

Application reference: 24/2040/HOT HAM, PETERSHAM, RICHMOND RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
12.08.2024	12.08.2024	07.10.2024	07.10.2024

Site:

Stokes House, Ham Street, Ham, Richmond

Proposal:

Strip off the modern non-breathable paint from damaged brickwork on the western two storey block of Stokes House and apply a traditional breathable lime render.

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

APPLICANT NAME

Mr & Mrs McNicholas
Stokes House
Ham Street
Ham
Richmond
TW10 7HR

AGENT NAME

Andrew Breathwick
129 Kew Road
Richmond
TW9 2PN

DC Site Notice: printed on 15.08.2024 and posted on 23.08.2024 and due to expire on 13.09.2024

Consultations:

Internal/External:

Consultee

14D Urban D

Expiry Date

29.08.2024

Neighbours:

42 Ham Street, Ham, Richmond, TW10 7HT, - 15.08.2024
40 Ham Street, Ham, Richmond, TW10 7HT, - 15.08.2024
57 Ham Street, Ham, Richmond, TW10 7HR, - 15.08.2024
5 Back Lane, Ham, Richmond, TW10 7LA, - 15.08.2024
7 Back Lane, Ham, Richmond, TW10 7LA, - 15.08.2024
11 Back Lane, Ham, Richmond, TW10 7LA, - 15.08.2024
9 Back Lane, Ham, Richmond, TW10 7LA, - 15.08.2024
4 Cleves Road, Ham, Richmond, TW10 7LD, - 15.08.2024
2 Cleves Road, Ham, Richmond, TW10 7LD, - 15.08.2024
1 The Bench, Ham Street, Ham, Richmond, TW10 7HX, - 15.08.2024
2 The Bench, Ham Street, Ham, Richmond, TW10 7HX, - 15.08.2024
3 The Bench, Ham Street, Ham, Richmond, TW10 7HX, - 15.08.2024
4 The Bench, Ham Street, Ham, Richmond, TW10 7HX, - 15.08.2024
The Bench, Ham Street, Ham, Richmond, TW10 7HX, - 15.08.2024
31 - 33 Ham Street, Ham, Richmond, TW10 7HR, - 15.08.2024
36 Ham Street, Ham, Richmond, TW10 7HT, - 15.08.2024
Rosebank Cottage, 1 Evelyn Road, Ham, Richmond, TW10 7HU, - 15.08.2024
10 Evelyn Road, Ham, Richmond, TW10 7HU, - 15.08.2024

