Implications

### i Design and Appearance

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.

The proposal is for installation of skylights at loft level and replacement/widening of first floor doors to roof terrace. Replacement of existing first floor door with window.



The proposed 1 sky light to the front roof slope 2 x sky light to the rear slope are considered to be of an acceptable design and size, therefore, no objection is raised and supported.

At the rear, the existing French Doors are proposed to be replaced by sliding doors and the side kitchen door is proposed to be replaced with a door. These changes are to the fenestration and minimal, hence, will not impact the design and appearance of the site and therefore are considered acceptable.

The proposal is considered to be compatible with the design and character of the host first floor flat, therefore is considered to be compliant with policy LP1 of Local Plan and design 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 changes to fenestration and insertion of roof lights will not impact the amenity of neighbouring or surrounding sites due to their siting and nature of the changes and therefore are considered to be compliant with aims and objectives of policy LP8 of the Local Plan and is supported.

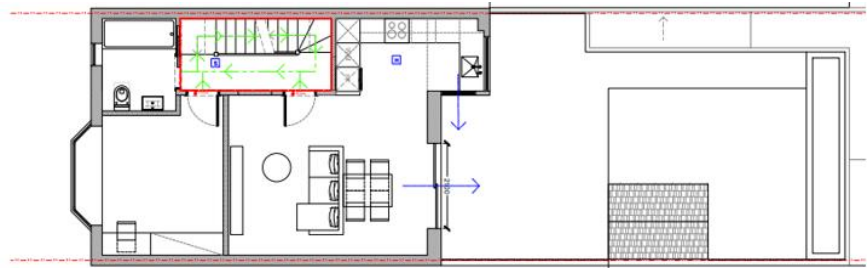
**iii Fire Safety Strategy**

London Plan policy D12 requires the submission of a Fire Safety Statement on all planning Applications. However, in this case a Reasonable Exception Certificate (RES) has been submitted with the following justification.

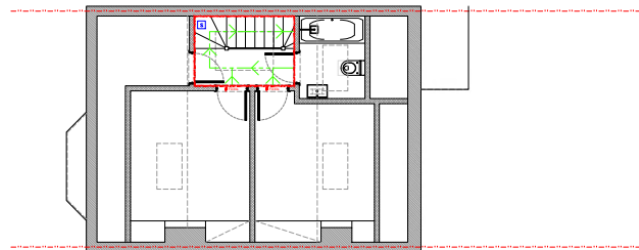
A fire safety strategy has been submitted in the form of following diagrams. The green lines show the primary escape route and the blue lines show the secondary escape routes. Smoke, heat detectors with 30 minutes fire doors proposed that would meet the fire regulation requirements as seen in the legend below.



Ground Floor Plan



First Floor Plan



Second Floor Plan

FIRE STRATEGY LEGEND:	
<span style="border: 1px solid blue; padding: 2px;">S</span>	<b>Smoke detector</b> Connected to mains with battery backup and interlinked
<span style="border: 1px solid blue; padding: 2px;">H</span>	<b>Heat detector</b> Connected to mains with battery backup and interlinked
<span style="border: 1px solid blue; padding: 2px;">m</span>	<b>Mist system</b>
<span style="border-top: 2px dashed red; width: 20px; display: inline-block;"></span>	<b>FIRE ESCAPE CORE</b>
<span style="border-top: 2px dashed green; width: 20px; display: inline-block;"></span>	<b>PRIMARY ESCAPE ROUTE</b>
<span style="border-top: 2px dashed blue; width: 20px; display: inline-block;"></span>	<b>SECONDARY ESCAPE ROUTE</b>
<span style="color: red;">●</span> FD30s	30 minute Fire Door

The proposed fire safety measure is considered compliant with policy D12 of London Plan and therefore 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

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.

<b>Grant planning permission with conditions</b>
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Submitted Drawings:

E000, E001, E003, P001, P003, P005 – Recd. 17/07/24

### **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): ...FI.....

Dated: ...09/09/2024.....

I agree the recommendation: EL

Principal Planner

Dated: ...09/09/2024.....

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>

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**

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**CONDITIONS**

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**INFORMATIVES**

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