

**Application reference: 24/1792/PS192**  
**TEDDINGTON WARD**

Date application received	Date made valid	Target report date	8 Week date
15.07.2024	23.07.2024	17.09.2024	17.09.2024

**Site:**

60 Clarence Road, Teddington, TW11 0BW,

**Proposal:**

Replacement of a low brick wall to the front garden boundary between 60 Clarence Road and 62 Clarence Road. The current brick wall which is not in keeping with the yellow stocks of the street will be replaced with a new single brick wall not to exceed 1.2m in height.

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

**APPLICANT NAME**

Mr Malcolm Cotton  
60  
Clarence Road  
TEDDINGTON  
TW110BW  
United Kingdom

**AGENT NAME**

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

**Consultations:**

**Internal/External:**

**Consultee**

**Expiry Date**

**Neighbours:**

-

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

Development Management

Status: GTD Application:00/T0738  
Date:08/06/2000 Bay - Crown Reduce By 25

Development Management

Status: GTD Application:00/T0739  
Date:08/06/2000 Lawson Cypress - Remove

Development Management

Status: GTD Application:00/T0740  
Date:08/06/2000 Lawson Cypress - Remove

Development Management

Status: GTD Application:00/T1491  
Date:19/10/2000 Lawson Cypress - Reduce Line To 4m In Height

Development Management

Status: GTD Application:03/T0266  
Date:26/02/2003 Bay (rear Garden) - Reduce Height By Approximately 50 And Reshape.

Development Management

Status: GTD Application:04/2995/HOT  
Date:03/11/2004 Erection of Rear Conservatories, Roof Dormers, and Off-Street Parking Place.

<u>Development Management</u> Status: GTD Date:05/05/2010	Application:10/T0159/TCA T1 - Apple - Fell
<u>Development Management</u> Status: RNO Date:15/05/2013	Application:13/T0232/TCA T1 - Bramley Apple - Rear Garden - Fell T2-3 - Bay - Rear Garden - Fell
<u>Development Management</u> Status: GTD Date:23/12/2013	Application:13/4045/HOT Demolition of existing fence on left hand boundary.
<u>Development Management</u> Status: VOID Date:13/11/2013	Application:13/4046/VOID Proposed works requiring planning permission: ----- ----- Removal of the existing left hand boundary timber fence structure that is 7ft 1in or 2160mm high (six foot high fence panels with 13 inch open trellis on top). --- Although permitted development rights apply under Part 2 Class A of the relevant Article 4 Direction, permission for the fence demolition is required since the property falls within Park Road Teddington Conservation Area (and no fee applicable - see Pre-Application Advice). --- Other information: ----- For your information, the boundary fence will be being replaced with a 5.5m length of 2m high brick wall made from London stocks to match this and the neighbouring properties; a new 2m high close board timber fence 20.5m long will form the remainder of the boundary leading towards the rear. Planning permission is not required for the replacement structure. --- As part of the garden works, the patio will be being lifted and relaid using the existing stone paving: provision has been made to direct run-off water from the new hard surface to a permeable/ porous surface within the curtilage of the dwellinghouse, therefore planning permission will not be required. No other element of the works requires planning permission.
<u>Development Management</u> Status: GTD Date:01/06/2020	Application:20/0976/HOT Ground floor internal renovations. Minor alterations to the elevations
<u>Development Management</u> Status: GTD Date:12/06/2020	Application:20/1012/HOT Demolition of conservatory and erection of a single storey rear extension. Minor alterations to the elevations
<u>Development Management</u> Status: GTD Date:12/01/2021	Application:20/2943/VRC Variation of condition U0083424 (Approved Drawing Nos) pursuant to planning permission 20/1012/HOT - alterations to approved extension design to allow the existing internal French doors and kitchen to be retained. Design previously submitted & approved resulted in the ceiling line cutting through the existing French doors. Fenestrational changes.
<u>Development Management</u> Status: PDE Date:	Application:24/1792/PS192 Replacement of a low brick wall to the front garden boundary between 60 Clarence Road and 62 Clarence Road. The current brick wall which is not in keeping with the yellow stocks of the street will be replaced with a new single brick wall not to exceed 1.2m in height.

<u>Building Control</u> Deposit Date: 06.12.2004 Reference: 04/2458/BN	Rear extension, loft conversion and repair/alterations
<u>Building Control</u> Deposit Date: 19.03.2015 Reference: 15/FEN00956/GASAFE	Install a gas fire
<u>Building Control</u> Deposit Date: 18.08.2015 Reference: 15/NIC02570/NICEIC	Circuit alteration or addition in a special location Partial rewire
<u>Building Control</u> Deposit Date: 02.03.2021	Single storey rear extension,removal of load bearing wall between dwelling

and sunroom and alterations to sunroom external doors and windows.

