



**Application reference: 24/1762/FUL**  
**SOUTH RICHMOND WARD**

Date application received	Date made valid	Target report date	8 Week date
10.07.2024	22.07.2024	16.09.2024	16.09.2024 EOT agreed 23.09.2024

**Site:**

Richmond College, Queens Road, Richmond, TW10 6JW

**Proposal:**

Demolition of existing single storey conservatory to main building and reinstatement of courtyard. Provision of external ramps and hard surfacing to the Main Building, Sir Cyril Taylor Library, Red House and Longley House to provide accessible entrance. New fencing, vehicular and pedestrian gates at the site entrance and exit. Consolidated external plant enclosure at rear of the main building, with replacement plant. Internal alterations to main building including removal of internal walls.

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

**APPLICANT NAME**

- - -  
 c/o Savills  
 33 Margaret Street  
 London  
 W1G 0JD

**AGENT NAME**

Mr Joseph Oakden  
 33  
 Margaret Street  
 London  
 W1G 0JD

**DC Site Notice:** printed on 26.07.2024 and posted on 02.08.2024 and due to expire on 23.08.2024

**Consultations:**

**Internal/External:**

**Consultee**

LBRuT Trees Preservation Officer (South)  
 LBRUT Transport  
 English Heritage ReConsultation  
 Joint Committee Of The National Amenity Societies  
 21D Urban D  
 21D Urban D

**Expiry Date**

09.08.2024  
 09.08.2024  
 16.08.2024  
 16.08.2024  
 16.08.2024  
 13.09.2024

**Neighbours:**

12 Hobart Place, Richmond, TW10 6JG, - 26.07.2024  
 10 Hobart Place, Richmond, TW10 6JG, - 26.07.2024  
 9 Hobart Place, Richmond, TW10 6JG, - 26.07.2024  
 13 Hobart Place, Richmond, TW10 6JG, - 26.07.2024  
 15 Hobart Place, Richmond, TW10 6JG, - 26.07.2024  
 14 Hobart Place, Richmond, TW10 6JG, - 26.07.2024  
 18 Hobart Place, Richmond, TW10 6JG, - 26.07.2024  
 16 Hobart Place, Richmond, TW10 6JG, - 26.07.2024  
 24 Hobart Place, Richmond, TW10 6JG, - 26.07.2024  
 23 Hobart Place, Richmond, TW10 6JG, - 26.07.2024

22 Hobart Place, Richmond, TW10 6JG, - 26.07.2024  
21 Hobart Place, Richmond, TW10 6JG, - 26.07.2024  
20 Hobart Place, Richmond, TW10 6JG, - 26.07.2024  
19 Hobart Place, Richmond, TW10 6JG, - 26.07.2024  
17 Hobart Place, Richmond, TW10 6JG, - 26.07.2024  
26 Queens Road, Richmond, TW10 6JF, - 26.07.2024  
20 Queens Road, Richmond, TW10 6JF, - 26.07.2024  
34 Queens Road, Richmond, TW10 6JF, - 26.07.2024  
32 Queens Road, Richmond, TW10 6JF, - 26.07.2024  
30 Queens Road, Richmond, TW10 6JF, - 26.07.2024  
28 Queens Road, Richmond, TW10 6JF, - 26.07.2024  
24 Queens Road, Richmond, TW10 6JF, - 26.07.2024  
22 Queens Road, Richmond, TW10 6JF, - 26.07.2024  
42 Queens Road, Richmond, TW10 6JF, - 26.07.2024  
40 Queens Road, Richmond, TW10 6JF, - 26.07.2024  
27 Hobart Place, Richmond, TW10 6JG, - 26.07.2024  
26 Hobart Place, Richmond, TW10 6JG, - 26.07.2024  
25 Hobart Place, Richmond, TW10 6JG, - 26.07.2024  
The Vineyard School, Friars Stile Road, Richmond, TW10 6NE, - 26.07.2024  
33 Rosemont Road, Richmond, TW10 6QN, - 26.07.2024  
35 Rosemont Road, Richmond, TW10 6QN, - 26.07.2024  
25 Rosemont Road, Richmond, TW10 6QN, - 26.07.2024  
27 Rosemont Road, Richmond, TW10 6QN, - 26.07.2024  
29 Rosemont Road, Richmond, TW10 6QN, - 26.07.2024  
31 Rosemont Road, Richmond, TW10 6QN, - 26.07.2024  
Longley, The American University In London, Queens Road, Richmond, TW10 6JP, - 26.07.2024  
37 Rosemont Road, Richmond, TW10 6QN, - 26.07.2024  
39 Rosemont Road, Richmond, TW10 6QN, - 26.07.2024  
41 Rosemont Road, Richmond, TW10 6QN, - 26.07.2024  
43 Rosemont Road, Richmond, TW10 6QN, - 26.07.2024  
45 Rosemont Road, Richmond, TW10 6QN, - 26.07.2024  
The Red House, Queens Road, Richmond, TW10 6JP, - 26.07.2024  
Orchard House, The American University In London, Queens Road, Richmond, TW10 6JP, - 26.07.2024  
The Lass, 8 Queens Road, Richmond, TW10 6JJ, - 26.07.2024  
Richmond Hill Hotel, 146 - 158 Richmond Hill, Richmond, TW10 6RW, - 26.07.2024  
Adj 160, Richmond Hill, Richmond, TW10 6RN, - 26.07.2024  
Richmond Gate Hotel, 152 - 158 Richmond Hill, Richmond, TW10 6RP, - 26.07.2024  
Main Building, The American University In London, Queens Road, Richmond, TW10 6JP, - 26.07.2024  
American International University In London, Queens Road, Richmond, TW10 6JP, - 26.07.2024  
130 Richmond Hill, Richmond, TW10 6RN, - 26.07.2024  
Flat 4, 124 Richmond Hill, Richmond, TW10 6RN, - 26.07.2024  
Flat 3, 124 Richmond Hill, Richmond, TW10 6RN, - 26.07.2024  
Flat 2, 124 Richmond Hill, Richmond, TW10 6RN, - 26.07.2024  
Flat 1, 124 Richmond Hill, Richmond, TW10 6RN, - 26.07.2024  
Flat 2, 2 The Terrace, 136 Richmond Hill, Richmond, TW10 6RN, - 26.07.2024  
4 The Terrace, 140 Richmond Hill, Richmond, TW10 6RN, - 26.07.2024  
Flat 1, 2 The Terrace, 136 Richmond Hill, Richmond, TW10 6RN, - 26.07.2024  
Flat 3, 2 The Terrace, 136 Richmond Hill, Richmond, TW10 6RN, - 26.07.2024  
Flat 5, 2 The Terrace, 136 Richmond Hill, Richmond, TW10 6RN, - 26.07.2024  
Basement Flat, 1 The Terrace, 134 Richmond Hill, Richmond, TW10 6RN, - 26.07.2024  
Flat 4, 2 The Terrace, 136 Richmond Hill, Richmond, TW10 6RN, - 26.07.2024  
Flat 2, 128 Richmond Hill, Richmond, TW10 6RN, - 26.07.2024  
Flat 8, 128 Richmond Hill, Richmond, TW10 6RN, - 26.07.2024  
Flat 7, 128 Richmond Hill, Richmond, TW10 6RN, - 26.07.2024  
Flat 5, 128 Richmond Hill, Richmond, TW10 6RN, - 26.07.2024  
Flat 4, 128 Richmond Hill, Richmond, TW10 6RN, - 26.07.2024  
Flat 3, 128 Richmond Hill, Richmond, TW10 6RN, - 26.07.2024  
Flat 1, 128 Richmond Hill, Richmond, TW10 6RN, - 26.07.2024  
132 Richmond Hill, Richmond, TW10 6RN, - 26.07.2024  
1 The Terrace, 134 Richmond Hill, Richmond, TW10 6RN, - 26.07.2024

The Terrace,136 Richmond Hill,Richmond,TW10 6RN, - 26.07.2024  
 3 The Terrace,138 Richmond Hill,Richmond,TW10 6RN, - 26.07.2024  
 126 Richmond Hill,Richmond,TW10 6RN, - 26.07.2024  
 1A The Terrace,134A Richmond Hill,Richmond,TW10 6RN, - 26.07.2024  
 Lower College Lodge,Queens Road,Richmond,TW10 6JP, - 26.07.2024  
 3 Queens Road,Richmond,TW10 6JW, - 26.07.2024  
 Basement Flat,5 Queens Road,Richmond,TW10 6JW, - 26.07.2024  
 5A Queens Road,Richmond,TW10 6JW, - 26.07.2024  
 5B Queens Road,Richmond,TW10 6JW, - 26.07.2024  
 11 Hobart Place,Richmond,TW10 6JG, - 26.07.2024  
 8 Hobart Place,Richmond,TW10 6JG, - 26.07.2024  
 6 Hobart Place,Richmond,TW10 6JG, - 26.07.2024  
 3 Hobart Place,Richmond,TW10 6JG, - 26.07.2024  
 7 Hobart Place,Richmond,TW10 6JG, - 26.07.2024  
 5 Hobart Place,Richmond,TW10 6JG, - 26.07.2024  
 4 Hobart Place,Richmond,TW10 6JG, - 26.07.2024

