

## Householder Application for Planning Permission for works or extension to a dwelling

### Town and Country Planning Act 1990 (as amended)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Nigel

Surname

Hudson

Company Name

### Address

Address line 1

Garrick Cottage Church Street

Address line 2

Barnetts Way

Address line 3

Town/City

Hampton

County

Richmond Upon Thames

Country

United Kingdom

Postcode

TW12 2EG

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Agent Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of Proposed Works

Please describe the proposed works

To provide a new vehicular access with hardstanding to the front, and a single storey garden building on the north west side of Garrick Cottage, Church Street, Hampton, TW12 2EG

Has the work already been started without consent?

Yes

No

## Site information

**Please note:** This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

### Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered".

**Title Number:**  
Unregistered

## Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

Yes

No

## Further information about the Proposed Development

**Please note:** This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

What is the Gross Internal Area to be added to the development?

13.00	square metres
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Number of additional bedrooms proposed

0
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Number of additional bathrooms proposed

0
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## Development Dates

**Please note:** This question is specific to applications within the Greater London area.

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When are the building works expected to commence?

02/2025
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When are the building works expected to be complete?

07/2025
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## Materials

Does the proposed development require any materials to be used externally?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

**Type:**

Walls

**Existing materials and finishes:**

N/A

**Proposed materials and finishes:**

Pressure treated Spruce shiplap

**Type:**

Roof

**Existing materials and finishes:**

N/A

**Proposed materials and finishes:**

'Izopanel' mineral wool insulated metal sandwich panels

**Type:**

Windows

**Existing materials and finishes:**

N/A

**Proposed materials and finishes:**

28mm double glazed upvc

**Type:**

Doors

**Existing materials and finishes:**

N/A

**Proposed materials and finishes:**

28mm double glazed upvc / pressure treated Spruce shiplap

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

Regarding the new vehicular access part of the application, the existing boundary wall to be demolished, is Red brick 2m high, Flemish Bond

**Proposed materials and finishes:**

New boundary wall and sliding entrance gate along Johnson's Drive: Boundary wall: Three sections of Yellow stock brick (in English bond) to match existing (totalling 6.5m Approx.) with shorter section (1.5m approx) of Red stock brick (in Flemish bond) to make good Garrick Lodge boundary wall return. All to have concrete capping to match existing. Brick piers to be in Yellow stock brick with concrete cappings. New segmental / sliding gate: to be constructed in timber and metal.

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

N/A

**Proposed materials and finishes:**

Areas of porous gravel / porous brick paviour hardstanding, incorporating 4.5m diameter vehicle turntable with brick paviour surface treatment.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

Garrick Cottage Design Access Historical Statement and Addendum, Garrick Cottage Site Plan Proposed (1:1250@A3) SLP01, Revised Proposed Workshop Plans and Elevations PL02 (Rev A), Revised Site Plan PL03 (Rev A), Garrick Cottage Front Boundary Wall as Existing PL04, Revised Johnsons Drive Vehicle Access Plan as Proposed PL05 (Rev A), Johnsons Drive Boundary Wall Existing Elevation PL06, Revised Proposed Elevation of New Gate PL07 (Rev A).

## Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- Yes  
 No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

Tree Survey Plan 230976-P-10  
230976-PD-10-Tree Schedule

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- Yes  
 No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

Tree Survey Plan 230976-P-10  
230976-PD-10-Tree Schedule

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- Yes  
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes  
 No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- Yes  
 No

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

Revised Johnsons Drive Vehicle Access Plan as Proposed PL05 (Rev A)

## Vehicle Parking

**Please note:** This question contains additional requirements specific to applications within Greater London.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes  
 No

Please provide the number of existing and proposed parking spaces.

<p><b>Vehicle Type:</b> Cars</p> <p><b>Existing number of spaces:</b> 0</p> <p><b>Total proposed (including spaces retained):</b> 2</p> <p><b>Difference in spaces:</b> 2</p>
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Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

## Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)\*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

- It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

\*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes  
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent  
 The applicant  
 Other person



## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

23/1916/HOT

Date (must be pre-application submission)

08/04/2023

Details of the pre-application advice received

Transport: No information has been provided to demonstrate the sightlines in Transport SPD section 5.6 can be achieved to ensure safe entry and exit of a vehicle from the property. Trees: Review by the Tree Unit has identified several concerns to trees both within and adjacent to the site and the information submitted is insufficient to provide a thorough assessment. There are no details concerning underground services within the RPA of a retained amenity tree which could lead to excessive root damage if an acceptable method is not achieved. Concern is raised regarding the long term relationship of the development and the tree due to the amount of light that the tree may block to the new building. The driveway as the Root Protection Area for T3 has not been modified to take into account the road and other hard surfaces. The excavation into the root area of T3 is excessive for a protected amenity tree and as stated above this area may be larger as the Root Protection Area has not been modified which would push it further into the proposed driveway. Conservation and Heritage: The Transport SPD notes: "The space between the road and the buildings fronting it is an important part of the environment, which can be seriously affected by the introduction of garden parking." In relation to this particular context, the Conservation Area Statement for Hampton Village records the loss of front boundary treatments and use of front gardens for car parking as being particular problem and pressure of the conservation area. Some visual continuity should also be preserved with the red brick of the adjacent Garrick Lodge wall. A brick sample would be requested via condition if the application was able to be supported. The elevation drawings appear to indicate that the new wall would be shorter than existing by 20cm. If this is correct, there is potential to create an awkward junction with the wall of Garrick's Lodge. Further information is requested on this point, justifying the shorter wall and demonstrating that the reduction would not have an impact on the continuity of that prominent boundary along Johnsons Drive. There is an objection to the proposed gate type, which seems overly ornate for Grove Cottage as a historic estate workers' cottage of modest origins. We would recommend a more modest gate style, omitting railings and presenting an external appearance of traditional timber fence panels. Garden Building: The proposed single storey garden building is visible above the tall boundary wall and as currently proposed would fail to preserve the character or appearance of the conservation area or the settings of the adjacent listed buildings. The pitched roof rises and would be visible. It is recommended that consideration is given to lowering the height of this building/redesign as part of any future application to avoid wider adverse impacts to Church Street.

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

## Ownership Certificates and Agricultural Land Declaration

### Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

### Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

**NOTE:** You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
- The Agent

Title

First Name

Surname

Declaration Date

10/09/2024

Declaration made

## Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

James Seabrook

Date

10/09/2024