



Application reference: 24/2156/HOT
 MORTLAKE AND BARNES COMMON WARD

Date application received	Date made valid	Target report date	8 Week date
23.08.2024	23.08.2024	18.10.2024	18.10.2024

Site:

Small House, Vine Road, Barnes, London

Proposal:

REPLACEMENT TIMBER DOUBLE GLAZING TO PROPERTY

APPLICANT NAME

DR PRATT
 Small House
 18 Vine Road
 Barnes
 London
 Richmond Upon Thames
 SW13 0NE

AGENT NAME

Mrs ANGELA SMITH
 ANGLIAN HOME IMPROVEMENTS
 NATIONAL ADMINISTRATION
 CENTRE
 PO BOX 65
 NORWICH
 NR6 6EJ

DC Site Notice: printed on 30.08.2024 and posted on 06.09.2024 and due to expire on 27.09.2024

Consultations:

Internal/External:

Consultee

14D Urban D

Expiry Date

13.09.2024

Neighbours:

- 1A The Elms, Barnes, London, SW13 0NF, - 30.08.2024
- The Small House, Vine Road, Barnes, London, SW13 0NE, - 30.08.2024
- Wayside, Vine Road, Barnes, London, SW13 0NE, - 30.08.2024
- Orchard Close, 19 Vine Road, Barnes, London, SW13 0NE, - 30.08.2024

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

Development Management

Status: GTD Application: 05/0724/HOT

Date: 29/04/2005 Demolish existing ground floor rear extension and rebuild new single storey rear extension, rebuild existing porch to provide disabled access and internal modifications.

Development Management

Status: REF Application: 24/0269/HOT

Date: 18/04/2024 Replacement PVCu double glazed windows to property

Development Management

Status: PCO Application: 24/2156/HOT

Date: REPLACEMENT TIMBER DOUBLE GLAZING TO PROPERTY

Application Number	24/2156/HOT
Address	Small House Vine Road Barnes London SW13 0NE
Proposal	REPLACEMENT TIMBER DOUBLE GLAZING TO PROPERTY
Contact Officer	Jeremy Maclsaac
Target Determination Date	18/10/2024

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.

Before preparing this summary report the planning officer 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 has considered 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

Small House (no.18) Vine Road is a late 19th century semi-detached house within the Barnes Common Conservation Area and is designated as a BTM. It is two storeys in stock brick under a pitched roof covered in clay tiles.

The application site is designated as:

Area Benefiting Flood Defence - Environment Agency.	Areas Benefiting from Defences
Area Susceptible To Groundwater Flood - Environment Agency	Superficial Deposits Flooding - >= 75% - SSA Pool ID: 1383
Article 4 Direction Basements	Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
Building of Townscape Merit	Site: The Small House Vine Road Barnes London London SW13 0NE
Community Infrastructure Levy Band	Higher
Conservation Area	CA32 Barnes Common
Floodzone 2	Tidal Models
Floodzone 3	Tidal Models
Gas High Pressure Pipe Cadent PLC (aka National Grid PLC) Safeguard Zone	Inner Safeguarding Zone High Pressure 30 inch Gas Pipeline - Cadent Gas Ltd (former National Grid PLC) 8 metre zone Consult a) Cadent Gas Ltd plantprotection@cadentgas.com 0800 688 588 beforeyoudig.nationalgrid.com, b) HSE http://www.hse.gov.uk/landuseplanning/
Gas High Pressure Pipe Cadent PLC (aka National Grid PLC) Safeguard Zone	Outer Safeguarding Zone High Pressure 30 inch Gas Pipeline - Cadent Gas Ltd (former National Grid PLC) 130 metre zone + 10 metre Consult a) Cadent Gas Ltd plantprotection@cadentgas.com 0800 688 588 beforeyoudig.nationalgrid.com, b) HSE http://www.hse.gov.uk/landuseplanning/
Increased Potential Elevated Groundwater	GLA Drain London
Protected View (Indicative Zone)	View 7 RICHMOND PARK TOWARDS ST PAULS CATHEDRAL
Risk of Flooding from Surface Water 1 in	RoFSW Extent 1 In 1000 year chance - SSA Pool ID:

1000 chance - Environment Agency	99103
SFRA Zone 3a High Probability	Flood Zone 3
Surface Water Flooding (Area Less Susceptible to) - Environment Agency	
Surface Water Flooding (Area Susceptible to) - Environment Agency	
Take Away Management Zone	Take Away Management Zone
Village	Barnes Village
Village Character Area	Barnes Common - Character Area 5 & Conservation Area 32 Barnes Village Planning Guidance Page 31 CHARAREA04/05/01
Ward	Mortlake and Barnes Common Ward

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

This application is for replacement windows throughout. The replacement windows would be timber double glazed units.

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

24/0269/HOT – Refused Permission
Replacement PVCu double glazed windows to property

4. CONSULTATIONS CARRIED OUT

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

No letters of representation were received.

5. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2023)

The key chapters applying to the site are:

- 4. Decision-making
- 12. Achieving well-designed places
- 16. Conserving and enhancing the historic environment

These policies can be found at:

<https://www.gov.uk/guidance/national-planning-policy-framework>

London Plan (2021)

The main policies applying to the site are:

- D4 Delivering good design
- D12 Fire Safety
- HC1 Heritage conservation and growth

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 Designated Heritage Assets	LP3	Yes	No
Impact on Amenity and Living Conditions	LP8	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.

Issue	Publication Local Plan Policy	Compliance	
Local character and design quality	28	Yes	No
Designated heritage assets	29	Yes	No
Amenity and living conditions	46	Yes	No

Supplementary Planning Documents

Design Quality
House Extension and External Alterations
Residential Development Standards

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:
Barnes Common Conservation Area Statement
Barnes Common 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.

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and impact on heritage assets
- ii Impact on neighbour amenity
- iii Fire Safety
- iv Biodiversity

i Design and impact on heritage assets

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.

The Councils SPD relating to House Extensions and External Alterations states that the overall shape, size and position of side and rear extensions should not dominate the existing house or its neighbours. It should harmonise with the original appearance, either by integrating with the house or being made to appear as an obvious addition.

Small House (no.18) Vine Road is a late 19th century semi-detached house within the Barnes Common Conservation Area and is designated as a BTM. It is two storeys in stock brick under a pitched roof covered in clay tiles. It comprises a single gabled range with the gable end addressing the street. Architectural detailing includes the timber bargeboard to the gable, decorative medallion at the apex of the gable and prominent chimneystacks with large, decorated chimneypots. To the rear is a large, flat-roofed two-storey extension which is visible in side views of no.18 and detracts from its overall appearance.

No.18 was built alongside no.16, the former coach house to Woodlands Villa, a substantial 19th century villa, now Ivy Wells. Together no.16 and 18 form a pair, despite being of different construction dates and both having been substantially extended to the rear.

Vine Road is described in the Conservation area as containing "some of the earliest and most attractive development in the area, with a variety of substantial two-storey Victorian villas and a few red-brick Edwardian detached houses set in mature grounds. Most have been designated Buildings of

Townscape Merit. They stand behind walls, fences or hedges which provide a strong boundary line to the wide grass verge beside the road, and, unusually, some of the original gateposts, railings and gravel driveways survive...together with the narrowness of the road and the level crossings, give the feel of a country lane. There are some open views into the Common and a fine mixed row of mature trees borders the cricket pitch."

The significance of no.18 is defined by the contribution it makes to this character, alongside its architectural style and surviving original features and visual relationship and group value with no.16. More widely, the significance of the Barnes Common Conservation Area is defined by and dominated by the 120 acres Common which dominates the south of Barnes and provides a rural setting to the village. The surrounding houses are primarily Victorian or Edwardian and, of high architectural quality, and relate strongly to the Common.

This application is for replacement windows throughout. The replacement windows would be timber double glazed units.

No objections are raised regarding the proposed works. The replacement windows would match the design, glazing pattern, and opening style of the existing windows and would be in timber which is appropriate for use in a traditionally constructed building in a Conservation Area. It is noted the majority of the windows would be 28mm thick double glazed units, which is at the very upper end of what would be considered appropriate for standard double glazing. The impact of this thickness may be mitigated somewhat by the simple glazing pattern and fairly thick frames, but I would encourage the applicant to consider slimmer double glazing units, as are proposed for the sash window to the lounge. Seals and spacing bars to the double glazed units should be white to blend in with the frames. It is noted that the trickle vents would not be easily visible from the exterior, which is appropriate given the building is within a Conservation Area.

Overall, the proposed replacement windows are considered to have a neutral impact on the character and significance of Small House as a BTM and the character and appearance of the Barnes Common Conservation Area. This application is in accordance with policies LP1, LP3 and LP4. It also conforms to paragraphs 205 and 209 of the NPPF (2023).

ii Impact on 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 the siting, scale and nature of the scheme the proposed works are not considered to adversely impact neighbouring residents in terms of overbearing, visual intrusion, or loss of light/overshadowing impacts.

As there is no significant increase in the overall size of the openings or glazed areas, the proposal will not result in an increase in overlooking or raise any issues with regard to privacy on any neighbouring properties.

The property would remain solely in residential use as a result of the proposal. An undue increase in noise or 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) and relevant Supplementary Planning Documents/Guidance.

iii Fire Safety

The applicant has submitted a Fire Safety Statement as required under 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.

iv 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.

v Flood Risk

The application site is in flood zone 3, however given the nature of the alterations (no increase in footprint), the proposals would not increase the risk of flooding.

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 or 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.

Grant planning permission

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.

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):JMA.....

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

I agree the recommendation:



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

Dated: ...11/10/2024.....

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: