



Application reference: 22/2522/DD04
BARNES WARD

Date application received	Date made valid	Target report date	8 Week date
10.09.2024	16.09.2024	11.11.2024	11.11.2024

Site:

122 Castelnau, Barnes, London, SW13 9EU

Proposal:

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

APPLICANT NAME

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

AGENT NAME

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

14D Urban D

Expiry Date

01.10.2024

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.

Development Management

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.

Development Management

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: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: PDE 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: GTD Date:09/10/2024	Application:22/2522/DD03 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.
<u>Development Management</u> 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.
<u>Development Management</u> Status: PDE Date:	Application:22/2522/DD04 Details in pursuant of condition U0148964 (Terrace Privacy Screen)of planning permission 22/2522/HOT
<u>Development Management</u> Status: PCO Date:	Application:24/2672/VRC Variation of planning approval 22/2523/LBC - U0148965 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>Appeal</u> 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

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

Reference: 93/1226/BN

Building Control

Deposit Date: 25.10.2023

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

Reference: 23/1595/IN

Application Number	22/2522/DD04
Address	122 Castelnau, Barnes, SW13 9EU
Proposal	Details in pursuant of condition U0148964 (Terrace Privacy Screen) of planning permission 22/2522/HOT
Target Determination Date	11.11.2024

1. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Details in pursuant of condition U0148964 (Terrace Privacy Screen)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

2. EXPLANATION OF OFFICER RECOMMENDATION

The relevant condition states:

Condition U0148964 – Terrace Privacy Screen

Prior to the first occupation of the terrace to the rear of the coach house hereby approved, details of a screen of 1.7m in height from the finished floor level of the terrace and to meet the full depth of the terrace shall be submitted to and approved in writing by the Local Planning Authority. The screen shall be implemented in accordance with these approved details prior to the occupation of the terrace and the terrace shall not be used unless the privacy screen is retained as approved. Reason: To protect neighbour amenity and living conditions.

In effort to discharge this condition, a drawing showing the elevations of the boundary wall and screening has been submitted along with a sample image of the material.

In regard to design and material, the zinc cladding clearly reads as a contemporary addition such that the special interest of the listed building can still clearly be identified.

The drawing shows that line of sight will be sufficiently screened by the boundary wall and proposed zinc such that harmful overlooking into the side elevation windows of the neighbouring flats will not occur.

Therefore, this 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 Condition U0148964 – Terrace Privacy Screen of application ref: 22/2522/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):SG..... Dated:30/10/2024.....

I agree the recommendation:



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

Dated: ...31/10/2024.....

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: