

Application reference: 23/0847/NMA SOUTH RICHMOND WARD

Date application received	Date made valid	Target report date	8 Week date
19.09.2024	19.09.2024	17.10.2024	17.10.2024

Site:

20 Chisholm Road, Richmond, TW10 6JH,

Proposal:

Non material amendment to planning approval 23/0847/HOT to allow for Proposed dormer cheeks - we would like to change these from slate finish to lead finish

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

APPLICANT NAME

Mr and Mrs Harlow
20 Chisholm Road
Richmond
Richmond Upon Thames
TW10 6JH

AGENT NAME

Ms Sinead Hagerty
The Laurels
81 Fairhaven Road
Redhill
RH1 2LB

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

Consultations:

Internal/External:

Consultee

14D Urban D

Expiry Date

04.10.2024

Neighbours:

-

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

Development Management

Status: GTD Application:08/0419/HOT
Date:09/04/2008 Ground floor extension to kitchen at rear of property.

Development Management

Status: GTD Application:12/2100/HOT
Date:20/08/2012 Construction of a timber garden building for use as a garden room.

Development Management

Status: GTD Application:15/0592/HOT
Date:10/04/2015 Formation of new rear dormer following removal of existing dormer.

Development Management

Status: GTD Application:23/0847/HOT
Date:12/05/2023 Proposed single storey side extension and proposed pitched roof dormer to rear roof slope

Development Management

Status: GTD Application:23/1800/PS192
Date:03/07/2023 Proposed new low profile rooflight to rear roof slope.

Development Management

Status: PDE Application:23/0847/NMA
Date: Non material amendment to planning approval 23/0847/HOT to allow for Proposed dormer cheeks - we would like to change these from slate finish to lead finish

Building Control

Deposit Date: 20.02.2006 Installed a Gas Boiler

Reference: 07/94452/CORGI

Building Control

Deposit Date: 06.06.2008 Single storey rear and side infill extension

Reference: 08/1181/FP

Building Control

Deposit Date: 06.01.2009 Lighting circuit Cooker Heating (central heating/ room heating/ hot water/ boiler/ controls) Kitchen Special installation (electric floor/ ceiling heating garden lighting/ power ELV lighting generator) Air conditioning/ ventilation system/ extractor fan One or more new circuits Ring/ radial power circuit Dwelling house New consumer unit

Reference: 09/NIC00572/NICEIC

Building Control

Deposit Date: 22.07.2010 Replacement consumer unit Dwelling house

Reference: 10/NIC01420/NICEIC

Building Control

Deposit Date: 08.12.2010 New installation (New Build)

Reference: 11/NIC00664/NICEIC

Building Control

Deposit Date: 07.03.2023 Flat Reinforced Bitumen Membrane

Reference: 23/NFR00114/NFRCCR

Building Control

Deposit Date: 13.08.2024 New dormer, rooflights, en-suite and enlargement of existing attic room. Chimney breast removal and refurbishment works at first floor and ground floor including enlargement of opening between front and rear rooms (and associated structure) and new opening between rear reception room and hallway.

Reference: 24/0984/IN

Application Number	23/0847/NMA
Address	20 Chisholm Road Richmond TW10 6JH
Proposal	Non material amendment to planning approval 23/0847/HOT to allow for Proposed dormer cheeks - we would like to change these from slate finish to lead finish
Contact Officer	Sukhdeep Jhooti
Target Determination Date	17.10.2024

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.

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

The application site comprises a two-storey, semi-detached dwellinghouse within Richmond and Richmond Hill Village and is designated as follows:

- Building of Townscape Merit
- CA5 Richmond Hill – Conservation Area
- Village [Richmond and Richmond Hill]
- Village Character Area [Richmond Hill – Area 12 & Conservation Area 5 Richmond & Richmond Hill Village Planning Guidance Page 44 CHARAREA06/12/01]

3. DESCRIPTION OF THE PROPOSED AMENDMENTS AND ANY RELEVANT PLANNING HISTORY

Non material amendment to planning approval 23/0847/HOT to allow for Proposed dormer cheeks - we would like to change these from slate finish to lead finish

The comprehensive list of planning history can be found above

4. CONSULTATIONS CARRIED OUT

An application to make a non-material change under s.96A is not an application for planning permission, so the existing Town and Country Planning (Development Management Procedure) Order 2015 provisions relating to statutory consultation and publicity do not apply. Local planning authorities have discretion in determining whether and how they choose to inform other interested parties or seek their views.

5. TOWN AND COUNTRY PLANNING ACT 1990

The application seeks approval under s.96A(4) of the Act for non-material changes to planning permission. Section 96A(1) states: "A local planning authority may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material."

Section 96A(2) states: "In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted."

S96A was introduced by the Parliament to allow for a degree of flexibility to be introduced into the planning system. Whilst there is no statutory guidance as to what constitutes a non-material amendment, materiality is a matter of judgement and that materiality is to be judged by reference to the overall context including the nature and scale of the permission being altered. Judgement on 'materiality' in any particular case is one of fact and degree, along with taking into account the likely impact of the amendment on the local environment. Materiality is considered against the development as a whole, not just part of it. The basis for forming a judgement on materiality is always the original permission however the cumulative effects of any previous amendments would also need to be assessed.

Although what defines a non-material amendment is to the discretion of the local authority concerned and lacking in legal definition, the following key tests could be applied in assessing the acceptability of a change to an approved scheme under the non-material amendment procedure:

- Is the proposed change material/significant in terms of its scale (magnitude, degree etc) in relation to the original approval?
- Would the proposed change result in a development that will appear noticeably different to what interested parties may have envisaged or could result in an impact on the amenity of occupiers of adjoining properties?
- Would the interests of any third party or body who participated in or where informed of the original decision

be disadvantaged in any way?

- Would the amendments be contrary to any planning policy of the Council?

If none of these tests are positive, then it is considered that the change could be dealt with as a non-material amendment.

6. EXPLANATION OF OFFICER RECOMMENDATION

The works by virtue of their size, scale and siting would not cause harm to neighbour living conditions. Neighbours would not be prejudiced as a result of the proposal.

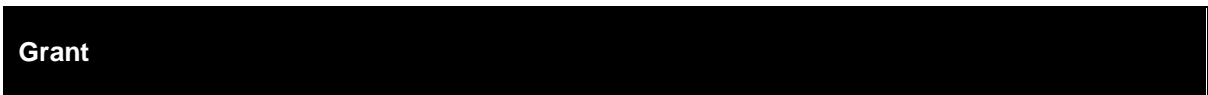
The overall size, scale and design of the scheme as originally approved would not materially change as a consequence of the change to the dormer cheeks from slate to lead.

The Council’s Conservation Officer has reviewed the proposals and have confirmed that lead is an acceptable material for use on the dormer face/cheeks and would not detract from the appearance or character of the building.

No harm would be caused to the character and significance of no.20 as a BTM or the character and appearance of the Richmond Hill Conservation Area.

7. RECOMMENDATION

This recommendation is made following careful consideration of all the issues raised through the process and it is considered the current application satisfies Section 96A of the Town and Country Planning Act (1990) as amended.



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): SJH

Dated: ...07.10.2024

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner

Dated:

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: