

Application reference: 24/2298/VRC BARNES WARD

Date application received	Date made valid	Target report date	8 Week dat
12.09.2024	18.09.2024	13.11.2024	13.11.2024

Site:

19 Church Road, Barnes, London, SW13 9HE

Proposal:

Variation of Condition U0187964 (Approved Drawings) of permission 24/1255/HOT to facilitate proposed amendments

1. Adjustment to approved ground floor rear and side extension and associated glazing.
2. Adjustment to approved new side elevation windows
3. Adjustment to approved new conservation skylights.

APPLICANT NAME

Horsfield
19 Church Road
Barnes
London
Richmond Upon Thames
SW13 9HE

AGENT NAME

Mr G Hoeg
87 Notting Hill Gate
London
London
W11 3JZ
United Kingdom

DC Site Notice: printed on 18.09.2024 and posted on 27.09.2024 and due to expire on 18.10.2024

Consultations:

Internal/External:

Consultee

14D Urban D

Expiry Date

02.10.2024

Neighbours:

2 Nassau Road, Barnes, London, SW13 9QE, - 18.09.2024
15A Church Road, Barnes, London, SW13 9HG, - 18.09.2024
21 Church Road, Barnes, London, SW13 9HE, - 18.09.2024
Office 2, 15 Church Road, Barnes, London, SW13 9HE, - 18.09.2024
Office 1, 15 Church Road, Barnes, London, SW13 9HE, - 18.09.2024
17 Church Road, Barnes, London, SW13 9HE, - 18.09.2024
15 Church Road, Barnes, London, SW13 9HE, - 18.09.2024

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

Development Management

Status: GTD

Date: 01/06/2000

Application: 00/1042

Partial Rebuilding Of Existing Rear Side Extension And Construction Of New Rear Conservatory.

Development Management

Status: GTD

Date: 10/09/2003

Application: 03/T1427

Cherry (prunus) - Remove.

Development Management

Status: GTD

Date: 10/09/2003

Application: 03/T1428

Cherry (prunus) - Remove.

Development Management

Status: GTD

Date: 10/09/2003

Application: 03/T1429

Cherry (prunus - Rear Of Property) - Reduce Crown By 30

<u>Development Management</u> Status: GTD Date:02/07/1969	Application:69/0455 Use of front room as garage, erection of front entrance porch, paving forecourt and provision of vehicular access to Church Road.
<u>Development Management</u> Status: GTD Date:10/08/2004	Application:04/1882/HOT Alterations to boundary enclosures, relocate vehicular access and site refuse store
<u>Development Management</u> Status: RNO Date:09/06/2014	Application:14/T0452/TCA T1-Olive, situated in front garden, to crown reduce by up to 2M. T2-Cherry, in rear garden, to crown reduce up to 3M. T3-Bay, to crown reduce by up to 2M. All works intended to keep trees in scale with situation.
<u>Development Management</u> Status: RNO Date:20/06/2017	Application:17/T0340/TCA T1 - Bay - Reduce height by 1-1.5m and trim to shape T2 - Fig - Reduce height by 1-1.5m, pull in sides by 0.5-1m, lift lower branches by 0.5m, thin canopy by 5% and remove major dead wood T3 - Olive - Reduce height by 2-2.5m, pull in sides by 0.5-1m, lift lower branches by 0.5m, thin canopy by 5% and remove major dead wood
<u>Development Management</u> Status: RNO Date:31/07/2020	Application:20/T0457/TCA Back Garden (Right Boundary) T1: Bay tree - Fell to ground level (Left Boundary) T2: Cherry tree - Reduce height by 2.5 - 3 metres, reduce sides by 2 - 2.5 metres to balance canopy and maintain an even shape, thin canopy by 5%, remove major deadwood height 8m & spread 7m. Reduce height to 5m & spread to 5m T3: Acer tree - Reduce height by 1 metre, reduce sides to balance canopy and maintain an even shape, thin canopy by 5% height 4m & spread 3m. Reduce height to 3m & spread to 3m (Back Boundary) T4: Fig tree - Reduce height to stand around 1ft above fence height 4m & spread 4m. Reduce height to 2.5m & spread to 4m Front Garden (Front Boundary) T5: Cherry tree - Reduce height by 2 metres height 7m & spread 5m. Reduce height to 5m & spread to 4m T6: Olive tree - Reduce height by 2 metres, thin canopy by 5% height 7m & spread 4m. Reduce height to 5m & spread to 3m Reason for work clearance from building, maintaining this tree in its current setting, clearance from building
<u>Development Management</u> Status: GTD Date:29/08/2024	Application:24/1225/HOT Rear and side infill extension at ground floor with 4no skylights, rear roof dormer extension, addition of 2no rooflights to outrigger, removal of render to outrigger side elevation, repair and remedial works to external elevations and roof, replace existing windows with double glazed timber windows to match existing, replace timber front door too match existing, internal remodelling throughout.
<u>Development Management</u> Status: PCO Date:	Application:24/2298/VRC Variation of Condition U0187964 (Approved Drawings) of permission 24/1255/HOT to facilitate proposed amendments 1. Adjustment to approved ground floor rear and side extension and associated glazing. 2. Adjustment to approved new side elevation windows 3. Adjustment to approved new conservation skylights.
<u>Development Management</u> Status: GTD Date:06/11/2024	Application:24/2305/HOT Alterations to boundary enclosures, movement of 1no. masonry pier to vehicular access, replacement of metal gates.

