

Application reference: 24/2249/FUL TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
09.09.2024	12.09.2024	07.11.2024	07.11.2024

Site:

4 - 6 The Causeway, Teddington, TW11 0HE,

Proposal:

Refurbishment (not replacement) of shopfront to a more traditional and sympathetic style. Proposed changes include:- Professional spraying of existing aluminium frame to 'antique white' - Replacement of brushed silver upper signage panels with 'antique white' panels. New stainless steel profile cut signage lettering; New LED trough lights to illuminate signage lettering painted in 'antique white'
- New panelling sections with raised details to clad existing tile clad pillars in 'antique white'. New panelling sections with raised details to be added to lower sections on shop windows in 'antique white'. It should be noted that there are no changes to dimensions and that the proposed refurbished shop front will be exactly the same height and width and layout as the existing.

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

APPLICANT NAME

Mr Andrew Reay
Westwood
2 Icklingham Road
Cobham
KT11 2NG
United Kingdom

AGENT NAME

DC Site Notice: printed on 13.09.2024 and posted on 20.09.2024 and due to expire on 11.10.2024

Consultations:

Internal/External:

Consultee
14D Urban D

Expiry Date
27.09.2024

Neighbours:

1 The Causeway, Teddington, TW11 0HB, - 13.09.2024
Unit G Rear Of 8, The Causeway, Teddington, TW11 0HE, - 13.09.2024
Second Floor Front Left, 8 The Causeway, Teddington, TW11 0HE, - 13.09.2024
Second Floor Centre, 8 The Causeway, Teddington, TW11 0HE, - 13.09.2024
First Floor Front, 8 The Causeway, Teddington, TW11 0HE, - 13.09.2024
First And Second Floors, 6 The Causeway, Teddington, TW11 0HE, - 13.09.2024
Second Floor Front Right, 8 The Causeway, Teddington, TW11 0HE, - 13.09.2024
First Floor Rear, 8 The Causeway, Teddington, TW11 0HE, - 13.09.2024
First Floor Front, 4 The Causeway, Teddington, TW11 0HE, - 13.09.2024
Flat 5, 70 - 72 Broad Street, Teddington, TW11 8QY, - 13.09.2024
Rear Of, 8 The Causeway, Teddington, TW11 0HE, - 13.09.2024
Flat 6, 70 - 72 Broad Street, Teddington, TW11 8QY, - 13.09.2024
Top Flat, 4 The Causeway, Teddington, TW11 0HE, - 13.09.2024
First Floor Centre, 8 The Causeway, Teddington, TW11 0HE, - 13.09.2024
70 - 72 Broad Street, Teddington, TW11 8QY, - 13.09.2024
8 The Causeway, Teddington, TW11 0HE, - 13.09.2024
4 The Causeway, Teddington, TW11 0HE, - 13.09.2024
Flat 2, 70 - 72 Broad Street, Teddington, TW11 8QY, - 13.09.2024
Flat 4, 70 - 72 Broad Street, Teddington, TW11 8QY, - 13.09.2024

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

Development Management

Status: PDE

Date:

Application:24/2249/FUL

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Application Number	24/2249/FUL
Address	4 - 6 The Causeway, Teddington TW11 0HE
Proposal	Refurbishment (not replacement) of shopfront.
Contact Officer	Phil Shipton
Legal Agreement	NO

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 subject site consists of a three-storey terraced building, located within a secondary shop frontage area within the Teddington Main Centre, on the southern side of The Causeway. The subject site consists of commercial/office space on the first two floors and one residential space on the third storey. The subject building is a Building of Townscape Merit within the CA84 Broad Street Conservation Area.

The existing shop frontage appearance consists of aluminium frame and internally illuminated signage; tiled columns; and frosted glass windows for the lower sections.

The application site is situated within Teddington Village and is designated as:

- Area Susceptible To Groundwater Flood - Environment Agency
- Article 4 Direction Basements
- Article 4 Direction Class E (Town Centre) to Class C3 (Residential)
- Building of Townscape Merit - Site: 4 The Causeway Teddington TW11 0HE
- Building of Townscape Merit - Site: 6 The Causeway Teddington
- Community Infrastructure Levy Band - Low
- Conservation Area - CA84 Broad Street
- Critical Drainage Area - Environment Agency

- Highway Maintained At Public/Private Expense
- Increased Potential Elevated Groundwater
- Key Shop Frontage
- Main Centre Boundary
- Main Centre Buffer Zone
- Risk of Flooding from Surface Water 1 in 100 chance - Environment Agency
- Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency
- Secondary Shop Frontage
- Surface Water Flooding (Area Less Susceptible to) - Environment Agency
- Surface Water Flooding (Area Susceptible to) - Environment Agency
- Take Away Management Zone
- Village Character Area - Broad Street and Queens Road - Area 15 Hampton Wick & Teddington Village Planning Guidance Page 55 CHARAREA11/15/01

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal largely consists of replacing the existing column, signage and lower window materials with new cladding and panel detailing with the intention to refurbish the existing façade and provide a more traditional shop front.

The proposal includes the following:

- The existing aluminium frame is proposed to be retained and painted antique white colour.
- The top fascia and signage are proposed to be replaced with antique white coloured sign trays and laser cut stainless steel signage lit by top mounted trough LED light bars. The SIMS logo is proposed to sit centred between each of the left two columns, with SIMS email and phone number to sit centred between the right-most columns.
- The columns are proposed to be re-clad and with panel detailing extending to the full length of the column.
- Replace the existing lower frosted glass sections with cladding and panel detailing, consistent with that of the columns.

There are no changes to dimensions and the proposed refurbished shop front will retain the existing height; width and layout. The proposal seeks no changes to the internal layout nor use of the building.

There is no relevant planning history associated with the site.

4. CONSULTATIONS CARRIED OUT

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

No letters of representation were received.

Councils Urban Design Officer was consulted on the proposal and provided comments, of which are incorporated into assessment of local character and shopfront appearance in Section 6 of this report.

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:

SD6 Town Centres and high streets
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 Non-Designated Heritage Assets	LP4	Yes	No
Impact on Amenity and Living Conditions	LP8	Yes	No
Retail Frontages	LP26	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
Non-designated heritage assets	30	Yes	No
Amenity and living conditions	46	Yes	No

These policies can be found at
https://www.richmond.gov.uk/media/16749/hpn_plan_2018_to_2033_january_2019.pdf

Supplementary Planning Documents

Buildings of Townscape Merit
Design Quality

Shopfronts
Village Plan – Area 15 – Hampton Wick and Teddington Village

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

Conservation Area Statement and Appraisal - CA84 Broad Street

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.

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:

- The application was made before 2nd April 2024
- The development impacts habitat of an area below a 'de minimis' threshold of 25m² or 5m of linear habitat such as hedgerows, and does not impact an onsite priority habitat
- The development is for a small scale self-build or custom house building

Nevertheless, a Biodiversity Net Gain Statement was submitted to show the development has considered biodiversity net gain.

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Shopfront design and impact on building appearance
- ii Impact on neighbour amenity
- iii Fire Safety

Issue i - Shopfront design and impact on building appearance

Policy Context

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 '*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.*

Local Plan Policy LP1 states: *'The Council will require all development to be of 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. Shopfronts, including signage and illumination, should complement the proportions, character, materials and detailing, surrounding streetscene and the building of which it forms part. The Council will exercise strict control over the design and siting of advertisements and hoardings to ensure the character of individual buildings and streets are not materially harmed, having regard to the interests of amenity and public safety (including highway safety).'*

Local Plan Policy LP3 states: *'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 (including the settings) of the borough's designated heritage assets, encompassing Conservation Areas, listed buildings, Scheduled Monuments as well as the Registered Historic Parks and Gardens, will be conserved and enhanced by...[giving greater] weight to the conservation of the heritage asset when considering the impact of a proposed development on the significance of the asset.'*

The subject site is located within the Broad Street Conservation Area 84. The Conservation statement gives no specific mention to the subject site, however, does highlight that *"Along the remainder of Broad Street there is a variety of shopfronts, some more historically sympathetic than other, with most parts the fascia boards, pilasters and corbelling intact for the majority of the street. The upper levels are more sympathetic and original in detailing with some buildings retaining historic glazing and roof forms which remain unaltered."*

The statement identifies *'Poor signage and excessive illumination. Loss of original or quality shopfronts and unsympathetic alterations and advertisements such as disproportionate signage, excessive illumination, loss of detailing such as plinths, pilasters, inset doorways etc; and inappropriate placement of ATM machines'* as issues within the conservation area and subsequently identifies opportunity for the *'retention and reinstatement of proportionate historic shopfront details which are preferably based upon historic evidence and address the use of inappropriate lighting'*.

Analysis

The applicant submitted Heritage Statement includes a brief assessment of the existing shop frontage as per Section 3.1 Grading of Shopfronts in the Shopfronts SPD:

'the current shopfront of 4-6 demonstrates a 'Grade C' shopfront as it has limited original features and therefore has a neutral impact on the street scene. It is formed using an aluminium frame with modern silicone glazed units, no stallrisers and large brushed aluminium effect fascias with oversized back lit signage. The pilasters are tiled with dark grey marble effect tiles.'

Councils Urban Design Officer did not comment explicitly on the applicants above grade determination; however, the Planning Officer is in agreement that the existing shopfront is consistent with the shopfront quality described by Grade C - *'shopfronts which have a neutral impact on the street scene, and may have limited original features. Alterations or replacement with one of a better-quality design may be acceptable'*.

As such, the proposals intention to refurbish the existing façade to provide a more traditional shopfront, notably the partial replacement of aluminium with clad and panel detailing, and a more modest, higher quality signage is welcomed.

Councils Urban Design Officer has stated that *'although it uses aluminium panels, it has a more traditional appearance and incorporates elements such as a stallriser in place of obscure glazing. The proposed lettering and lighting are more sympathetic to traditional shopfront design and guidance within the shopfront SPD. There is no objection to the proposed shopfront design.'*

In view of the above, the proposal is considered to satisfy policies LP1, LP3, and LP4 of the Local Plan, statutory duty of Section 72 (1) of the Planning Act (Listed Buildings and Conservation Areas) 1990, and relevant paras of NPPF.

Issue ii - Impact on Neighbour Amenity

Policy Context

Section 4.1.13 of the Local Plan under Policy LP1 states that *poorly sited or badly designed shop signs, including projecting signs, and illumination can have a detrimental effect on the amenity (including character and appearance) of an area; on the living conditions of residents; and may raise issues of public safety.*

Policy LP8 of the Local Plan requires '*All development will be required to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties. The Council will: ensure there is no harm to the reasonable enjoyment of the use of buildings, gardens and other spaces due to increases in traffic, servicing, parking, noise, light, disturbance, air pollution, odours or vibration or local micro-climatic effects*'.

The Shopfronts SPD lists recommended signage and lighting techniques for the borough. Of relevance to the proposal include:

- *Acrylic or other highly reflective sheet material should be avoided. The preference is for a painted fascia board, with written signage, or individually applied lettering and logos which should be in proportion to the size of the fascia.*
- *On large buildings, or in other particular circumstances, there may be a case for dispensing entirely with the fascia board, and applying individual lettering directly to the building where this will minimise disruption of existing architectural features. In these cases, the size, positioning, colour and lighting of the lettering should be appropriate for the character and appearance of the building.*
- *Internally illuminated box fascia signs will usually be resisted.*
- *Externally illuminated fascia signs are generally preferred throughout the Borough. Normally, only the fascia should be spot lit by down-lighters. Light levels should be strictly controlled as should the number and design of light fittings. Strip lighting should be limited to the shop name lettering only. Individual and fret-cut lettering applied to solid backgrounds, with halo lighting or lighting of individual letters from behind or internally, may be acceptable in individual circumstances.*

Analysis

The proposal includes the replacement of large backlit aluminium fascias signage with laser cut stainless steel signage lit by top mounted LED light bars. As listed above, the proposal seeks to replace signage and lighting approach that is discouraged in the Shopfronts SPD, and replace with signage and lighting which are more accepted and anticipated within the borough.

As stated above, Councils Urban Design Officer concluded that *The proposed lettering and lighting are more sympathetic to traditional shopfront design and guidance within the shopfront SPD.*

Conditions will be included to ensure the brightness (illumination) is suitably controlled and to ensure the proposed lights do not flash or otherwise to preserve amenity and prevent danger to road users.

In view of the above, the proposal is considered to satisfy policies LP8 of the Local Plan, LP46 of the Publication Local Plan and is consistent with the Shopfront SPD.

Issue iii - Fire Safety

London Plan policy D12 requires the submission of a Fire Safety Statement on all planning applications. A - Reasonable Exception Statement was received by the Council 13th September 2024. A condition will be included to ensure this is adhered to on an ongoing basis.

The materials proposed will need to be Building Regulations compliant. 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.

Overall, the scheme can therefore be considered consistent with this Policy D12 of the London Plan.

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. In making this recommendation consideration has been had to the statutory duties imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the requirements set out in Chapter 16 of the NPPF.

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): PSH Dated: 10/10/2024

I agree the recommendation: TFA

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

Dated:07/11/2024.....

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:

REASONS:
CONDITIONS:
INFORMATIVES:

UDP POLICIES:
OTHER POLICIES:

The following table will populate as a quick check by running the template once items have been entered into Uniform

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

INFORMATIVES

U0094916	Composite Informative
BNG02	Biodiversity Gain Plan No Pre-Approval
U0094917	NPPF Approval - Para.38-42