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

Development Management

Status: PCO

Application: 95/T3736/PO

Date: 10/01/1996

Lime - Reduce Crown By One Third

<u>Development Management</u> Status: GTD Date:26/04/1996	Application:96/T1103/PO Lime - Thin Crown By 30 & To Lift Damaged Branches Over Road Side
<u>Development Management</u> Status: GTD Date:11/05/1998	Application:98/0669 Demolition Of Existing Entrance Lobby Swimming Pool Wall Enclosure And Conservatory,construction Of Entrance Lobby Enlarged Pool Enclosure To Existing Glazed Pool Roof.
<u>Development Management</u> Status: GTD Date:24/06/1998	Application:98/T0685 T1 Mulberry - Light Reduction Of Crown To Reduce Overall Weight And Stress On Decayed Stem
<u>Development Management</u> Status: GTD Date:24/06/1998	Application:98/T0686 T4 Elm - Fell
<u>Development Management</u> Status: GTD Date:24/06/1998	Application:98/T0687 T6 Lime - Crown Lift To Statutory Height Over Back Lane, Remove Deadwood, Remove Truncal And Basal Shoots. Fit Cobra Type Cable Brace.
<u>Development Management</u> Status: GTD Date:24/06/1998	Application:98/T0688 T8 Pine - Removal Of Deadwood
<u>Development Management</u> Status: GTD Date:24/06/1998	Application:98/T0689 T9 Pine - Removal Of Deadwood
<u>Development Management</u> Status: GTD Date:24/06/1998	Application:98/T0690 T10 Pine - Removal Of Deadwood
<u>Development Management</u> Status: GTD Date:24/06/1998	Application:98/T0691 T12 Silver Birch - Removal Of Dead Crown And Retraining Of Lateral Shoots To Replace Dead Leader
<u>Development Management</u> Status: GTD Date:24/06/1998	Application:98/T0692 T15 Lime - Removal Of Deadwood And Truncal Shoots
<u>Development Management</u> Status: GTD Date:24/06/1998	Application:98/T0693 T17 Magnolia - Removal Of Deadwood
<u>Development Management</u> Status: GTD Date:14/06/1999	Application:99/0586 Alterations To Car Parking Area Including Demolition Of Existing And Erection Of New Car Port.
<u>Development Management</u> Status: GTD Date:30/05/1980	Application:80/0194 Demolition of 10 metre section of wall fronting Ham Street.
<u>Development Management</u> Status: GTD Date:09/03/1983	Application:83/0066 Alterations including the repositioning of existing entrance or raising garden wall.
<u>Development Management</u> Status: PDE Date:	Application:06/T0486/TPO T1 - Lime (Tilia europaea) - Approximately 30% reduction. T2 - Pine (Pinus spp.) - Remove lowest limb only. T3 - Apple (Malus spp.) - Fell.
<u>Development Management</u> Status: PDE Date:	Application:08/T0237/TPO T1; Lime - Fell
<u>Development Management</u> Status: GTD Date:03/09/2008	Application:08/2195/HOT Rebuilding of entrance lobby and replacement of pitched roof to swimming pool with a flat roof (and central roof lantern).
<u>Development Management</u> Status: REF	Application:23/1314/HOT

Date:10/07/2023	Construction of extensions, re-roofing, replacement boundary wall and associated landscaping works.
<u>Development Management</u> Status: GTD Date:16/02/2024	Application:23/3452/HOT Demolition of extension to northeastern boundary and replacement with new single storey extension. Alterations to fenestration. Replacement of the main roof and addition of rooflights.
<u>Development Management</u> Status: REF Date:02/05/2024	Application:24/T0200/TPO As per plan
<u>Development Management</u> Status: GTD Date:21/05/2024	Application:23/3452/DD01 Details pursuant to part of conditions U0175251 - Archaeology and U0175252 - Submitted Arboricultural Details of planning permission 23/3452/HOT.
<u>Development Management</u> Status: GTD Date:01/07/2024	Application:24/1351/HOT Modifications to fenestration on the west elevation.
<u>Development Management</u> Status: REF Date:29/07/2024	Application:24/T0449/TPO T4 Scots Pine - growing over the garden of number 57 Ham street to the north remove the 3X lowest branches back to the main stem. The branches are situated @ 5m, 6m and 7m in height from ground level. The finished tree height will remain untouched at its current height of 14m. The finished radial canopy spread will be 5.5m. T5 Scots Pine - remove 3X lowest branches growing over the garden of number 57 Ham street to the north back to the stem. The branches are situated @ 6m, 7m and 8m in height from ground level. Shorten back 2X branches @ 9m and 10m in height by 2m to leave a finished branch length of approx. 3.5m. All reduction pruning points are to be made to suitable growth points. The finished tree height will remain untouched at its current height of 12.5m. The finished radial canopy spread will be 5m.
<u>Development Management</u> Status: GTD Date:20/09/2024	Application:24/1873/HOT Refurbishment and reconfiguration of the existing basement with the addition of a lightwell.
<u>Development Management</u> Status: PDE Date:	Application:24/2040/HOT Strip off the modern non-breathable paint from damaged brickwork on the western two storey block of Stokes House and apply a traditional breathable lime render.
<u>Development Management</u> Status: PCO Date:	Application:24/2096/VRC Variation of planning approval 23/3452/HOT - Condition Number(s): U0175246 Approved Drawings to allow for amendments to the design of the extension along the Ham Street boundary wall.
<u>Development Management</u> Status: GTD Date:27/09/2024	Application:23/3452/DD02 Details pursuant to condition U0175247 - Materials/Details to be Approved of planning permission 23/3452/HOT.
<u>Development Management</u> Status: PCO Date:	Application:24/1351/DD01 Details in pursuant of condition U0184240 (Detailed Drawings - Proposed Fenestration) of planning permission 24/1351/HOT
<u>Building Control</u> Deposit Date: 27.05.1998 Reference: 98/0876/FP	Single storey rear extension to enclose swimming pool
<u>Building Control</u> Deposit Date: 02.07.1998 Reference: 98/0876/1/FP	Single storey rear extension to enclose swimming pool