Reference: 21/0356/BN

**Building Control**

Deposit Date: 22.05.2021 Install one or more new circuits

Reference: 21/NIC01751/NICEIC

**Enforcement**

Opened Date: 09.03.2005 Enforcement Enquiry

Reference: 05/0104/EN/NAP

<b>Application Number</b>	<b>24/1792/PS192</b>
<b>Address</b>	<b>60 Clarence Road Teddington TW11 0BW</b>
<b>Proposal</b>	<b>Replacement of a low brick wall to the front garden boundary between 60 Clarence Road and 62 Clarence Road. The current brick wall which is not in keeping with the yellow stocks of the street will be replaced with a new single brick wall not to exceed 1.2m in height. Replaced section of wall will sit behind existing low section of wall abutting footpath.</b>
<b>Contact Officer</b>	<b>Phil Shipton</b>

### 1. INTRODUCTION

The Town and Country Planning (General Permitted Development) Order 2015 (as amended) applies to all land in England and Wales, other than land which is the subject of a special development order, and specifies various classes of development which may be undertaken without the permission of the local planning authority. Such development, referred to as "permitted development", is deemed to have planning permission by the Order, and does not require an application for planning permission to be submitted to the Council.

The applicant has submitted an application for a Certificate of Lawful Development (Proposed). In assessing this application, the Council is making a determination of law as to whether or not the proposed development complies with the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Issues such as the policies contained in the Council's adopted Richmond Local Plan (2018) are not to be taken into consideration as the decision is based on fact and not on policy grounds.

### 2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

The subject site consists of a semi-detached two storey dwellinghouse on the western side of Clarence Road in Teddington.

The application site is situated within the Park Road - Area 14 & Conservation Area 22 Hampton Wick & Teddington Village and is designated as:

- Area Susceptible To Groundwater Flood - Environment Agency
- Article 4 Direction Conservation - Conservation Area CA22 Park Road Teddington
- Building of Townscape Merit
- Other Open Land of Townscape Importance

An Article 4 Direction gives the Council control over any specified development which would normally have been permitted without planning permission, such as small additions, new doors and windows, painting and rendering of brickwork, or replacement of front gardens and boundary walls with hard surfacing.

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

The proposal includes the replacement of the existing brick wall that extends along the southern boundary of the property, separating the front yard areas of the subject site (60 Clarence Road) and 62 Clarence Road. The existing brick wall has a height of 0.46m and a length of 7.5m. The proposed brick wall will have a height of up to 1.2m and maintain the existing length of 7.5m and will sit behind the existing section of the front boundary wall abutting the footpath. The proposed brick will consist of a 'yellow stock' that is consistent with that commonly found on Clarence Road.

The scheme seeks confirmation in the form of a lawful development certificate that the construction of the development described above would constitute permitted development.

The comprehensive list of planning history can be found above however there is no immediately relevant planning history associated with the site.

**4. CONSULTATIONS CARRIED OUT**

This is an application for a Certificate of Lawful Development (Proposed), which is a request to the Council to confirm that the development as specified does not require an application for planning permission to be submitted to the Council. In assessing this application, the Council is making a determination of law, and as such it is not considered to be necessary to undertake a public consultation.

**6. EXPLANATION OF RECOMMENDATION**

The application is for a brick wall, and as such the application will be assessed against Schedule 2, Part 2 of the Town and Country (General Permitted Development) Order 2015 (as amended), which relates to "Minor operations". The subject site is identified within the Article 4 Direction Conservation Area CA22 Park Road Teddington, and as such will be assessed against the Part 2 provisos listed in the CA22 Article 4 Direction where relevant in the table below.

**Class A**

**The scheme is considered to be permitted development under Class A ‘The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.’**

A.1 Development is not permitted by Class A if --

A.1 Development is not permitted by Class A if—	Officer’s Comment:
<p><b>(a)</b> the height of any gate, fence, wall or means of enclosure erected or constructed adjacent to a highway used by vehicular traffic would, after the carrying out of the development, exceed—</p> <p><b>(i)</b> for a school, 2 metres above ground level, provided that any part of the gate, fence, wall or means of enclosure which is more than 1 metre above ground level does not create an obstruction to the view of persons using the highway as to be likely to cause danger to such persons;</p> <p><b>(ii)</b> in any other case, 1 metre above ground level;</p>	<p>Complies – new wall will sit behind existing lower height section of wall abutting the footpath.</p>
<p><b>(b)</b> the height of any other gate, fence, wall or means of enclosure erected or constructed would exceed 2 metres above ground level;</p>	<p>Complies</p>
<p><b>(c)</b> the height of any gate, fence, wall or other means of enclosure maintained, improved or altered would, as a result of the development, exceed its former height or the height referred to in paragraph (a) or (b) as the height appropriate to it if erected or constructed, whichever is the greater; or</p>	<p>Complies</p>
<p><b>(d)</b> it would involve development within the curtilage of, or to a gate, fence, wall or other means of enclosure surrounding, a listed building.</p>	<p>Not applicable – The subject site consists of a dwellinghouse identified as having townscape merit. This is not a listed building.</p>

**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): PS .....

Dated: 02/08/2024.....

**I agree the recommendation:**

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

Dated: ...10/09/2024.....

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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