Building Control
Deposit Date: 04.04.2000 Enlargement of existing opening
Reference: 00/0650/BN

Building Control
Deposit Date: 08.10.2014 Underpinning to existing front and flank walls

Reference: 14/2312/BN

Building Control

Deposit Date: 19.06.2024

Single storey ground floor rear and side extension, loft conversion with rear dormer, removal of rear chimney breast at ground floor, first floor and second floor, reconfiguration of all floors with refitting of kitchen, bathrooms and services, fitting of replacement windows and ancillary works

Reference: 24/0753/IN

Application Number	24/2298/VRC
Address	19 Church Road Barnes London SW13 9HE
Proposal	Variation of Condition U0187964 (Approved Drawings) of permission 24/1225/HOT to facilitate proposed amendments 1. Adjustment to approved ground floor rear and side extension and associated glazing. 2. Adjustment to approved new side elevation windows 3. Adjustment to approved new conservation skylights.
Contact Officer	Roberta Henriques
Target Determination Date	13th November 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

The application site is a five storey dwellinghouse, located on the north western side of Church Road. The site is a Building of Townscape Merit (BTM) and is located within the Barnes Green Conservation Area (CA1), and is also subject to the following planning constraints:

Archaeological Priority	Site: Richmond APA 2.2: Barnes APA - Archaeological Priority Area - Tier II
Area Benefiting Flood Defence - Environment Agency.	Areas Benefiting from Defences
Area of Mixed Use	High Street
Area Susceptible To Groundwater Flood - Environment Agency	Superficial Deposits Flooding - >= 50% <75% - SSA Pool ID: 1384
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
Highway Maintained At Public/Private Expense	CHURCH ROAD Highways Publicly Maintained
Increased Potential Elevated Groundwater	GLA Drain London
Protected View (Indicative Zone)	View 7 RICHMOND PARK TOWARDS ST PAULS CATHEDRAL
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	
Surface Water Flooding (Area Susceptible to) - Environment Agency	
Surface Water Flooding (Area Susceptible to) - Environment Agency	

Take Away Management Zone	Take Away Management Zone
TPO	
TPO	
TPO	
TPO	REF: T0028 - T19 Cherry Tree - Prunus sp
TPO	REF: T0028 - T20 Cherry Tree - Prunus sp
TPO	REF: T0028 - T21 Cherry Tree - Prunus sp
Village	Barnes Village
Village Character Area	Barnes Green - Character Area 12 & Conservation Area 1 Barnes Village Planning Guidance Page 49 CHARAREA04/12/01
Ward	Barnes Ward

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The application seeks to vary condition U0187964 (Approved Drawings) of permission 24/1255/HOT to facilitate the following proposed amendments 1. Adjustment to approved ground floor rear and side extension and associated glazing. 2. Adjustment to approved new side elevation windows 3. Adjustment to approved new conservation skylights.

