



Application reference: 22/2522/DD03
BARNES WARD

Date application received	Date made valid	Target report date	8 Week date
26.08.2024	26.08.2024	21.10.2024	21.10.2024

Site:

122 Castelnau, Barnes, London, SW13 9EU

Proposal:

Details pursuant to conditions BD12 - Details - Materials to be approved, U0148960 - External Steps, U0148962 - Brickwork and Masonry to match existing of planning permission 22/2522/HOT

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

APPLICANT NAME

Mr & Mrs Taunton
 122 Castelnau
 Barnes
 London
 Richmond Upon Thames
 SW13 9EU

AGENT NAME

Mr Ali Toussi
 129 Kew Road
 Richmond
 TW9 2PN
 United Kingdom

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

Consultations:

Internal/External:

Consultee

21D Urban D

Expiry Date

19.09.2024

Neighbours:

-

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

Development Management

Status: GTD

Date:24/04/1991

Application:91/0026/FUL

Erection Of A Ground Floor Conservatory At Rear Over Existing Basement Garden Room.

Development Management

Status: GTD

Date:19/06/1991

Application:91/0771/LBC

Erection Of Conservatory On Existing Ground Floor Rear Balcony.

Development Management

Status: WDN

Date:16/07/1992

Application:91/0771/DD01

Details Pursuant To Condition (a) Details Of Elevations And Sections, Design And Construction Details And Finishes Pursuant To Planning Approval Ref 91/0771 Lbc Dated 19th June 1991 For The Erection Of Conservatory On Existing Ground Floor

Development Management

Status: GTD Date:02/12/1993	Application:91/0026/DD01 Details Pursuant To Condition Bu07 (materials) Of Planning Permission 91/0026/ful Dated 24/4/91.
<u>Development Management</u> Status: GTD Date:02/11/1993	Application:91/0771/DD02 Details Pursuant To Condition Bv07(a) (design, Construction & Finishes Of Doors, Glazing Frames, Ridge & Eaves Details) Of Listed Building Consent 91/0771/lbc Dated 19/6/91.
<u>Development Management</u> Status: GTD Date:25/02/1999	Application:99/T0125 Beech (front Garden) - Crown Reduce By 30
<u>Development Management</u> Status: GTD Date:02/11/1993	Application:91/0771/DD2 Erection of conservatory on existing ground floor rear balcony details pursuant to condition BV07 (A) (design, consent 91/0771/LBC dated 19.6.91).
<u>Development Management</u> Status: GTD Date:03/12/1993	Application:91/0026/DD1 Erection of ground floor at rear over existing basement garden room - details pursuant to condition BU07 (materials) of planning permission 91/0026/FUL dated 24/4/91.
<u>Development Management</u> Status: GTD Date:	Application:06/T0185/TCA T1 - Copper Beech (Fagus sylvatica) - Reduction by 25%
<u>Development Management</u> Status: RNO Date:30/09/2015	Application:15/T0594/TCA T1 - Copper Beech - Reduce and reshape crown by 1.5-2m and balance. Lift crown to 3m.
<u>Development Management</u> Status: RNO Date:01/11/2017	Application:17/T0619/TCA T1 - Copper Beech - Reduce and re-shape crown to previous reduction points and retain furnishing growth
<u>Development Management</u> Status: RNO Date:22/01/2019	Application:19/T0032/TCA T1 - Leylandii Cypress - Fell by sectional takedown
<u>Development Management</u> Status: RNO Date:20/06/2019	Application:19/T0398/TCA T1 - Leylandii Cypress - Fell by sectional take down
<u>Development Management</u> Status: RNO Date:02/06/2021	Application:21/T0378/TCA T1 - Robina - Fell to ground level + grind out stump
<u>Development Management</u> Status: GTD Date:30/01/2023	Application:22/2522/HOT Demolition of existing modern extension to rear of coach house and external staircase. Formation of a part two storey, part single storey rear extension including new external stair, green roof and balcony. Mansard roof extension over coach house and reinstatement of chimney stacks. Alterations to fenestration of front and side elevations of the coach house. Internal Alterations including lower of floor levels within the coach house.
<u>Development Management</u> Status: GTD Date:30/01/2023	Application:22/2523/LBC Demolition of existing modern extension to rear of coach house and external staircase. Formation of a part two storey, part single storey rear extension including new external stair, green roof and balcony. Mansard roof extension over coach house and reinstatement of chimney stacks. Alterations to fenestration of front and side elevations of the coach house. Internal Alterations including lower of