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

<u>Development Management</u>	
Status: GTD	Application:76/1153
Date:19/04/1977	Alterations and conversion of existing garages within the existing building profile into residential accommodation for students to provide 5 bedrooms, kitchen, shower and W.C. facilities and erection of canopy to new entrance door.
<u>Development Management</u>	
Status: GTD	Application:76/1298
Date:19/04/1977	Alterations to widen two vehicular accesses.
<u>Development Management</u>	
Status: GTD	Application:77/0074
Date:19/04/1977	Demolition and making good of end of wall at two access points to Queens Road.
<u>Development Management</u>	
Status: REF	Application:78/1156
Date:24/01/1979	Construction of hard surface playing area, erection of single storey changing room and 3.5 m high fence.
<u>Development Management</u>	
Status: GTD	Application:79/0790
Date:04/12/1979	Construction of a hard tennis court and erection of a 3.6 m high chain link fencing.
<u>Development Management</u>	
Status: GTD	Application:82/0541/DD01
Date:16/11/1982	Erection of two temporary buildings on existing car park area. (Details of colour). Condition No. (b) of planning permission 82/0541 dated 6.7.82.
<u>Development Management</u>	
Status: GTD	Application:82/0541
Date:16/07/1982	Erection of two temporary buildings on existing car park area.
<u>Development Management</u>	
Status: GTD	Application:83/0665
Date:05/07/1983	Erection of mezzanine floor in library with associated alterations.
<u>Development Management</u>	
Status: GTD	Application:83/0839
Date:20/09/1983	Single storey extension at ground floor level to form new Common Room. (Plan OCL/8314/01 amended on 30th August, 1983).
<u>Development Management</u>	
Status: GTD	Application:83/0840
Date:20/09/1983	Single storey extension at ground floor level to form new Common Room. (Plan No. OCL/8314/01 amended on 30/8/83).

<u>Development Management</u> Status: GTD Date:12/01/1984	Application:83/1380 Erection of a mezzanine floor in the existing dining hall with associated alterations.
<u>Development Management</u> Status: GTD Date:07/06/1985	Application:84/0485/DD02 Erection of a 5-storey rear extension. (Detailed drawings condition 4 - roof materials).
<u>Development Management</u> Status: GTD Date:25/01/1985	Application:84/0485/DD01 Erection of a five storey rear extension. (Detailed Drawings - Condition 4 - Materials-bricks).
<u>Development Management</u> Status: GTD Date:25/07/1984	Application:84/0485 Erection of a five storey rear extension.
<u>Development Management</u> Status: GTD Date:25/07/1984	Application:84/0486 Erection of a five storey rear extension.
<u>Development Management</u> Status: GTD Date:25/09/1984	Application:84/0903 Retention of two temporary buildings on car park area.
<u>Development Management</u> Status: REF Date:28/05/1986	Application:85/1546 Creation of car park for 40 cars with access from college grounds, on land formerly used as nursery garden.
<u>Development Management</u> Status: GTD Date:28/05/1986	Application:85/1670 Demolition of two sections of brick wall enclosing existing nursery plot.
<u>Development Management</u> Status: GTD Date:28/07/1987	Application:86/1915 Renewal of permission to retain two temporary buildings on car park area.
<u>Development Management</u> Status: GTD Date:08/09/1987	Application:86/2002 Development of nursery garden plot to provide a new presidents residence and to extend the existing Langley House to form an additional classroom with three offices (Amended Plan No.(s) 642/02A, 03B, 08A, 10B and 11B received on 30th July 1987).
<u>Development Management</u> Status: GTD Date:08/09/1987	Application:87/0185/LB Demolition of part of existing garden wall to provide vehicular access to proposed new Presidents residence and construction of proposed new Longley House extension (Amended Plan No. 642/02A received on 30.7.87).
<u>Development Management</u> Status: GTD Date:01/05/1975	Application:74/1135 Installation of six external fire escapes and internal alterations.
<u>Development Management</u> Status: GTD Date:	Application:06/T0064/TCA T1 - Sycamore (Acer pseudoplatanus) - Fell. T2 - Sweet Chestnut (Castanea sativa) - Pollard to main trunk.
<u>Development Management</u> Status: PDE Date:	Application:07/T0818/TCA T1; Horse Chestnut - Fell T2; Horse Chestnut - Crown reduce by 30% T3; Lime - Crown reduce by 30% T4; Sycamore - Deadwood, remove damaged branches T5; Sycamore - Fell T6; Oak - Reduce overall size by 30% T7; Birch - Fell T8; Sycamore - Pollard T9; Poplar -

