

Application reference: 23/0218/DD02

ST MARGARETS AND NORTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
15.07.2024	16.07.2024	10.09.2024	10.09.2024

Site:

15 St Peters Road, Twickenham, TW1 1QY,

Proposal:

Details in pursuant of conditions U0162812 (Details - Materials to be approved) and U0162809 (Details - Windows/Doors)
of planning permission 23/0218/HOT

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

APPLICANT NAME

Mr & Mrs Nicola
15 St Peters Road
Twickenham
TW1 1QY

AGENT NAME

Mr Michael Hughes
Suite 2, Parson's Green House,
27 Parson's Green Lane,
London
SW6 4HH

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

Consultations:**Internal/External:**

Consultee
14D Urban D

Expiry Date
31.07.2024

Neighbours:

-

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

Status: GTD Application:98/T0069
Date:27/01/1998 Judas - Cut Back Side Stem To New Growth At Approximately 2.5m, Crown Thin Remainder By 25 And Reduce Regrowth From Old Reduction Points By Approximately 1m.

Development Management

Status: RNO Application:00991/15/T1
Date:15/09/1980 To fell 5 sycamores and 1 false acacia.

Development Management

Status: GTD Application:04/1452/HOT
Date:19/07/2004 Replacement of front wall, railings and gates.

Development Management

Status: GTD Application:05/T0104/TCA
Date:11/03/2005 T1 - Hawthorn (Crataegus spp) - Fell to ground level.

Development Management

Status: RNO Application:12/T0729/TCA
Date:30/11/2012 T1 - Judas Tree - Reduce & re-shape the crown by 35-40% all round to lessen weight in upper crown & stress on weakened trunk. Thin & clean out crown, remove deadwood, weak & suppressed branches.

Development Management

Status: RNO Application:18/T0042/TCA

Date:28/02/2018	T1 - Judas - Fell to ground level T2 - Magnolia - Reduce by up to 1m T3 - Myrtle - Reduce by up to 1m and prune to shape, crown clean through removal of excess regrowth T4 - Olive - Reduce height by approx. 2m (but now lower than height of adjacent back door) and reduce laterally to contain and shape
<u>Development Management</u> Status: RNO Date:16/08/2018	Application:18/T0443/TCA T1 - Hawthorn - Remove the 2 lowest limbs growing over the drive of No. 15 to tie in with the other side. Reduce the crown sympathetically by 1m to balance.
<u>Development Management</u> Status: GTD Date:23/08/2019	Application:19/1196/HOT Alteration and extension of the existing side projection on lower and upper ground floors.
<u>Development Management</u> Status: GTD Date:07/12/2020	Application:19/2859/HOT The proposal is for lower ground floor extension and ground floor extension with pitched roof across half of the width of the host building, terraced area above ground floor level with stairs leading to rear garden, relocation of the first floor window and insertion of 2 x windows on the rear elevation, replacing the existing rear dormer with new dormer, insertion of 2 x side windows on the north west elevation and replacement of the existing sky lights on side roof slopes with conservation style roof lights
<u>Development Management</u> Status: RNO Date:19/03/2020	Application:20/T0119/TCA T1 - Olive - Reduce to 2.5m, and transplant to the opposite corner of the garden. Final height 2.5m and Final Spread 2m T2 - Olive - Transplant to the opposite corner of the garden
<u>Development Management</u> Status: RNO Date:20/04/2021	Application:21/T0215/TCA Rear Garden Myrtle (1) - 2m crown reduction in width and 2m reduction in height, leaving a canopy spread of 2.5m and height of 2.5m Tidy and prune laterally to contain and shape; crown clean through and removal of excess growth.
<u>Development Management</u> Status: WDN Date:13/04/2021	Application:21/T0323/TCA Myrtle (1) - 2m crown reduction in width and 2m reduction in height, leaving a canopy spread of 2.5m and height of 2.5m
<u>Development Management</u> Status: GTD Date:11/08/2023	Application:23/0218/HOT Relandscaping of the front garden. New front wall with railings and new pedestrian and vehicular gates. Replacement of some windows to the property. New window at first floor. New front steps to entrance and garage and new garage door.
<u>Development Management</u> Status: WDN Date:07/11/2023	Application:23/1957/HOT Lower and upper ground floor extensions. New front roof dormer and refurbishment of rear roof dormer. New side windows at lower ground floor.
<u>Development Management</u> Status: GTD Date:15/09/2023	Application:19/2859/DD01 Details pursuant to condition U0091150 - Privacy screens, of planning permission 19/2859/HOT.
<u>Development Management</u> Status: WDN Date:13/12/2023	Application:19/2859/DD02 Details pursuant to condition U0091146 - Materials to match exist'-be app'd; and U0091147 - Window obscure glazed-Non openable; of planning permission 19/2859/HOT.
<u>Development Management</u> Status: REF Date:07/02/2024	Application:23/3202/HOT Lower and upper ground floor extension, dormer roof extension and front dormer
<u>Development Management</u> Status: GTD Date:06/02/2024	Application:23/0218/DD01 Details pursuant to condition U0162805 - Front Boundary, of planning permission 23/0218/HOT.
<u>Development Management</u>	

Status: WDN
Date: 28/06/2024
Application: 19/2859/DD03
Details pursuant to condition U0091146 - Materials to match exist'-be app'd; and U0091147 - Window obscure glazed-Non openable; of planning permission 19/2859/HOT.