floor levels within the coach house.

<u>Development Management</u> Status: REF Date:03/07/2023	Application:23/1224/HOT Modification to the rear garden boundary treatments and construction of a single-storey outbuilding.
<u>Development Management</u> Status: REF Date:03/07/2023	Application:23/1225/LBC Modification to the rear garden boundary treatments and construction of a single-storey outbuilding.
<u>Development Management</u> Status: GTD Date:24/08/2023	Application:23/1666/LBC Minor internal modifications to the boot room at lower ground floor level of the main house.
<u>Development Management</u> Status: REF Date:16/08/2023	Application:23/1667/LBC Internal modifications to the living room and bar area at the upper ground floor level of the main house.
<u>Development Management</u> Status: REF Date:30/08/2023	Application:23/1671/LBC Formation of a double doorway between the two main rooms on the first-floor level of the main house.
<u>Development Management</u> Status: GTD Date:03/10/2023	Application:23/2096/HOT Modification to the rear garden boundary treatments and construction of a single-storey outbuilding.
<u>Development Management</u> Status: GTD Date:03/10/2023	Application:23/2097/LBC Modification to the rear garden boundary treatments and construction of a single-storey outbuilding.
<u>Development Management</u> Status: GTD Date:10/09/2024	Application:22/2522/DD01 Details pursuant to conditions DV49A - Construction Management Plan,; U0148959 - Bat Roost Assessment and Mitigation of planning permission 22/2522/HOT
<u>Development Management</u> Status: GTD Date:19/09/2024	Application:22/2523/DD01 Details pursuant to condition U0148967 - Engineering Details, of listed building consent 22/2523/LBC.
<u>Development Management</u> Status: GTD Date:28/08/2024	Application:22/2522/DD02 Details pursuant to condition U0148957 - Arboricultural Method Statement, of planning permission 22/2522/HOT.
<u>Development Management</u> Status: PCO Date:	Application:24/2161/VRC Variation of planning approval 22/2522/HOT - U0148954 Approved Plans to facilitate: Amend rear extension glazing and upper ground floor glazing and lower ground floor front elevation of coach house. Raise floor level of rear extension to omit need for underpinning. Adjust number of steps between: main house - extension, extension - garden, front of coach house - lowered area. Omit internal steps to office on upper ground floor of coach house. Omit pocket sliding door for hinged door in upper ground floor utility room. Change screen and double door position between entrance hall and library. Modify first to second floor staircase. Change second floor shower room layout to retain existing wall.
<u>Development Management</u> Status: PDE Date:	Application:22/2522/DD03 Details pursuant to conditions BD12 - Details - Materials to be approved, U0148960 - External Steps, U0148962 - Brickwork and

Masonry to match existing

Development Management

Status: PCO

Date:

Application:22/2523/DD02

Details pursuant to conditions BD12 - Materials, U0148968 - External Steps, U0148970 - Brickwork and Masonry to match existing, and U0148971 - Larger Scale Details of listed building consent 22/2523/LBC.

Development Management

Status: PCO

Date:

Application:22/2522/DD04

Details in pursuant of condition U0148964 (Terrace Privacy Screen)of planning permission 22/2522/HOT

Appeal

Validation Date: 30.04.2024

Reference: 24/0046/AP/REF

Internal modifications to the living room and bar area at the upper ground floor level of the main house.

Building Control

Deposit Date: 04.11.1993

Reference: 93/1226/BN

Two storey extension at rear.Garden store at ground floor with conservatory at 1st floor

Building Control

Deposit Date: 25.10.2023

Reference: 23/1595/IN

Construction of a part two-storey, part single storey rear extension, including new stair, green roof and balcony. Mansard roof extension to the existing coach house, alterations to fenestration of front and side elevations of the coach house, lower of floor levels within the coach house and construction of an outbuilding

Application Number	22/2522/DD03
Address	122 Castelnau, Barnes, SW13 9EU
Proposal	Details pursuant to conditions BD12 - Details - Materials to be approved, U0148960 - External Steps, U0148962 - Brickwork and Masonry to match existing of planning permission 22/2522/HOT
Target Determination Date	21.10.2024

1. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Details pursuant to conditions BD12 - Details - Materials to be approved, U0148960 - External Steps, U0148962 - Brickwork and Masonry to match existing of planning permission 22/2522/HOT

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

22/2522/HOT - Demolition of existing modern extension to rear of coach house and external staircase. Formation of a part two storey, part single storey rear extension including new external stair, green roof and balcony. Mansard roof extension over coach house and reinstatement of chimney stacks. Alterations to fenestration of front and side elevations of the coach house. Internal Alterations including lower of floor levels within the coach house. Granted.

- DD01 - Details pursuant to conditions DV49A - Construction Management Plan,; U0148959 - Bat Roost Assessment and Mitigation of planning permission 22/2522/HOT. Pending decision
- DD02 - Details pursuant to condition U0148957 - Arboricultural Method Statement, of planning permission 22/2522/HOT. Granted.

2. EXPLANATION OF OFFICER RECOMMENDATION

The relevant condition states:

BD12 - Details - Materials to be approved

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

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

In effort to discharge this condition, a materials schedule has been submitted proposing reused and reclaimed brick, white timber windows and door, natural stone for steps, stone coping for parapet, natural slates, zinc cladding, and single ply grey membrane. A sedum green roof is proposed with existing stone retained, but cleaned to the rear. Where required matching stone will be used. Aluminium windows are proposed for the rear extension.

While no objection has been raised to the above materials which are suitable for use on the listed building and the modern elements such as the extension, concern has been raised regarding the use of UPVC for the rainwater goods.

On request, the applicant has amended the materials schedule to propose cast iron for the rainwater goods. This is a traditional material suitable for use on a listed building of this age which will assist in preserving its appearance and special interest.

Therefore, this condition is recommended for discharge.

U0148960 - External Steps

Prior to the commencement of the relevant works, details of the design and materials of the re-built external steps shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter the work shall be carried out in accordance with the approved details.

Reason: To protect the special interest of the Listed Building and the character and appearance of the Conservation Area.

In effort to discharge this condition, 2 drawings have been submitted.

The drawing indicates that alongside the reused spindles from the existing rear staircase, the steps would have stone slabs to the steps to match the existing stones. Other materials include pigmento red zinc cladding and mosaic render under zinc overhang. The materials and details are acceptable.

Therefore, this condition is recommended for discharge.

U0148962 - Brickwork and Masonry to match existing

The brickwork and chimney work hereby approved shall be formed of materials to match the existing (brickwork and masonry respectively) unless otherwise agreed in writing with 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.

The submitted details set out that for brickwork and masonry, in the first instance existing bricks would be reused and that if new materials are needed then brickwork and masonry would match the appearance of existing.

This is acceptable and the condition is recommended for discharge.

3. RECOMMENDATION

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered the requirements of Conditions BD12 - Details - Materials to be approved, U0148960 - External Steps, U0148962 - Brickwork and Masonry to match existing of application ref: 22/2522/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
- 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 YES NO

Case Officer (Initials):SGR.....

Dated: ...07/10/2024.....

I agree the recommendation:

~~Team Leader/Head of Development Management/Senior Planner~~

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