	Remove limb overhanging drive
<u>Development Management</u> Status: PDE Date:	Application:08/T0095/TCA T1; Cedar - Crown thin 10%
<u>Development Management</u> Status: RNO Date:10/03/2010	Application:10/T0076/TCA T1 - Acer Pseudoplatanus - Fell T2 - Lime - Fell T3 - Lime - Crown reduce by 30%
<u>Development Management</u> Status: WDN Date:18/05/2015	Application:15/1670/LBC Refurbish a bathroom to modern standards by forming two wet rooms in the location of the one WC.
<u>Development Management</u> Status: GTD Date:17/04/2024	Application:24/0471/PS192 Proposed use of the site as a school providing boarding accomodation (Use Class C2)
<u>Development Management</u> Status: GTD Date:12/06/2024	Application:24/0534/LBC Internal alterations including removal of internal walls to allow for the use of the building as a secondary school, with on-site boarding accommodation.
<u>Development Management</u> Status: PDE Date:	Application:24/1762/FUL Demolition of existing single storey conservatory to main building and reinstatement of courtyard. Provision of external ramps and hard surfacing to the Main Building, Sir Cyril Taylor Library, Red House and Longley House to provide accessible entrance. New fencing, vehicular and pedestrian gates at the site entrance and exit. Consolidated external plant enclosure at rear of the main building, with replacement plant. Internal alterations to main building including removal of internal walls.
<u>Development Management</u> Status: PDE Date:	Application:24/1763/LBC Demolition of existing single storey conservatory to main building and reinstatement of courtyard. Provision of external ramps and hard surfacing to the Main Building, Sir Cyril Taylor Library, Red House and Longley House to provide accessible entrance. New fencing, vehicular and pedestrian gates at the site entrance and exit. Consolidated external plant enclosure at rear of the main building, with replacement plant. Internal alterations to main building including removal of internal walls.
<u>Development Management</u> Status: RNO Date:22/08/2024	Application:24/T0565/TCA T12 - Silver Wattle T24 - Common Horse Chestnut T25 - Common Lime T100 - Sargent Cherry T101 - Sycamore T105 - Wild Cherry Above listed trees all overhanging the public highway and pedestrian footway - lower canopies to be lifted to 5 metres (statutory road height).We will not be performing any kind of crown reduction, or reduction of the tree as a whole for which we could provide specific measurements. We have been asked to lift the overhanging lower canopies of the trees listed to a height of 5 metres from the ground

<b>Application Number</b>	<b>24/1763/LBC</b>
<b>Address</b>	<b>Richmond College Queens Road Richmond TW10 6JW</b>
<b>Proposal</b>	<b>Demolition of existing single storey conservatory to main building and reinstatement of courtyard. Provision of external ramps and hard surfacing to the Main Building, Sir Cyril Taylor Library, Red House and Longley House to provide accessible entrance. New fencing, vehicular and pedestrian gates at the site entrance and exit. Consolidated external plant enclosure at rear of the main building, with replacement plant. Internal alterations to main building including removal of internal walls.</b>
<b>Contact Officer</b>	<b>Jack Davies</b>
<b>Legal Agreement</b>	<b>NO</b>

## 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 has conducted a desktop review, 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 is taking into account 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 American International University, otherwise known as Richmond College is a grade II listed building situated within landscaped grounds along with a number of associated buildings, some of which are identified as Buildings of Townscape Merit. The building is also situated within the Richmond Hill Conservation Area although the north-eastern part of the site is situated within the St Matthias Conservation Area.

The building is of architectural interest, forming a fine example of a grand institutional building constructed in 1843 and forming is highly decorative neo-Gothic Tudor style to the main building and a more Tudor style to George House to the south. This long, four-storey ashlar building, set in extensive grounds with lawns and mature trees, is an impressive structure with seven bays on either side of central gate tower. There are projecting gable wings at either end. The mullioned windows have cusped heads. The gate tower has octagonal buttresses, ogee capped finials and a two-storey oriel over the entrance. The building is also of historic interest for illustrating a key phase in the development of Richmond Wesleyan Movement, of which the building was constructed for. It is also of historic interest for its association with architect Andrew Trimen, the building forming his first major commission. Trimen went on to become a prolific architect, specializing in ecclesiastical architecture.

The architectural interest of listed building is manifested in both the exterior and parts of the interior. The building retains a high proportion of original features and details which makes for a highly elaborate façade treatment which compliments its landscaped setting which pre-dates the building. The grandeur reflected the importance of the Wesleyan Movement and the purpose of the building for education. This elaboration and grandeur are also reflected in the interior, particularly the ground floor spaces although some have been altered to their detriment with additions such as mezzanine floors to the principal rooms. The main staircase is also altered greatly and lacks the elaboration of the original staircase as shown the accompanying heritage statement. The upper floors are simpler in appearance and form with small rooms leading from a central corridor, reflecting their use as dorm rooms. However, this plan form remains intact to the main wings and thus contributes to the significance of the building.

The rear extensions of the building and that of George House have a more varied degree of significance. The 1930s rear extension contributes significantly to the special interest of the listed building due to the level of surviving interior fabric and its association with Edward Maufe, highly notable architect. This part of the building has been adapted but the architectural treatment remains very much appreciable. Other later extensions and those which have been heavily altered are of lesser significance. The third floor extensions to the side wings are complimentary to the architecture of the building and integrate well externally but are of lesser significance relative to earlier and original elements of the building.

George House has been heavily altered internally and externally but is believed to pre-date the original college. It forms an interesting juxtaposition to the heavily detailed Gothic facades but is clearly heavily adapted, particularly internally with little appreciation of historic plan form or features.

Within the grounds of the building are several buildings, most of which contribute to the setting of the listed building. Most important is the Edwardian house known as Red House which is in an Arts and Crafts style and forms a complimentary feature in the well treed landscape surroundings. The Library is a modern addition to the site, added in the 1990s and whilst formed a substantial addition to the site, its architectural composition is respectful of the listed building, yet forming a successful modern interpretation. Internally however, there is nothing of significance and as the building was constructed after 1948, it would not be considered curtilage listed.

Whilst largely screened from public views within the Conservation Area, the buildings, particularly the listed building, makes a positive contribution to its character and appearance, forming part its rural leafy quality. It is noted however that the proposed works are sited principally to the interior and therefore will not affect the conservation area. The focus of the assessment for this listed building consent application will therefore be on the impact on the special interest of the listed building.

The site is subject to the following designations:

- Article 4 Direction Basements
- Building of Townscape Merit
- Conservation Area (CA30 St Matthias Richmond)
- Conservation Area (CA5 Richmond Hill)
- Critical Drainage Area
- Listed Building Grade: II Site: Richmond College Queens Road Richmond Surrey TW10 6JW
- Risk of Flooding from Surface Water 1 in 30 chance
- Risk of Flooding from Surface Water 1 in 100 chance
- Risk of Flooding from Surface Water 1 in 1000 chance
- Take Away Management Zone (Take Away Management Zone)
- Thames Policy Area (Thames Policy Area)
- Throughflow Catchment Area

The site is also within the wider setting of surrounding listed buildings to the east and south.

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

The proposed scheme is for Demolition of existing single storey conservatory to main building and reinstatement of courtyard. Provision of external ramps and hard surfacing to the Main Building, Sir Cyril Taylor Library, Red House and Longley House to provide accessible entrance. New fencing, vehicular and pedestrian gates at the site entrance and exit. Consolidated external plant enclosure at rear of the main building, with replacement plant. Internal alterations to main building including removal of internal walls. The scheme proposes alterations to allow for the use of the building as a secondary school, with on-site boarding accommodation.

There is an extensive planning history. This includes the following (with some more relevant conditions highlighted):

**76/1153** - Alterations and conversion of existing garages within the existing building profile into residential accommodation for students to provide 5 bedrooms, kitchen, shower and W.C. facilities and erection of canopy

to new entrance door. **Granted 1977**

a) Subject to the following conditions:— (21), (60) attached hereto, and

(a) That no more than 6 persons shall be accommodated at the premises at any time.

CONDITION NO. 60.

No playing of musical instruments, singing or other activities likely to create undue noise shall take place after 12 midnight unless the consent in writing of the Local Planning Authority has first been obtained.

**86/2002** - Development of nursery garden plot to provide a new presidents residence and to extend the existing Langley House to form an additional classroom with three offices. **Granted 8.09.87**

(b) The Presidents House hereby approved shall at no time be used as Students accommodation or for any purpose other than as a single family dwelling house.

(c) The new classroom block hereby approved shall not be used for teaching or other student activities on any Sunday or Bank holiday nor before 8am or after 7pm on Monday - Friday nor before 8am or after 1pm on Saturdays.

**89/2049/FUL & 89/2085/LBC** - Erection of a four storey building to provide a new library complex on ground and first floors and additional classrooms and seminar rooms on 2nd & 3rd floors. **Granted 13th December 1990**

**90/1480/FUL** - Amendment to condition (h) of planning permission 89/2049 to allow for number of students on college premises to be a maximum of 590. **Granted 10th December 1990**

**94/2189/FUL** - Erection of a four storey building to provide a new library on ground and first floors and additional classrooms and seminar rooms on 2nd and 3rd floors, formation of parking areas. **Granted 13th April 1995**

**97/2740** - Erection of a five storey building (including basement) to provide a new library on ground and first floors, additional classrooms seminar rooms and faculty offices on the second and third floors and seminar area and plant in the basement. **Granted 29th June 1998**

**05/3599/FUL & 05/3600/LBC** Formation of a new mansard roof to George House to provide 8 additional bedrooms as ancillary accommodation, and provision of cycle storage. **Granted 24th July 2006**

**24/0471/PS192** - Proposed use of the site as a school providing boarding accommodation (Use Class C2). **Granted**

**23/0534/LBC** - Internal alterations including removal of internal walls to allow for the use of the building as a secondary school, with on-site boarding accommodation. **Granted**

#### **4. CONSULTATIONS CARRIED OUT**

A site notice was erected and no representations were received.

Revised drawings were received included further details at the request of the conservation officer, as well as existing site entrance and exit drawings. The DoD was also amended to better reflect the proposals. There was no change to the scheme which would warrant a need to reconsult.

#### **5. MAIN POLICIES RELEVANT TO THE DECISION**

##### **NPPF (2023)**

The key chapters applying to the site are:

Section 4: Decision-making



Section 12: Achieving well-designed places  
 Section 15: Conserving and enhancing the natural environment  
 Section 16: Conserving and enhancing the historic environment

These policies can be found at:  
[https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF\\_December\\_2023.pdf](https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF_December_2023.pdf)

**London Plan (2021)**

The main policies applying to the site are:

HC1 Heritage conservation and growth  
 D4 Delivering good design

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:

Issue	Local Plan Policy	Compliance	
Local Character and Design Quality	LP1	Yes	No
Impact on Heritage Assets	LP3, LP4	Yes	No
Impact on Amenity and Living Conditions	LP8	Yes	No
Flood Risk	LP21	Yes	No
Biodiversity	LP15	Yes	No
Trees	LP16	Yes	No
Highway Safety	LP45	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**

Listed Buildings  
 Conservation Areas

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)

**Richmond Publication Local Plan (Regulation 19 version)**

The Richmond Publication Version Local Plan (Regulation 19 version) was published on 9 June 2023 for public consultation which ended on 24 July 2023.

The Publication Version Local Plan, together with all the representations received during the representation period, the plan and its supporting documents were submitted to the Secretary of State for examination on 19 January 2024. The submission documents do not form part of the statutory development plan for the Borough, however, by publishing and submitting the Borough Local Plan for independent examination the Council has formally confirmed its intention to adopt the Publication Plan.

The Publication Version Local Plan, including its evidence base, are material considerations for decision-making. The weight to be given to each of the emerging policies and allocations will depend on an assessment against the criteria set out in paragraph 48 of the NPPF. As the Council considers the emerging Borough Local Plan to be sound and legally compliant, officers and Councillors should accord relevant policies and allocations significant weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Therefore, the weight afforded to each policy at this stage will differ depending on the level and type of

representation to that policy. This is addressed in more detail in the assessment below where it is relevant to the application.

Note that it was agreed by Full Council on 27 April, when the Publication Plan was approved, that no weight will be given to Policy 4 in relation to the increased carbon offset rate, and therefore the existing rate of £95 will continue to be used; in addition, no weight will be given to Policy 39 in relation to the 20% biodiversity net gain requirement; all other aspects and requirements of these policies will apply.

Issue	Draft Local Plan Policy
Local Character and Design Quality	LP15, LP28
Heritage Assets	LP29, LP30
Impact on Amenity and Living Conditions	LP46
Basement Development	LP54
Impact on Flood Risk and Sustainable Drainage	LP8
Parking Standards	LP48

**Determining applications in a Conservation Area**

In considering whether to grant planning permission with respect to any buildings or other land in a conservation area, Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. In this context, "preserving", means doing no harm.

To give effect to that duty, decisions of the court have confirmed that for development proposed to be carried out in a conservation area, a decision-maker should accord “considerable importance and weight” to the desirability of preserving or enhancing the character or appearance of the conservation area, when weighing this factor in the balance with other material considerations which have not been given this special statutory status. This creates a strong presumption against granting planning permission where harm to the character or appearance of a conservation area is identified. The presumption can be rebutted by material considerations powerful enough to do so.

In applications where the decision-maker is satisfied that there will be no harm to the character or appearance of a conservation area, the statutory presumption against granting planning permission described above falls away. In such cases the development should be permitted or refused in accordance with the policies of the development plan and other material considerations.

**Determining applications affecting a Listed Building**

Sections 16(1) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require that, when considering whether to grant listed building consent for any works, or whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses. In this context, "preserving", means doing no harm.

To give effect to this duty decisions of the court have confirmed that a decision-maker should accord “considerable importance and weight” to the desirability of preserving the listed building or its setting when weighing this factor in the balance with other material considerations which have not been given this special statutory status. However, this does not mean that the weight that the decision-maker must give to the desirability of preserving the building or its setting is uniform. It will depend on, among other things, the extent of the assessed harm and the heritage value of the asset in question. This creates a strong presumption against granting planning permission where harm to a listed building or its setting is identified. The presumption can be rebutted by material considerations powerful enough to do so.

