

## Application reference: 24/2241/HOT BARNES WARD

Date application received	Date made valid	Target report date	8 Week date
06.09.2024	10.09.2024	05.11.2024	05.11.2024

**Site:**

69 Lonsdale Road, Barnes, London, SW13 9JR

**Proposal:**

Two storey side extension above the existing ground floor extension, alterations to the rear dormer.

**APPLICANT NAME**

Mr Samir Assaad  
69 Lonsdale Road  
Barnes  
London  
Richmond Upon Thames  
SW13 9JR

**AGENT NAME**

Mr Oliver Barsoum  
10 Golden Square  
London  
W1F 9JA  
United Kingdom

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

**Consultations:**

**Internal/External:**

**Consultee**

14D Urban D

**Expiry Date**

25.09.2024

**Neighbours:**

42 Kilmington Road, Barnes, London, SW13 9BY, - 11.09.2024  
40 Kilmington Road, Barnes, London, SW13 9BY, - 11.09.2024  
49 Kilmington Road, Barnes, London, SW13 9BZ, - 11.09.2024  
49A Kilmington Road, Barnes, London, SW13 9BZ, - 11.09.2024  
47 Kilmington Road, Barnes, London, SW13 9BZ, - 11.09.2024  
71 Lonsdale Road, Barnes, London, SW13 9DA, - 11.09.2024  
67 Lonsdale Road, Barnes, London, SW13 9JR, - 11.09.2024  
42 Kilmington Road, Barnes, London, SW13 9BY, - 11.09.2024  
67 Lonsdale Road, Barnes, London, SW13 9JR, - 11.09.2024  
71 Lonsdale Road, Barnes, London, SW13 9DA, - 11.09.2024

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

Development Management

Status: GTD

Date: 17/07/2002

Application: 02/1547

Proposed Two Storey Side And Loft Extension.

Development Management

Status: WDN

Date: 16/08/2002

Application: 02/1900

Proposed Extend And Alter Existing Garage To Form Coach House, Accommodating Garage Parking And Ancilliary Residential Accommodation Above In Roof Space.

Development Management

Status: GTD

Date: 20/01/2003

Application: 02/3143

Proposed Extension Of Existing Garage And Residential Accommodation Above In Roof Space.

Development Management

Status: REF

Date: 12/08/1997

Application: 97/0490

Demolition Of Garage, Erection Of Two Storey Detached House In Back

Garden. Replacement Parking Space Provided For Use Of No.69.

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Development Management

Status: GTD  
Date:31/07/1997

Application:97/1461  
Single Storey Side Extension.

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Development Management

Status: GTD  
Date:31/01/2008

Application:07/4138/HOT  
Demolish existing garage, rebuild as coach house and residential accommodation in roof space.

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Development Management

Status: GTD  
Date:07/03/2008

Application:07/4138/DD01  
Details pursuant to condition BD12 (Material) of planning application 07/4138/HOT.

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Development Management

Status: GTD  
Date:28/04/2008

Application:07/4138/DD02  
Submission of details pursuant to condition BD12 (Material) to show brickwork detailing.

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Development Management

Status: GTD  
Date:12/09/2012

Application:12/2200/HOT  
Single storey side and rear extension replacing existing rear extensions.

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Development Management

Status: GTD  
Date:18/06/2024

Application:24/1043/HOT  
The replacement of the existing timber glazed doors to the ground floor rear extension with new sliding glazed doors and a box window seat. The installation of a new window to the rear elevation at first floor level to match the adjoining property. The installation of new roof windows to the main roof to serve the staircase and bathroom. Minor amendments to the existing windows along the side elevation (Kilminster Road). Replacement of secondary front door with a window.

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Development Management

Status: PCO  
Date:

Application:24/2241/HOT  
Two storey side extension above the existing ground floor extension, alterations to the rear dormer, construction of a brick garden wall along the Kilminster Road elevation of the front garden.

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Building Control

Deposit Date: 27.10.1993  
Reference: 93/1192/BN

New roof & refurbishment

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Building Control

Deposit Date: 23.06.1997  
Reference: 97/0943/FP

Single storey side extension

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Building Control

Deposit Date: 19.11.2007  
Reference: 07/2484/FP

Detached building to form garage with ancillary living accommodation

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Building Control

Deposit Date: 23.06.2010  
Reference: 10/FEN02090/GASAFE

Installed a Gas Boiler

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Building Control

Deposit Date: 30.10.2012  
Reference: 12/2024/FP

Side and rear single storey extension and associated internal alterations to form study/bedroom, en suite, WC cloak and utility.

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Building Control

Deposit Date: 21.11.2012  
Reference: 12/2024/FP/1

Side and rear single storey extension and associated internal alterations to form study/bedroom, en suite, WC cloak and utility.

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<b>Application Number</b>	<b>24/2241/HOT</b>
<b>Address</b>	69 Lonsdale Road Barnes London SW13 9JR
<b>Proposal</b>	Two storey side extension above the existing ground floor extension, alterations to the rear dormer.
<b>Contact Officer</b>	Roberta Henriques
<b>Target Determination Date</b>	05/11/2024

## 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 has 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 is taking into account 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

The property is a two storey, semi- detached dwellinghouse located on the south side of Lonsdale Road, on the east side of the junction with Kilmington Road, in a row of similar houses. The building is a Building of Townscape Merit (BTM), but is not located in a Conservation Area. The following designations also apply to the site:

Area Benefiting Flood Defence - Environment Agency.	Areas Benefiting from Defences
Area Susceptible To Groundwater Flood - Environment Agency	Superficial Deposits Flooding - >= 75% - SSA Pool ID: 1529
Article 4 Direction Basements	Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
Community Infrastructure Levy Band	Higher
Floodzone 2	Tidal Models
Floodzone 3	Tidal Models
SFRA Zone 3a High Probability	Flood Zone 3
Take Away Management Zone	Take Away Management Zone
Village	Barnes Village
Village Character Area	West of Boileau Road/Lowther Estate - Character Area 1 Barnes Village Planning Guidance Page 17 CHARAREA04/01/01
Ward	Barnes Ward

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

The application seeks permission for the erection of a two storey side extension above the existing ground floor extension, alterations to the rear dormer, construction of a brick garden wall along the Kilmington Road elevation of the front garden.

The comprehensive list of planning history can be found above.

The relevant planning history is as follows:

97/1461 Single Storey Side Extension – Granted

02/3143 Proposed Extension Of Existing Garage And Residential Accommodation Above In Roof Space – Granted

07/4138/HOT Demolish existing garage, rebuild as coach house and residential accommodation in roof space – Granted

07/4138/DD01 Details pursuant to condition BD12 (Material) of planning application 07/4138/HOT – Granted

07/4138/DD02 Submission of details pursuant to condition BD12 (Material) to show brickwork detailing – Granted

12/2200/HOT Single storey side and rear extension replacing existing rear extensions – Granted

24/1043/HOT The replacement of the existing timber glazed doors to the ground floor rear extension with new sliding glazed doors and a box window seat. The installation of a new window to the rear elevation at first floor level to match the adjoining property. The installation of new roof windows to the main roof to serve the staircase and bathroom. Minor amendments to the existing windows along the side elevation (Kilmington Road). Replacement of secondary front door with a window – Granted

#### Amendments

The scheme has been amended so that the works to replace the front garden fence with a wall have been omitted.

#### **4. CONSULTATIONS CARRIED OUT**

The list of neighbours notified of this application are listed above. No representations received.

#### **5. AMENDMENTS**

None.