Development Management
Status: PCO
Date:
Application: 19/2859/DD04
Details pursuant to condition U0091146 (Materials to match exist'-be app'd;) of planning permission 19/2859/HOT.

Development Management
Status: PCO
Date:
Application: 23/0218/DD02
Details in pursuant of conditions U0162812 (Details - Materials to be approved) and U0162809 (Details - Windows/Doors) of planning permission 23/0218/HOT

Building Control
Deposit Date: 05.03.2004
Reference: 04/0458/FP
Single storey side extension, alterations to second floor and provision of first floor shower room

Building Control
Deposit Date: 02.04.2004
Reference: 04/0458/RS1/FP
Single storey side extension, alterations to second floor and provision of first floor shower room

Building Control
Deposit Date: 20.07.2018
Reference: 18/FEN02307/GASAFE
Install a gas-fired boiler

Building Control
Deposit Date: 29.06.2023
Reference: 23/1046/FP
Part single storey part two storey rear extension, formation of dormer to existing loft room and internal alterations

Building Control
Deposit Date: 28.09.2023
Rear extension to property at lower ground floor level and part rear extension at ground floor level including creation of ground floor level rear terrace, alterations at lower ground floor level including new utility room and refurbishment of existing floor structure, new WC, alterations to partitioning at upper ground floor level, alterations at first floor level including new rear bedroom and new en-suite WC to an existing bedroom, alterations at second floor level to remove one bedroom and enlarge remaining bedroom and make existing WC en-suite. Refurbishment or replacement of all external windows, installation of 2 new window openings in the right hand side elevation at first floor level, reopening of 2 original window openings in the left hand side elevation at lower ground floor level, removal of rear right hand side chimney breast, and installation of new full height external double doorsets to the front and the rear elevations at lower ground floor level and rear elevation at upper ground floor level

Reference: 23/1467/IN

Enforcement
Opened Date: 14.05.2004
Reference: 04/00205/EN
Enforcement Enquiry

1. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal is to discharge conditions U0162812 (Details - Materials to be approved) and U0162809 (Details - Windows/Doors) of planning permission 23/0218/HOT. The permission is for a landscaping scheme to the front garden and alterations to the fenestration of the house. The application was approved on the 11th August 2023.

2. EXPLANATION OF OFFICER RECOMMENDATION

U0162812 (Details - Materials to be approved)

The condition is worded as follows:

The external surfaces of the building(s), including all areas of hard surfacing and steps, shall not be constructed other than in materials, details/samples of which, shall be submitted to and approved in writing

by the Local Planning Authority.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

The applicant has supplied specifications and details of the proposed paving to the front driveway and steps, which would be in York and Portland stone respectively.

These are natural paving materials which will age gracefully and be in-keeping with the period and style of the house as well as the street. As such, the proposed materials are thought to be acceptable.

It should be noted that details of the front boundary treatment have been approved elsewhere.

U0162809 (Details - Windows/Doors)

The condition is worded as follows:

Construction detail drawings of the existing doors and windows and proposed doors, windows and rooflights shall be submitted to and approved in writing by the Local Planning Authority. The details shall include for each window or door the elevations and sections through jambs, head, cill and glazing bars and be at a scale of no greater than 1:5 or 1:1 for glazing bars. A sample window maybe required and should made available to view on site.

Reason: To preserve the character and appearance of the Building of Townscape Merit and the Conservation Area.

The applicant has submitted typical details of Venetian windows and sash windows on the house as well as detailed section to show 18mm glazing. The windows would have concealed trickle vents and white spacers. The applicant has also submitted pictures of some windows as installed.

While the 18mm units are at the upper limit of what may be considered acceptable on a Building of Townscape Merit, they are thought to be acceptable in this instance as they are not especially noticeable in the frames. This is helped by the white spacers. As such, the overall appearance of the house is not prejudiced. The window details have been discussed Conservation Officer who has not raised an objection.

It is noted that not all of the works shown in the approved drawings have been carried out, including to rooflight and doors. Therefore, the submission of window details is thought to be sufficient.

On balance, therefore, it is thought that the proposed details are acceptable and that the conditions can be fully discharged.

3. RECOMMENDATION

Discharge conditions

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES

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): JPH

Dated: 17/09/2024

I agree the recommendation:

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

Dated: 17/09/2024.....

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:

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

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

CONDITIONS

INFORMATIVES
