

**Application reference: 23/3389/DD02**  
**HAMPTON NORTH WARD**

Date application received	Date made valid	Target report date	8 Week date
15.08.2024	15.08.2024	10.10.2024	10.10.2024

**Site:**

35 Broad Lane, Hampton, TW12 3AL,

**Proposal:**

Details pursuant to condition U0671220 - Materials to match exist'-be app'd of Planning Permission 23/3389/HOT

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

**APPLICANT NAME**

Ms Trishtar Engineer  
35 Broad Lane  
Hampton  
Hampton  
TW12 3AL  
United Kingdom

**AGENT NAME**

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

**Consultations:**

**Internal/External:**

**Consultee**

14D Urban D

**Expiry Date**

03.09.2024

**Neighbours:**

-

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

Development Management

Status: GTD Application:47/2360  
Date:24/05/1951 The conversion of house into two flats.

Development Management

Status: GTD Application:59/0158  
Date:25/05/1959 Erection of a front boundary wall.

Development Management

Status: GTD Application:72/0789  
Date:30/08/1972 Alteration of existing garage and erection of single storey extension to provide a play-room and bedroom.

Development Management

Status: GTD Application:12/3581/FUL  
Date:09/01/2013 Ground Floor rear extension with 1no. new chimney stack to the rear of the property.

Development Management

Status: GTD Application:23/3389/HOT  
Date:01/03/2024 Demolition of a non original side extension and erection of a ground floor rear extension

Development Management

Status: GTD Application:23/3389/DD01  
Date:30/07/2024 Details in pursuant of condition U0176124 - Materials to match exist'-be app'd of Planning Permission 23/3389/HOT

Development Management

Status: PDE Application:23/3389/DD02  
Date: Details pursuant to condition U0671220 - Materials to match exist'-be app'd of Planning Permission 23/3389/HOT

Building Control

Deposit Date: 27.08.2005 FENSA Notification of Replacement Glazing comprising 4 Windows and 1 Doors. Installed by Refurb-A-Sash. FENSA Member No 23157. Installation ID 2705063. Invoice No 8226/05

Reference: 05/6401/FENSA

Building Control

Deposit Date: 08.02.2018 Install a replacement consumer unit

Reference: 18/NIC00348/NICEIC

Building Control

Deposit Date: 29.06.2022 Install a gas-fired boiler

Reference: 22/FEN02128/GASAFE

Building Control

Deposit Date: 14.05.2024 Rear extension and installation of beams under chimney stack.

Reference: 24/0579/IN

Building Control

Deposit Date: 13.08.2024 Install replacement windows in a dwelling

Reference: 24/FEN02810/FENSA

<b>Application Number</b>	<b>23/3389/DD02</b>
<b>Address</b>	<b>35 Broad Lane, Hampton TW12 3AL</b>
<b>Proposal</b>	<b>Details pursuant to condition U0671220 - Materials to match exist'-be app'd of Planning Permission 23/3389/HOT</b>
<b>Contact Officer</b>	<b>Phil Shipton</b>
<b>Target Determination Date</b>	<b>10<sup>th</sup> October 2024</b>

## 1. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Details pursuant to condition U0671220 - Materials to match exist'-be app'd of Planning Permission 23/3389/HOT

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

- 23/3389/DD01 - The applicant supplied details of bricks and mortar to be used on the proposed extension were approved the 30<sup>th</sup> July 2024, in accordance with condition U0176124 - Materials to match exist'-be app'd of Planning Permission 23/3389/HOT.
- 23/3389/HOT - Permission was granted the 1<sup>st</sup> March 2024 for the demolition of a non-original side extension and erection of a ground floor rear extension. The decision included a range of conditions, including 'U0671220 - Materials to match exist'-be app'd' of which this application relates.

## 2. EXPLANATION OF OFFICER RECOMMENDATION

The relevant condition states:

### **U0176220 Materials to match exist'-be app'd**

*The external surfaces of the building(s) (including fenestration) and all areas of hard surfacing, where applicable, shall not be constructed other than in materials to match the existing and in accordance with details/samples of which shall be submitted to and approved in writing by the Local Planning Authority.*

*REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.*

As detailed above, the bricks and mortar component of the materials have been provided and approved by 23/3389/DD01.

Pursuant to 23/3389/DD02, the 'WINDOW DETAIL DRAWINGS AND SPECIFICATIONS' submitted the 15th of August 2024 includes a contract with GHI Windows and provides details and renders of each frame

specification, including but not limited to the following:

- Details of Sash to match R9 – Ultimate Rose Sliding Sash and Vertical Slider
- Details of Coupled Frame Assembly
- Details of Balanced Casement Window R9
- Details of Residence 9 Open Out French Door

It is noted that some of the above window details appear to differ from that approved by 23/3389/HOT.

The applicant provided a disclosure with the above, stating that they intend to use ‘Residence 9’ French doors and Ultimate Rose sash windows both in white and wood-effect finish. It is the belief of the applicant that such windows work with each other to provide the same finish and will be in-keeping with the existing sash windows and French doors. This is due to the fact Residence 9 does not do sash windows.

Councils Urban Design Officer has reviewed the above submitted details and concluded that:

*This discharge of conditions application relates to details of the doors and windows to the new single-storey rear extension to no.35 Broad Lane, a Building of Townscape Merit located southwest of Hampton Hill High Street.*

*The doors and windows to the extension would be white uPVC woodgrain finish. Generally, uPVC is resisted across the Borough as it is inappropriate for use on traditional buildings and has poor sustainability credentials compared to timber. However, it is noted that in this case the windows and doors would be to a modern extension which would be confined to the rear of the building. Therefore, they would not impact on the character and significance of no.35 as a BTM, or the streetscene of Broad Lane.*

Finally, the applicant confirmed that the existing timber doors from the garage would be re-used. Councils Urban Design Officer has also confirmed that the reuse of the existing garage doors is fine, and that there would be no change to the front elevation of the garage.

### 3. RECOMMENDATION

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered the requirements of U0671220 - Materials to match exist'-be app'd of Planning Permission 23/3389/HOT have been met.

#### Discharge condition/s

#### Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES / ~~NO~~

#### I therefore recommend the following:

- |                         |                                     |
|-------------------------|-------------------------------------|
| 1. REFUSAL              | <input type="checkbox"/>            |
| 2. PERMISSION           | <input checked="" type="checkbox"/> |
| 3. FORWARD TO COMMITTEE | <input type="checkbox"/>            |

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): PS

Dated: 30/09/2024

#### I agree the recommendation:

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

Dated: 09/10/2024.....

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: .....

<b>REASONS:</b>
<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>
<b>UDP POLICIES:</b>
<b>OTHER POLICIES:</b>

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**

---

U0094679	Decision Documents
----------	--------------------