#### **6. MAIN POLICIES RELEVANT TO THE DECISION**

##### **NPPF (2021)**

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://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1005759/NPPF\\_July\\_2021.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf)

##### **London Plan (2021)**

- Policy D4 – Delivering Good Design
- Policy D12 – Fire Safety
- Policy HC1 – Heritage Conservation
- Policy SI 12 – Flood risk management

These policies can be found at:

[https://www.london.gov.uk/sites/default/files/the\\_london\\_plan\\_2021.pdf](https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf)

##### **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 Non-Designated Heritage Assets	LP4	Yes	No
Impact on Amenity and Living Conditions	LP8	Yes	No

Flood Risk	LP21	Yes	No
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These policies can be found at

[https://www.richmond.gov.uk/media/15935/adopted\\_local\\_plan\\_interim.pdf](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) and its supporting documents, including all the Regulation 18 representations received, was considered at Full Council on 27 April. Approval was given to consult on the Regulation 19 Plan and, further, to submit the Local Plan to the Secretary of State for Examination in due course. The Publication Version Local Plan, including its accompanying documents, have been published for consultation on 9 June 2023. Together with the evidence, the Plan is a material consideration for the purposes of decision-making on planning applications. 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 Local Plan to be sound and legally compliant, officers and Councillors should accord relevant policies and allocations weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Note that it was agreed by Full Council that no weight will be given to Policy 4 in relation to the increased carbon offset rate, and therefore the existing rate of £95/t will continue to be applied; in addition, no weight will be given to Policy 39 in relation to the 20% biodiversity net gain requirement at this stage; all other aspects and requirements of these policies will apply.

Issue	Local Plan Policy	Compliance	
Flood Risk	8	Yes	No
Local Character and Design Quality	28	Yes	No
Impact on Designated Heritage Assets	29	Yes	No
Impact on Non-Designated Heritage Assets	30	Yes	No
Impact on Amenity and Living Conditions	46	Yes	No

### Supplementary Planning Documents

House Extension and External Alterations  
 Barnes Village Planning Guidance  
 Buildings of Townscape Merit

These policies can be found at:

[https://www.richmond.gov.uk/services/planning/planning\\_policy/local\\_plan/supplementary\\_planning\\_documents\\_and\\_guidance](https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance)

### 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.

### 7. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and Impact on Heritage Assets
- ii Impact on Neighbour Amenity
- iii Flood Risk
- iv Fire Safety
- iv Biodiversity

## **Issue i - Design and Impact on Heritage Assets**

### Policy Context

*Policy LP1 states that the Council will require all development to be of a high architectural and urban design quality. The high-quality character and heritage of the borough and its villages will need to be maintained and enhanced where opportunities arise. Development proposals will have to demonstrate a thorough understanding of the site and how it relates to its existing context, including character and appearance, and take opportunities to improve the quality and character of buildings, spaces, and the local area. Development must respect, contribute to, and enhance the local environment and character.*

*Policy LP3 states that the council will require development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough. Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal. The significance of the borough's designated heritage assets should be conserved and enhanced. All proposals in Conservation Areas are required to preserve and, where possible, enhance the character or appearance of the Conservation Area.*

*Policy LP4 seeks to preserve, and where possible enhance, the significance, character and setting of non-designated heritage assets, including Buildings of Townscape Merit.*

*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. It acknowledges that there are alternative methods of achieving this aim.*

*One method that can sometimes be appropriate is where the extension is integrated with the house, the SPD notes this can work well with detached houses and sometimes on the end of uniform terraces. Two storey side and rear extensions should not be greater than half the width of the original building, to ensure the extension does not over-dominate the buildings original scale and character. Development which would result in the significant reduction of an existing important space or gap between neighbouring houses is not normally acceptable. Consequently, two storey side extensions should be sited 1m from the side boundary.*

*Regarding dormers the SPD states the following:*

- *Roof extensions should not dominate the original roof. Normally a significant area of the existing roof should be left beneath a new dormer and on either side of the dormer, thus setting the extension well in from either side of the roof.*

### Background

69 Lonsdale Road is an early 20th semi-detached house which is designated as a Building of Townscape Merit (BTM). It is two storeys (plus attic accommodation) in red brick and render to the front and side elevations, stock brick to the rear elevation, and a clay tile roof. To the front is a two-storey canted bay window surmounted by a gable, and entrance door under simple porch with classical-style pillars on red-brick bases. To the side and rear is a single-storey wraparound extension, forming the boundary with Kilmington Road on the side. A pair of gabled dormers to the rear roof have been linked by glazed doors and a Juliet balcony.

