



Richmond upon Thames Council
Planning Department
Civic Centre
44 York Street
Twickenham
TW1 3BX

Our Ref: TP/22

Date: 16.09.24

Dear Sir/Madam,

Planning and Listed Building Consent – 107 Castelnau, London, SW13 9EL

Introduction

I write on behalf of my client to seek planning permission and listed building consent from the Council in respect of an extension to the rear of their property. Specifically, the proposals include for the partial demolition of the existing rear extension at lower ground floor level, and the construction of a new extension of a greater depth alongside a new metal gate to the front of the property alongside drainage works.

In 2013, planning permission and listed building consent was granted (references: 13/3250/HOT and 13/3251/LBC) for the construction of a swimming pool extension below the rear garden and a new glazed lower ground floor extension, with alterations to the existing rear balcony, construction of new side dormers and internal alternations. The proposal was implemented on site in 2014.

Unfortunately, since the build, the existing rear extension at lower ground floor level has severe water leaking issues around the glass roof and the basement rooflight. There is water build up in the lower terrace area every time it rains and there is inadequate drainage at the property causing water ingress. This is extremely problematic for my client who is keen to resolve these issues through the new proposal.

Proposal

As noted, the proposed application seeks to demolish the glass roof, fixed windows and glass doors of the existing rear extension at lower ground floor and construct a new extension (which would be just 1.92m larger than the existing), to match the adjacent building's extension at no. 109 Castelnau.

The proposal also includes minor proposals such as installing a new metal gate to the front of the property between existing piers to improve the security of the front garden, and installing SuDS compliant resin bound gravel to the front driveway. It is proposed to replace two rear French doors at first floor with Histoglass Thin Double Glazing.

Site Description and Context

The property is a lower-ground and two-storeys with attic, paired villa located on the western side of Castelnau, just north of its junction with Washington Road.

The site refers to a Grade II listed building located within the Castelnau Conservation Area that was built in circa 1842.

Images of the front and rear elevation of the property can be seen below.



Image 3 – Front Elevation



Image 4 – Rear Elevation

Site History

The site has had an active planning history, many of the applications relate to tree pruning. In relation to the dwelling itself, the following applications are of note:

- In 1979, planning permission was granted for the 'erection of a single storey rear extension and a further floor on the existing side extension; conversion and use as two residential units' (reference: DC78/1031).
- In 1980, planning permission was granted for the 'retention of glazed panels over basement area and arched window to front elevation' (reference: DC80/1320).
- In 1985, planning permission was refused for an 'extended dormer window at the front of the property' (reference: DC85/1104).
- In 1998, planning permission was granted for the 'removal of the external brick staircase and erection of a new cast iron spiral staircase' (reference: DC98/1933). At the same time, an application was submitted and granted under reference: DC98/1934 for 'internal alterations associated with this work'.
- In 2013 and of significance to this application proposal, applications for planning permission and listed building consent were granted (references: 13/3250/HOT and 13/3251/LBC) for the 'construction of a pool extension below the rear garden and a new glazed lower ground floor extension, with alterations to the existing rear balcony, construction of new side dormers and internal alternations'. Following the approval of these applications, several discharge of condition applications were submitted and approved by the Council.

Precedent applications

There are many examples of minimalist glazed rear extensions on Castelnau, indeed, the property itself is one such example (other examples are at Nos 104, 114, 115, 116, 119 and 120).

The most pertinent example for this proposal is the work that has taken place at No 109, adjacent to the property. In 2011 (application references 10/3300/HOT and 10/3303/LBC) planning permission and listed building consent was granted for a single storey minimalist glazed rear extension. The extension measures 5.3m deep and is set off the boundary by 1m. The extension sits underneath a rear balcony area and has a glazed mono-pitch roof rising to an overall height of 3.2m.

The Council indicated that the proposal was acceptable as it was lightweight and simple in form and design; subordinate to the existing building; set off the neighbouring boundaries and found that the length of 5.3m was acceptable given the surrounding context.

An image of the approved upper ground floor plan is shown below.

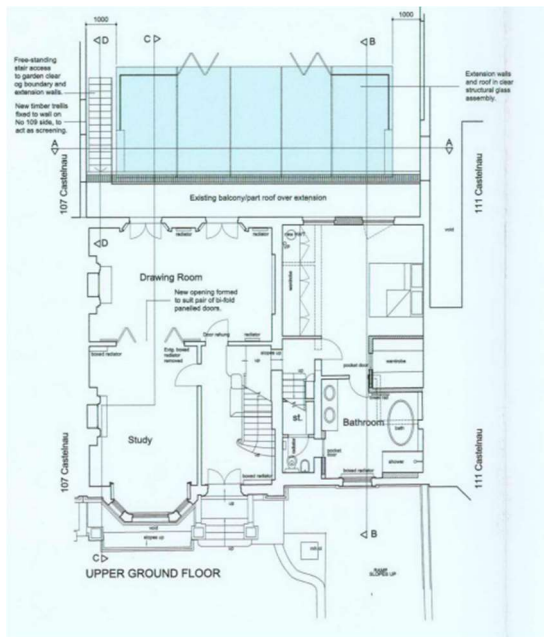


Image 5 – Approved Proposed Plan

Local Planning Policy Summary

The key local policy is contained within the Local Plan (2018). Key applicable policies are listed below:

- **LP1 Local Character & Design Quality** - The Council will require all development to be of high architectural and urban design quality. The high-quality character and heritage of the borough and its villages will need to be maintained and enhanced where opportunities arise. Development proposals will have to demonstrate a thorough understanding of the site and how it relates to its existing context, including character and appearance, and take opportunities to improve the quality and character of buildings, spaces and the local area.
- **LP3 Designated Heritage Assets** - The Council will require development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough. Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal. The significance (including the settings) of the borough's designated heritage assets, encompassing Conservation Areas, listed buildings, Scheduled Monuments as well as the Registered Historic Parks and Gardens, will be conserved and enhanced.
- **LP8 Amenity and Living Conditions** - All development will be required to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties.
- **LP21 Flood Risk and Sustainable Drainage** - All developments should avoid, or minimise, contributing to all sources of flooding, including fluvial, tidal, surface water, groundwater and flooding from sewers, taking account of climate change and without increasing flood risk elsewhere.

- **LP22 Sustainable Design & Construction** - Developments will be required to achieve the highest standards of sustainable design and construction to mitigate the likely effects of climate change.

The Council is currently undergoing Examination on a New Draft Local Plan. It is hoped that the new document will be adopted in Winter 2024- 2005. Key headlines from this document are listed below:

- **Policy 28** is a Design focused policy which notes that the Council will require all development to be of high architectural and urban design quality.
- **Policy 29** relates to Designated Heritage Assets and states that the Council will require development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough. Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal. The significance (including the settings) of the borough's designated heritage assets, encompassing Conservation Areas, listed buildings, Scheduled Monuments as well as the Registered Historic Parks and Gardens, will be conserved and enhanced.

The SPG on **House Extensions and Alterations** (2015) is also of relevance, which states that the overall shape, size and position of side and rear extensions should not dominate the existing house or its neighbours. They should harmonise with the original appearance and ensure continuity of the whole.

The **Design Quality SPD** (2006) states that high quality inclusive design is important and should seek to improve the quality and character of an area.

The **Castelnau Conservation Area Appraisal** states that the central section of Castelnau contains nos. 85-125 which are listed Grade 2 and are the original matching villas by Major Boileau from 1842 onwards. The houses are formal, semi-detached pairs, 2 storeys high with basements and set well back from the road. They are of restrained classical style with each house framed by two full height decorative Ionic pilasters in stucco.

Planning Justification – Key headlines

Heritage, Character and Design

As noted, the existing rear extension (built in 2014) at lower ground floor level has severe water leaking issues around the glass roof and the basement rooflight. Our client therefore needs to correct the unsatisfactory building work by demolishing and re-building the existing in favour of a new glazed extension. The extension will look identical to the existing but protrude a further 1.92m into the garden, lying level with the extension at No. 109 (approved in 2011, references 10/3300/HOT and 10/3303/LBC).

