

**Application reference: 24/1351/DD01**  
HAM, PETERSHAM, RICHMOND RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
11.09.2024	11.09.2024	06.11.2024	06.11.2024

**Site:**

Stokes House, Ham Street, Ham, Richmond

**Proposal:**

Details in pursuant of condition U0184240 (Detailed Drawings - Proposed Fenestration) of planning permission 24/1351/HOT.

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

**APPLICANT NAME**

Mr McNicholas  
Stokes House  
Ham Street  
Ham  
Richmond  
TW10 7HR

**AGENT NAME**

Katrina Haberfield  
129 Kew Road  
Richmond  
TW9 2PN

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

**Consultations:**

**Internal/External:**

**Consultee**  
14D Urban D

**Expiry Date**  
27.09.2024

**Neighbours:**

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**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

Development Management

Status: GTD Application:96/T1103/PO  
Date:26/04/1996 Lime - Thin Crown By 30 & To Lift Damaged Branches Over Road Side

Development Management

Status: GTD Application:98/0669  
Date:11/05/1998 Demolition Of Existing Entrance Lobby Swimming Pool Wall Enclosure And Conservatory,construction Of Entrance Lobby Enlarged Pool Enclosure To Existing Glazed Pool Roof.

Development Management

Status: GTD Application:98/T0685  
Date:24/06/1998 T1 Mulberry - Light Reduction Of Crown To Reduce Overall Weight And Stress On Decayed Stem

Development Management

Status: GTD Application:98/T0686  
Date:24/06/1998 T4 Elm - Fell

Development Management

Status: GTD Application:98/T0687

Date:24/06/1998	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 Date:10/07/2023	Application:23/1314/HOT 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	Application:24/1351/HOT

Date:01/07/2024	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 5.m.
<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: GTD Date:01/10/2024	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: GTD Date:09/10/2024	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: PDE Date:	Application:24/1351/DD01 Details in pursuant of condition U0184240 (Detailed Drawings - Proposed Fenestration) of planning permission 24/1351/HOT.
<u>Development Management</u> Status: PCO Date:	Application:24/T0824/TCA T1 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 approx. 5.6m. T2 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 length by 1.5m to leave a finished branch length of approx. 4.1m. All reduction pruning points are to be made to suitable secondary growth points and drop crotch style pruning will be used. The finished tree height will remain untouched at its current height of 12.5m. The finished radial canopy spread will be approx. 5.m. The trees are situated over the neighbours BBQ area and garden. Whilst the trees are visible from the roads only the top portions are due to the tree lined boundaries of 57 Ham street. even when the boundary trees are not in leaf the lower part of the canopies of t1 and 2 are obscured by the silhouettes of other trees. The work recommended is of a holistic approach to maintaining a balanced relationship with the owners of the neighbouring property, their enjoyment of their garden and the trees health. By removing the lower branches on the northern side this will give less encroachment into their small garden and give enhanced light to the property. The two branches to be reduced back on t2 will reduce the end weight and lessen the chances of branch end failures. The reduction work will so minimal and will generally go un noticed by the untrained eye as the canopy will flow pruning to suitable secondary growth points. I feel this work is of good arboricultural practice.

Building Control

Deposit Date: 27.05.1998      Single storey rear extension to enclose swimming pool  
Reference: 98/0876/FP

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Building Control

Deposit Date: 02.07.1998      Single storey rear extension to enclose swimming pool  
Reference: 98/0876/1/FP

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Building Control

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

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Building Control

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

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Building Control

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

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Building Control

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

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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

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Building Control

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

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<b>Application Number</b>	<b>24/1351/DD01</b>
<b>Address</b>	<b>Stokes House, Ham Street, Ham, Richmond, TW10 7HR</b>
<b>Proposal</b>	<b>Details in pursuant of condition U0184240 (Detailed Drawings - Proposed Fenestration) of planning permission 24/1351/HOT.</b>
<b>Contact Officer</b>	<b>Kerry McLaughlin</b>

### 1. RELEVANT PLANNING HISTORY

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

24/1351/HOT - Modifications to fenestration on the west elevation. - Application Granted

### 2. EXPLANATION OF OFFICER RECOMMENDATION

The relevant condition states:

#### **U0184240 - Detailed Drawings - Proposed Fenestration**

**Prior to the commencement of relevant works, the development shall not be carried out other than in accordance with detailed drawings of the proposed fenestration to a scale of not less than 1:20; which shall be submitted to and approved in writing by the Local Planning Authority, such details to show that the replacement window will match the detailing of the existing. The approved details shall be implemented and be retained thereafter unless otherwise agreed in writing with the Local Planning Authority.**

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

The following have been submitted:

- Detail 01 - Master Ensuite Window (drawing number 1939.03.03.PLN.05.200 REV A) received on 14 Oct 2024

The existing sash window is a later replacement, but it is traditionally detailed and fits with the architecture of the building; any replacement must be similarly in keeping, to preserve the significance of the building of townscape merit (BTM) and maintain its positive contribution to the character and appearance of the conservation area.

The originally supplied elevation drawing (No. 1939.04.03.GEN.05.200), received on 11 Sep 2024, demonstrated that the glazing bar pattern of the existing window would be suitably replicated as part of the new, double glazed unit in timber. However, the section drawing indicated that the glazing bars of the new unit would be externally stuck on, rather than being integral to the window structure as would be expected. The 18mm thick window would also not have meet requirements for slimline double glazing, which should be 12-16mm thickness. In using standard thickness double glazing, with non-traditional glazing bars, the original proposal would have failed to reflect the quality of the historic fenestration and wider architectural interest of the property as a BTM. As such the council requested that the proposals be amended so that units are slimline and the glazing bars are structurally integral to maintain the traditional appearance of a sash window.

Council also requested further details to clarify the following:

- Spacer bars and seals should be white to maintain a traditional appearance.
- Any trickle vents should be concealed.

An amended drawing (No.1939.03.03.PLN.05.200 REV A), in line with the above, was received on 14 Oct 2024.

The revised submitted details are considered in keeping with the existing building and will not prejudice the appearance of the locality.

The submitted information has been found acceptable by the council and is considered sufficient to satisfy the above conditions, as such, the condition should be discharged.

### 3. RECOMMENDATION

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered the requirements of condition 'U0184240 (Detailed Drawings - Proposed Fenestration)' of application ref: 24/1351/HOT have been met.

## Discharge Condition

**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: 15/10/2024

**I agree the recommendation:**

Senior Planner

VAA

Dated: 15.10.24