Building Control

Deposit Date: 15.10.2008 Replacement of flat roof structure over swimming pool with new rooflights
Reference: 08/2114/FP

Building Control

Deposit Date: 21.09.2021 Install a gas-fired boiler
Reference: 21/FEN03964/GASAFE

Building Control

Deposit Date: 09.10.2022 Install replacement windows in a dwelling
Reference: 22/FEN01793/FENSA

Building Control

Deposit Date: 14.11.2022 Install replacement windows in a dwelling
Reference: 22/FEN02007/FENSA

Building Control

Deposit Date: 18.05.2023 Extensive alterations of existing three storey dwelling comprising single and three storey extensions and internal alterations and construction of single storey gym building

Reference: 23/0812/IN

Building Control

Deposit Date: 10.10.2022 Install replacement doors in a dwelling
Reference: 24/FEN02269/FENSA

Application Number	24/2040/HOT
Address	Stokes House, Ham Street, Ham, Richmond, TW10 7HR
Proposal	Strip off the modern non-breathable paint from damaged brickwork on the western two storey block of Stokes House and apply a traditional breathable lime render.
Contact Officer	Kerry McLaughlin

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 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. PLANNING CONSTRAINTS

The application site is subject to the following planning constraints:

Archaeological Priority	Site: Richmond APA 2.11: Ham - Archaeological Priority Area - Tier II
Area Susceptible to Groundwater Flood - Environment Agency	Superficial Deposits Flooding - >= 75% - SSA Pool ID: 308
Article 4 Direction Basements	Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
Building of Townscape Merit	Site: Stokes House Ham Street Ham Surrey TW10 7HR
Conservation Area	CA23 Ham House
Increased Potential Elevated Groundwater	GLA Drain London
Neighbourhood Plan Area	Ham and Petersham Neighbourhood Area - Ham and Petersham Neighbourhood Plan - Adopted by Council on 22 January 2019
Risk of Flooding from Surface Water 1 in 100 chance - Environment Agency	RoFSW Extent 1 In 100 year chance
Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency	RoFSW Extent 1 In 1000 year chance - SSA Pool ID: 47295
Surface Water Flooding (Area Less Susceptible to) - Environment Agency	
Surface Water Flooding (Area Susceptible to) - Environment Agency	
TPOs	
Village	Ham and Petersham Village
Ward	Ham, Petersham and Richmond Riverside Ward

3. RELEVANT PLANNING HISTORY

The comprehensive list of planning history can be found above however the most relevant planning history is as follows:

There is no relevant planning history associated with the site.

4. CONSULTATIONS CARRIED OUT

The list of neighbours notified of this application are listed above.

No letters of representation have been received.

5. AMENDMENTS

During the assessment process of this application officers requested the following:

- Method for removal of paint from brickwork.
- Confirmation of proposed thickness of lime render.
This information was received on 27.09.2024.

Neighbours were not re-consulted given no material amendment to the original scheme.

6. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2023)

The key chapters applying to the site are:

- 4 - Decision-making
- 12 - Achieving well-designed places
- 14 - Meeting the challenge of climate change, flooding and coastal change
- 16 - Conserving and enhancing the historic environment

These policies can be found at:

https://assets.publishing.service.gov.uk/media/65819679fc07f3000d8d4495/NPPF_December_2023.pdf

London Plan (2021)

The main policies applying to the site are:

- D4 - Delivering good design
- D12 - Fire Safety
- HC1 - Heritage conservation and growth
- G7 - Trees and woodlands
- SI12 - Flood risk management

These policies can be found at: <https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/london-plan-2021>

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
Designated Heritage Assets	LP3	Yes	No
Non-Designated Heritage Assets	LP4	Yes	No
Archaeology	LP7	Yes	No
Amenity and Living Conditions	LP8	Yes	No
Trees, Woodland and Landscape	LP16	Yes	No
Flood Risk and Sustainable Drainage	LP21	Yes	No

These policies can be found at

https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf

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.

Where relevant to the application under consideration, this is addressed in more detail in the assessment below.

Issue	Local Plan Policy	Compliance	
Local Character and Design Quality	LP28	Yes	No
Designated Heritage Assets	LP29	Yes	No
Non-Designated Heritage Assets	LP30	Yes	No
Archaeology	LP33	Yes	No
Amenity and Living Conditions	LP46	Yes	No
Trees, Woodland and Landscape	LP42	Yes	No
Flood Risk and Sustainable Drainage	LP8	Yes	No

These policies can be found at https://www.richmond.gov.uk/draft_local_plan_publication_version

Ham and Petersham Neighbourhood Plan (2019)

The main policies applying to the site are as follows:

Issue	Plan Policy	Compliance	
Protecting Green Character	C1	Yes	No
Character and Context Appraisal	C2	Yes	No

These policies can be found at

https://www.richmond.gov.uk/media/16749/hpn_plan_2018_to_2033_january_2019.pdf

Supplementary Planning Documents

Buildings of Townscape Merit
House Extension and External Alterations
Listed Buildings
Ham and Petersham Village Plan

These policies can be found at:

https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance

Other Local Strategies or Publications

Other strategies or publications material to the proposal are:
CA23 Ham House Conservation Area Statement
CA23 Ham House Conservation Area Study

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.

7. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design/Visual Amenity
- ii Neighbour Amenity
- iii Archaeology
- iv Trees
- v Flood Risk
- vi Biodiversity

Issue i - Design/Visual Amenity

Policy LP1 of the Local Plan 2018 seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area. Proposals should demonstrate an understanding of the site and its context when considering the design including layout, siting and access and the compatibility of the works to the neighbouring uses.

Policy LP3 of the Local Plan 2018 covers Designated Heritage Asset and states that proposals should conserve and take opportunity to make positive contribution to the historic environment such as retaining and preserving the original structure, layout, architectural features and materials or reinstatement of heritage assets. Appropriate materials and techniques should be used. There is a requirement to seek to avoid harm or justify for loss and demolition will be resisted. The significance of the asset is taken into consideration when assessing works proposed to a designated heritage asset.

Policy LP4 states that development shall preserve the significance, character and setting of non-designated heritage assets.

Stokes House is a semi-detached residential Georgian property, with later additions. The three storey house dates from the mid-eighteenth century and originally formed part of the Dysart Estate. It lies within the Ham House Conservation Area (CA23). Ham Street runs north to south from the riverbank and Ham House to Ham Common. The area contains an eclectic collection of buildings including a group of elegant eighteenth-century listed mansions and also a number of terraced cottages. The resulting mix of styles and traditional materials gives texture and interest to this street. Those gaps between the houses and groups of houses provide glimpses of the wider backdrop of trees and green space, a landscape setting which contributes to the distinctive rural character of this area.

Stokes House is designated as a building of townscape merit. It derives significance from its particular age and historic character as a property of Georgian origins, as well as from its architectural interest, particularly in combination with Bench House with which it historically formed a single dwelling. It additionally derives significance from its townscape value, as part of a group of mansions spaced along Ham Street.

Proposals for the site comprise: "Strip off the modern non-breathable paint from damaged brickwork on the western two storey block of Stokes House and apply a traditional breathable lime render."

The removal of non-breathable paint from damaged brickwork is supported and encouraged. Officers have examined a sample panel on site. Whilst the loss of the texture of the existing painted brick is regrettable, the introduction of a lime-based render would be a vast improvement for the deteriorating brickwork. As such, this heritage benefit outweighs any minor harm arising from the change in character shifting from painted to rendered external elevations. The method of paint removal is acceptable as is the method rendering.

There is no objection to the introduction of breathable lime render. The applicant has confirmed; "In terms of Officer Planning Report – Application 24/2040/HOT Page 8 of 11

the thickness of the proposed lime render, the base coat will be between 10 and 15mm thick, with a finishing coat of 5mm. The total thickness will not be more than 20mm, so important detailing and the appearance of the building will not be eroded.”

The works are in accordance with the Statutory Duties of the 1990 Act as the proposals will preserve the character and appearance of the conservation area. It is also in accordance with para 205 of the NPPF (2023). The proposals will not cause harm to the heritage assets and thus the policy tests of the NPPF do not apply. Proposals are also in accordance with Local Plan (2018) policies LP1, LP3 & LP4, these policy objectives are taken forward in publication local plan policies LP28, LP29 & LP30.

Issue ii - Neighbour Amenity

Policy LP8 states that development must protect the amenity and living conditions of existing, adjoining and neighbouring occupants. Design must allow for good daylight standards, avoid overlooking or noise disturbance, avoid visual intrusion, overbearing impacts or harm to the reasonable enjoyment of the uses of buildings and gardens. Harm may arise from various impacts such as noise, air pollution, odours or vibration.

Given scale and nature the works will safeguard neighbour living conditions, in terms of visual amenities and light.

The property would remain solely in residential use as a result of the proposal. An undue increase in pollution would not occur as a result of the proposal.

The proposed scheme is considered acceptable in terms of neighbour amenity. The proposal is not considered to detrimentally impact the amenities of any neighbouring occupiers and therefore, is in line with policy LP8 of the Local Plan (2018), these policy objectives are taken forward in publication local plan policy LP46, and relevant Supplementary Planning Documents/Guidance.

Issue iii - Archaeology

The site is located in an Archaeology Priority Area (APA 2.11 Ham). The Ham APA is primarily focussed on the potential to reveal evidence for the early medieval Anglo-Saxon, medieval and early modern settlement. Policy LP7 states that “the Council will seek to protect, enhance and promote its archaeological heritage (both above and below ground), and will encourage its interpretation and presentation to the public.” Given the limited scale of the development, an archaeological assessment is not a requirement. However, if the subject works do uncover archaeological findings, it will be necessary to take measures to safeguard the archaeological remains where these are found in line with LP7.

Issue iv - Trees

Policy LP16 of the Local Plan states ‘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 location of this proposal is sited within the CA23 Ham House, Conservation Area which affords trees both within and adjacent to the site of the proposal, statutory protection. However, there are no recorded Tree Preservation Orders (TPO) within or adjacent to the site of the proposal.

Given scale, siting and nature, it is not anticipated that the incorporation of the proposed development and its construction would materially harm the health of any statutory protected trees.

The proposed development would accord with Policy LP 16 of the Local Plan.

Issue v - Flood Risk

Policy LP21 of the Local Plan states ‘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 site is situated within an area susceptible to surface water flooding.

This application relates to façade alterations only, the proposal does not seek to alter the ground floor area of the existing dwelling in any way. Therefore, no increase in flood risk is anticipated and the proposal is consistent with LP21.

Issue vi - Biodiversity

Biodiversity net gain became mandatory for minor developments on applications made from 2nd April 2024. This application is exempt from mandatory biodiversity net gain on the grounds that is a householder application.

Other Matters

Fire Safety

The applicant has submitted a 'Reasonable Exemption Statement to address policy D12 of the London Plan (2021).

The applicant is advised that alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made.

8. 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 or Richmond CIL however this is subject to confirmation by the CIL Administration Team.

9. RECOMMENDATION

This recommendation is made following careful consideration of all the issues raised through the application process. In making this recommendation consideration has been had to the statutory duties imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the requirements set out in Chapter 16 of the NPPF.

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 with conditions

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): KM

Dated: 01/10/2024

I agree the recommendation:

Senior Planner

VAA

Official

Dated: 01.10.2024