The extension will be lightweight and simple in form and appearance so the main building can still be read behind, ensuring subservience and providing for a clear distinction between the extension and existing main building in line with policies LP1 and LP3 and the Council's SPG on House Extensions and Alterations. The detailing would be of a high quality and if the Council is so minded, materials can be conditioned.

In the case of No. 109, the Council indicated that the proposal was acceptable as it was lightweight and simple in form and design; subordinate to the existing building; set off the neighbouring boundaries and found that the length of 5.3m was acceptable given the surrounding context (even though deeper than guidelines in residential standards SPD) The proposed extension at No. 107 should be considered appropriate on the same basis.

In terms of the impact on No. 107 itself, it is noted within the Heritage Statement that the proposed extension will not affect historic fabric in line with Policy LP3. The Heritage Statement clearly states of the extension that *'it is no more than the adaptation of a modern and already altered part of the listed building which is not performing well'*. The increased depth will be comparable to the extension on the adjoining property, and there will be no loss of character or heritage significance (para 4.3). Given that there would be no impact on the host property and given the proposals at No. 109, it follows that there also wouldn't be an impact on the host properties paired neighbours.

The Heritage Statement states that the proposed extension will not affect the streetscene in Castelnaud. Insofar as there will be an effect on the private space at the rear of number 107 and its neighbours, the effect will be comparable to the neighbouring example, and not materially different to the effect of what is already there at the present time (para 4.6).

In regard to the proposed histoglass double glazing, the Heritage Statement is clear in that the French doors at first floor are not original to the building and are warped. It is considered therefore that their replacement will not affect the appearance or character of the listed building or the conservation area and would also help with heat loss from the building in line with Policy LP22.

Similarly, the replacement gate and resin bound gravel at the front of 107 Castelnaud will enhance the character and appearance of the conservation area by materially improving the contribution of the property to the public realm, better revealing the significance of the listed building and assisting in terms of flood risk in line with Policy LP21.

Neighbour Amenity

The proposal is compliant with Local Policy LP8. The extension is of the same height as the existing and whilst it is longer, it would be of the same length as the extension at No. 109. The Council felt that the extension at No. 109 would be acceptable given the large width of the plot

of No 107, the high boundary wall between the properties and the lightweight nature of the extension. The same reasons apply to the relationship with No. 105. It is considered that there would be no residential impacts given the existing high boundary walls.

Flood Risk and SUDS

In line with Policy LP21 an FRA/SUDS assessment is provided which confirms that the scheme will be future-proofed. There do not seem to be any significant adverse impacts of the development in terms of flooding and drainage. In regard to SUDS, the rainwater harvesting butts are proposed to re-use water and improve the overall runoff at the Site as well as providing biodiversity and amenity benefits to the Site by providing water security to the garden and landscaped areas. The new permeable paving for driveway areas will effectively drain its own catchment and reduce the overall runoff at the Site.

Biodiversity and Ecology

Due to the nature of the proposals, an ecology report is not required.

Summary

A planning and listed building consent application has been submitted to the London Borough of Richmond upon Thames Council in respect of our client's proposals for the demolition, rebuild and extension and alteration of their property on Castelnau.

The proposals seek to replace a leaking rear extension and provide a new sound extension with additional space matching the extension at No. 109, which the Council considered appropriate. The proposals to the front of the property will aid SUDs on site and improve the appearance of the property.

The Heritage Statement states that the proposed extension and the change to the French doors at the rear will preserve the character and appearance of number 107 Castelnau and the group of listed buildings as a whole, causing no harm to heritage significance within the meaning in paragraphs 207 and 208 of the NPPF. The Heritage Statement also confirms that the proposals to the front of the property will enhance the front elevation and improve the contribution to the public realm.

It is considered therefore that the proposals are sympathetic to the character and architectural language of the house and indeed to the surrounding area.

The proposals are supported by drawings and are in full accordance with the Local Plan.

Sally Arnold BA (Hons), MPLAN, MRTPI, AIEMA

Founder

The Plannery