**6. EXPLANATION OF OFFICER RECOMMENDATION**

The key issues for consideration are:

- i Design
- ii Impact on Neighbour Amenity
- iii Flood Risk
- iv Trees and Biodiversity
- v Highway Safety
- vi Fire Safety

### **Issue i – Design/Heritage**

*The NPPF (National Planning Policy Framework) advises good design is a key aspect of sustainable development and is indivisible from good planning and should contribute positively to making places better for people. Local Plan Policy LP1 states that 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.*

*The NPPF states that there should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset the greater the presumption in favour of its conservation should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.*

Local Plan Policy LP1 requires: *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.*

Local Plan Policy LP3 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 proposals follow on from a recently approved LBC application for internal alterations to the main College building, George House and the red house in association with maintaining the site for a school. The main element of the works were the removal of the internal layout at 2nd floor level to allow use as classrooms (currently dorm rooms). Dorm rooms would be maintained at 3rd floor level. This application seeks external alterations to the building as well as several buildings on the site and some changes to the interior layout of the main house following on from the permission earlier this year.

The following buildings have been identified as curtilage listed:

- George House (by virtue of attachment)
- The Red House
- Upper Cottage and Lower Cottage
- Oak Tree Cottage

It is important to note however that no works are proposed to Upper, Lower and Oak Tree cottages and therefore this will not form a concern. The Library, Longley House and Orchard House are not considered curtilage listed as these appear to have been constructed after 1st July 1948. The exterior of the Library holds some architectural interest for it to be considered a non-designated heritage asset.

#### Library

There is no objections to the works to the Library in terms of external changes to add doors for means of escape. The doors have been carefully introduced to avoid impact on the architectural interest of the exterior of the building and are in keeping with its character. Details of the new doors can be

secured by way of condition.

#### The Red House

Changes to the Red House as part of this application are only external with two doors being altered to ensure part M compliance. The principal of the works along with the associated landscaping are acceptable. As per above, details of the replacement doors can be secured by way of condition.

#### George House

No objections to the principle of the interior changes to George House which form a change to the previous permission. These works, which are situated on the ground and second floors are considered modest and in a part of the listed complex which has been subject to much change. It is not considered that these will result in harm to the special interest of the listed complex. One door opening is proposed in the kitchen end of George House however again this is a heavily altered part of the building and, subject to details of the new door, these works are acceptable.

#### Main Listed Building - Exterior

A number of external changes are proposed to the building as part of this application. This includes the removal of the conservatory to the rear of the building which is a modern addition and of no significance. Therefore, this is acceptable as it will not affect the special interest of the listed building.

External changes to the exterior of the main listed building are minimal apart from the enlargement of an existing arched opening in the side all of the north wing, next to George House. The section drawing showing this opening is limited in terms of detail and therefore, a condition will be attached requiring a detailed method statement setting out how the opening will be enlarged along with detailed drawings of the proposed replacement door.

The size of the rear plant to the rear is also proposed to be reduced which will result in a very modest improvement on the existing situation.

The main element of change is the enlargement of an existing arched opening in the side wall of the north wing, next to George House. The section drawing show the enlarged opening to match in style and form to the existing with a point Tudor arch therefore the character of this part of the listed building would only be modestly changed with the increase in width of the opening. However, the works would require removal of the stone architrave and replacement which will have a modest degree of harm to the listed building. Details of how the opening will be enlarged have also not been provided and as such a condition will be attached requiring a method statement setting out how the opening will be formed in the stonework with minimal impact on the listed building.

Details of the proposed external lighting will also be conditioned with details of the new ventilation louvres that are proposed to be introduced through the exterior of the building.

#### Main Listed Building - Interior

There are a number of amendments to the interior of the building which have been brought forward in this application following the recent approval for interior changes to the building to maintain its educational use. These are set out in detail in the DAS. Most of these changes are modest and not considered to cause harm to the special interest of the listed building or are improvements on the previous permission. Improvements or enhancements include:

- The removal of the mezzanine to the ground floor south-eastern room of the building which will allow reinstatement of the double height space. This was proposed in the north-western part of the ground floor and considered a heritage benefit. These works form an additional benefit as it will allow the important double height space in this part of the listed building to also be reinstated. This will have a clear positive impact on the special architectural interest of the listed building and is welcomed.
- A further enhancement is in the Edward Maufe extension where further opening up works are proposed to reveal the original layout of this space including its vaulted ceilings. As illustrated in the imagery in the DAS, this will further enhance the architectural character of this important space and therefore the listed building overall.

### Landscaping and Entrance/Exit works

As part of the proposals, some landscaping is proposed around the site in connection to making some of the entrances meet part M requirements. In addition, changes are proposed to the entrance and exit points of the site which are accessible from Queens Road. At present, these are delineated by openings in the yellow stock brick boundary walls but there are no gates.

For the entrance point, modest changes are proposed to the wall including the removal of the existing timber pedestrian gate. No other changes appear to be proposed. A metal fence will then run parallel with the driveway leading to a set of metal gates. Setting back the gates results in a less visual impact on the entrance from Queens Road and the lower cottage directly to the south. However, the drawings are a little vague in the design of the fence and gates therefore further details will be secured by way of condition. It is noted that signage is proposed although no detail has been submitted at this stage. The applicant is informed it is likely advertising consent will be needed for these.

Proposals to the exit to the north along Queens Road will also not involve changes to the brick boundary wall but the existing gates will be sited along the line of the wall and therefore it is important that it is visually appropriate. Further details will be secured by way of condition.

Overall, the setting of the LB complex and the character and appearance of the conservation area will be, on balance, conserved subject to further details of design of the gates and fences.

### Structural works

The previously approved application proposed a series of structural works. This application seeks to propose a similar structural works, however with some amendments to the internal arrangements. As such, the applicant has submitted the original structural reports, with an addendum. The Councils Conservation Officer has reviewed this and notes the proposed structural works are considered acceptable in principle. This includes the work the mezzanine which will in part be removed at ground floor and a smaller mezzanine introduced in its place in the location of the staircase.

Overall, the works in this area will still amount to a benefit to the listed building but revealing much of the original double height space. The detail of the structural works, notably the method of installing the moment frames is to be provided by condition.

Overall, the works will conserve the significance of the listed building and its contribution to the conservation area. As such the statutory duties of the 1990 Act are met along with paras 205 and 206 of the NPPF and Local plan policies LP1 and LP3

Overall, the proposals are considered acceptable apart from some of the comments above on detailing which should be provided. Therefore, the application conforms with the statutory duties of the 1990 Act, paras 205, 206 and 208 of the NPPF and LP3 and LP4.

### **Issue ii - Impact on Neighbour Amenity**

Local Plan Policy LP8 states that: *'All development will be required to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties'*.

The scheme includes replacement plant to the rear of the main building. The plant is noted to be located within an acoustic enclosure. The Councils EH officer has been consulted and notes that it is appropriate in this instance that the submission of an acoustic report is conditioned.

The plant and enclosure is located on the shared boundary with Doughty House which is understood to be in residential use. Notwithstanding such the plant and enclosure is of a size which would not appear overbearing nor result in loss of light.

All the other changes are sited away from residential properties insofar that they will not have material impact on their amenity.

### **Issue iii – Flood Risk**

*Local Plan Policy LP21 states that 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.*

The application has been submitted with a flood risk assessment which notes the risk of flooding on site is minimal as is the proposed increase in hardstanding. The FRA notes there would be little flood risk due to the proposed development.

Local plan policy LP21 is considered satisfied.

#### **Issue iv – Trees and Biodiversity**

*Local Plan Policy LP16 states - A. The Council will require the protection of existing trees and the provision of new trees, shrubs and other vegetation of landscape significance that complement existing, or create new, high quality green areas, which deliver amenity and biodiversity benefits.*

The Councils tree officer has been consulted on the application and notes whilst the proposed works are not sited in proximity to any of the trees protected by the conservation area, there remains concerns of the impact that indirect construction activities could have on the trees.

As such it is considered appropriate to include a safeguarding condition which restricts construction activities on site.

In regards to biodiversity it is noted that the development is exempt as it is below the threshold.

Subject to conditions, the scheme is considered to satisfy the requirements of Local Plan Policy LP15 and LP16.

#### **Issue v – Highway Safety**

The applicant proposes two new access gate arrangements. The councils Transport officer has been consulted who notes that the proposals allow sufficient space for a large vehicle to safely enter and not obstruct Queens Road.

The gates are proposed to be recessed from the road and there will be no change in sightlines from the existing arrangement. As such the scheme is not considered to result in any further impact on the highway and there is no objection.

Given the limited works and available space on site to park it is not considered necessary to condition a construction management plan.

Local Plan Policy LP45 is considered to be satisfied.

#### **Issue vi – Fire Safety**

The applicant has submitted a Fire Safety Strategy in line with the requirements set out under Policy D12 of the London Plan. The Strategy suitably demonstrates compliance with this policy, though it is noted that this does not void the requirements for fire safety delivered under the Building Regulations

### **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 and 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.

**Grant Planning Permission**

**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 on file  YES  NO

Case Officer (Initials): DAV Dated: 23.09.2024

**I agree the recommendation:**

South Area Team Manager: .....ND.....

Dated: .....23.09.2024.....