No.69 forms a pair with no.67 and sits in a highly prominent position on the junction of Lonsdale Road and Kilmington Road. The rear elevation is clearly visible in longer views from Kilmington Road. The pair in turn form part of a wider group (nos.51-119) of similar semi-detached pairs on the southern side of Lonsdale Road which were recently designated as BTMs in 2019. The designation assessment noted that "The speculative development which stretches along Lonsdale Road are good examples of later Arts and Crafts style dwellings which maintain a high-quality arts and crafts design. The dwellings have a sense of grandeur and prominent position overlooking the park and bank of the Thames and have a quality which is a very positive contribution to the townscape of the era and exemplify a period of growth in society where more of the population was experiencing better living conditions as well as wealth."

### Analysis

## **Two storey side extension**

When viewed from the front, the two storey element has been designed to be integrated with the existing house. Whilst it is noted the proposed is not detached, nor an end of terrace, it is the end property in a row of semi-detached pairs. As such, it is considered this approach is considered to be acceptable in this instance.

The extension would comprise a two-storey addition above the existing ground floor side extension with a pitched roof to align with the main house and a gable end replicating the existing. There would be a gabled dormer matching the existing to the front roof slope, and a flat-roofed dormer matching a revised design for the existing dormer to the rear roof slope. The existing side chimneystack would be retained and incorporated into the roof structure.

It is clear that the design of the extension has been carefully considered to match the main house and the wider group. The style of the front and rear windows would match the existing, as would the detailing of the dormer. The scale of the extension would match the main house, extending no further to the front or rear, and incorporating the existing side extension. Although this would result in a large addition of mass to the side of the building, it is considered that it would successfully integrate with the main building and would not dominate or overwhelm the original structure

However, for this scheme to be successful, the quality of the materials for the extension are of considerable importance in providing a high-quality, sympathetic addition which would not detract visually, as would be the risk if poor-quality materials are used. It is noted that the Design and Access Statement states that "new Imperial Victorian wire cut bricks" will be used to the front elevation, London stock bricks to the rear elevation, and London stock bricks painted white to match the existing to the side elevation. These are considered to be acceptable.

The windows to the side elevation of the extension would be "slim framed" with no glazing bars. The applicant has provided details about the design quality and impact of these windows on the appearance of the building. Although the windows would not be sited on a principal facade, the applicant has taken care to ensure that the windows conform to the character of the street they front onto (Kilmington Road) in a respectful manner, as there is an established principle of utilitarian side elevations along Kilmington Road.

The previous planning approval 24/1043/HOT has allowed for the current side windows at ground floor level to be upgraded to simplified single paned windows, arranged in a utilitarian manner. The windows of the side extension proposed for this application would be inkeeping with the appearance of the windows previously approved under 24/1043/HOT. Also the lack of detailing of the windows, allows a distinction to be seen for which elements of the building are historic and which are new. Therefore, based on this information, the side facing windows of the extension are considered to be acceptable.

## **Alterations to the rear dormer**

It is proposed to remove the two gabled roofs from the existing rear dormer. No objections are raised regarding this as it would reduce the overall massing and visual impact of the dormer. The new dormer is proposed to have a flat roof and so this alteration would result in a more cohesive design approach across the rear roof slope.

Paragraph 205 of the NPPF states 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 208 of the NPPF states 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal'. In this instance, the proposal is not considered to lead to less than substantial harm to the setting, character and appearance of the conservation area, and the proposal complies with the NPPF.

Paragraph 209 of the NPPF states 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'. In this instance, the proposed development is not considered to cause harm to character and appearance of the BTM.

Overall, the development proposals are considered to be acceptable and in accordance with policies LP1, LP3 and LP4 of the Local Plan, policies 28, 29 and 30 of the publication Local Plan and NPPF paras. 205, 208 and

## **Issue ii – Impact on Neighbour Amenity**

*Policy LP8 requires all development to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties. This includes ensuring adequate light is achieved, preserving privacy and ensuring proposals are not visually intrusive.*

*The Supplementary Planning Document for House Extensions and External Alterations also seeks to protect adjoining properties from visual intrusion, loss of light and privacy.*

The site is neighboured by No.67 Lonsdale Road to the east, No.71 Lonsdale Road to the west and No.40 Kilmington Road to the south.

### **Two storey side extension**

The two storey side extension would face No.71 Lonsdale Road. Whilst it is acknowledged the proposed extension to the first floor and roof would be readily visible to this neighbour sited across the road, and would result in a noticeable change; given the separation distance across the public highway it is not considered that the proposals would have a harmful impact on the visual amenities of this neighbouring property in terms of appearing overbearing or creating an unacceptable sense of enclosure.

The proposed two storey side extension includes first and second floor side facing windows. Whilst there are existing windows facing No. 71 Lonsdale Road, the proposals would add four additional windows at a distance of approximately 12.7m, which would be closer than the existing first floor and second floor windows. However, there is already a level of mutual overlooking between the properties. Whilst, as a result of the proposal, this would be at a closer distance and through more windows, given that the public realm intervenes and so these street facing windows do not have a high degree of privacy, plus the existing degree of mutual overlooking, it is not considered that material harm would arise.

The front first floor level window and front dormer window of the extension, would face a public park, so will not cause overlooking into any neighbours.

The outlook from the first floor rear fenestration and rear dormer window associated with the extension, would not be dissimilar from the outlook from the existing first floor rear and dormer fenestration. Therefore, the scheme is not considered to cause harmful overlooking to No.40 Kilmington Road.

The proposal complies with the Richmond Local Plan (2018) in particular Policy LP8, Publication Local Plan policy 46 and the Supplementary Planning Document for House Extensions and External Alterations (2015).

### **Issue iii – Flood Risk**

Policy LP21 of the Local Plan states 'All developments should avoid or minimise, contributing to all sources of flooding, including fluvial, tidal, surface water, groundwater and flooding from sewers, taking account of climate change and without increasing flood risk elsewhere.

The application site is located within an area susceptible to groundwater flooding and within Flood Zones 2 and 3.

A Flood Risk Assessment (FRA) has been provided to support this application, to comply with the requirements of LP21. The FRA confirms that:

- Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate.

Overall it is considered that the proposed development can be constructed and operated safely in flood risk terms, without increasing flood risk elsewhere.

Assuming accordance with these flood risk management measures the proposed application is suitable in flood risk terms.

### **Issue iv - Fire Safety**

*London Plan policy D12 requires the submission of a Fire Safety Statement on all planning applications.*

A Fire Safety Strategy has been received on 10<sup>th</sup> September 2024.



A condition has been included to ensure this is adhered to on an ongoing basis. The applicant is advised that alterations to existing buildings should comply with the Building Regulations. Overall, the scheme can therefore be considered consistent with this Policy D12 of the London Plan.

**Issue v- Biodiversity**

Biodiversity net gain became mandatory for minor developments on applications made from 2<sup>nd</sup> April 2024. This application is exempt from mandatory biodiversity net gain on the grounds that is a householder application.

**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.

**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): .....RHE.....

Dated: .....01/11/2024.....

**I agree the recommendation:**



Team Leader/Head of Development Management/Principal Planner

Dated: ...06/11/2024.....

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: .....