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

24/1225/HOT Rear and side infill extension at ground floor with 4no skylights, rear roof dormer extension, addition of 2no rooflights to outrigger, removal of render to outrigger side elevation, repair and remedial works to external elevations and roof, replace existing windows with double glazed timber windows to match existing, replace timber front door to match existing, internal remodelling throughout. Granted.

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 Non-Designated Heritage Assets	LP4	Yes	No
Impact on Amenity and Living Conditions	LP8	Yes	No
Impact on Trees, Woodland and Landscape	LP16	Yes	No
Impact on Flood Risk and Sustainable Drainage	LP21	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	
Flood risk and sustainable drainage	8	Yes	No
Local character and design quality	28	Yes	No
Designated heritage assets	29	Yes	No
Non-designated heritage assets	30	Yes	No
Trees, Woodland and Landscape	42	Yes	No
Design process	44	Yes	No
Amenity and living conditions	46	Yes	No

Supplementary Planning Documents

Buildings of Townscape Merit
House Extension and External Alterations
Conservation Areas
Village Plan – Barnes 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

Other strategies or publications material to the proposal are:

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 current proposal seeks planning permission for a revised scheme involving minor material amendments to the approved development, granted under planning permission 24/1225/HOT 29.08.2024. The application is being considered in accordance with the legislative procedures for dealing with amendments to approved development proposals, which were introduced by the Government in October 2009. The procedures require the submission of a formal application for either a "non-material amendment" (under 96A of the Town and Country Planning Act 1990) or a "minor material amendment" (under s.73 of the Town and Country Planning Act 1990) where an amendment to an approved scheme is proposed.

National Planning Policy Guidance, 'Flexible Options for Planning Permissions' (Published 6 March 2014 by the Ministry of Housing, Communities & Local Government), confirms that a Section 73 application can be made under section 73 of the Act to vary or remove conditions associated with a planning permission. One of the uses of a section 73 application is to seek a minor material amendment, where there is a relevant condition that can be varied.

The guidance states that there is no statutory definition of a 'minor material amendment' but that it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved. Where proposed changes are not considered to be 'minor', a new full planning application would need to be made.

Permission granted under section 73 takes effect as a new, independent permission to carry out the same development as previously permitted subject to new or amended conditions. The new permission sits alongside the original permission, which remains intact and unamended. It is open to the applicant to decide whether to implement the new permission or the one originally granted.

The key issues for consideration are:

- i Design and visual amenity
- ii Impact on neighbour amenity
- iii Trees
- iv Flood Risk
- v Fire Safety
- vi Biodiversity

i Design and impact on heritage assets

Context

Paragraph 199 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 202 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'.

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 encourages the retention of the original form of the host property and any alterations should enhance the quality of the building. The original appearance should always be the reference point when considering any changes. In terms of extensions, they should not dominate the existing house and should harmonise with the original appearance.

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.

Background

No. 19 is within the Historic Core Character area of the Barnes Green Conservation Area, and is also a BTM. The residential character of Church Road emerges to the north of the Green with two three storey red brick 19th century terraces. The first, at nos. 19 - 25, is well set back from the road behind generous front gardens, albeit now given over to car parking. They feature two-storey canted bay windows topped by steeply pitched gables, and mansard roofs partly screened by parapets. They are generally well-preserved and their setback from the road contributes to the more open, semi-rural character of this section of Church Road.

Analysis

This proposal seeks the following changes to the application granted under 24/1225/HOT: 1. Adjustment to approved ground floor rear and side extension and associated glazing. 2. Adjustment to approved new side elevation windows 3. Adjustment to approved new conservation skylights.

The proposed alterations to the extension do not result in a significant visual difference from that previously approved under 24/1225/HOT, as such the determination remains in line with the conclusions of the determination for this previous application.

Adjustment to approved ground floor rear and side extension and associated glazing

On the single storey side to rear extension, the aluminium framed glazed pivot door will be adjusted to be a fixed window, the height of the recessed part of the extension will be lowered, the proposed party wall height along the boundary shared with No.21 Church Road will be lowered, the northern wall location of the deepest part of the extension will be adjusted, the parapet will be adjusted and glazing arrangement of the sliding doors along the rear elevation will be adjusted so that there are more glazed panels.

These alterations are considered to be slight variations from the extant permission 24/1255/HOT which would not result in harm to either the BTM or Conservation Area.

Adjustment to approved new side elevation windows and adjustment to approved new conservation skylights.

The infill on top of the windows on the side elevation of the outrigger will be removed and the sizes and location

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of these windows will be adjusted. Furthermore the size of the rooflights on the outrigger will be slightly changed, and the rooflights will be moved to be closer together. These works are considered to be minor alterations from the design approved under 24/1225/HOT, which would not result in harm to either the BTM or Conservation Area.

In view of the above, the proposal complies with the aims and objectives of LP1, LP3 and LP4 of the Local Plan, policies 28, 29 and 30 of the Publication Local Plan, policy HC1 of the London Plan 2021, the Council's House Extensions and External Alterations SPD [May 2015] along with the provisions 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.

The House Extensions and External Alterations SPD also states that the effect of a single storey extension is usually acceptable if the projection is no further than: 3m for a terraced property.

The site is neighboured by No.17 Church Road to the west and No.21 Church Road to the east.

The extension approved under 24/1225/HOT has a staggered rear elevation so that the section of the extension adjacent to No.21 Church Road's boundary, does not project more than 3m beyond the rear elevation of this neighbour. The deepest part of the extension is set in from the shared boundary with No.21 and has a projection of 4m, which will remain the same for this current application. However, for this application, the northern wall of this section of the extension will be moved to be approximately 900mm closer to the boundary shared with No.21. However, this alteration is not considered to have a harmful visual impact on No.21, as there will be a gap of approximately 1.5m separating the deepest part of the extension from the boundary shared with No.21, which will mitigate the visual impact of the extension. Furthermore, the height of the recessed part of the extension and the height of the party wall along the boundary shared with No.21 will be lowered. These alterations will also help to ensure No.21's outlook is not harmed by the changes to the wall of the deepest part of the extension.

The adjustment to the parapet is a minor alteration that would only be visible from roof level, and is not considered to harm the amenity of any neighbours.

The changes to the rear fenestration/openings of the extension and the outrigger side elevation windows and outrigger rooflights would not result in material increases in the levels of overlooking compared to what was approved under 24/1225/HOT.

Overall, the scheme continues to comply with the requirements of Local Plan policy LP8 and Publication Local Plan policy LP46.

iii Trees

Policy LP16 requires the protection of existing trees and the provision of new trees, shrubs and other vegetation of landscape significance that complement existing, or create new, high quality green areas, which deliver amenity and biodiversity benefits.

The location of this proposal is sited within the "CA1 Barnes Green" Conservation Area, which affords trees both within and adjacent to the site of the proposal, statutory protection. Council records show 3x Cherry trees in the front garden which are subject to TPO ref: T0028 1972. However for the parent application 24/1225/HOT, the Councils Tree Officer has confirmed that from reviewing aerial imagery, it would appear that these have not been in-situ since before 2008.

A BS 5837:2012 Tree Survey, Arboricultural Impact Assessment, Method Statement & Tree Protection Plan for 19 Church Road, dated 10-05-2024 has been submitted. A BS5837:2012 survey is included within this report. These documents were reviewed by the Councils Tree Officer under the parent application who considered that the recommendations and working methodologies of the aforementioned Tree Report are consistent with good Arboricultural practice for construction activities around trees and are in line with the British Standard BS5837 (2012) in the execution of this proposal.

The Tree Officer commented that the loss of 3x small trees (T001, T007 & T009) in the front & rear gardens is regrettable. He raised no objections to the removal of trees T001 & T007, however he commented that

T009 is a prominent Cherry tree in the front garden and visible to the public and as such, its loss will constitute a loss of amenity tree cover in the area.

While this is a demonstrable loss of amenity tree cover, the Tree Officer commented that the proposed planting of 1 No. tree in the front garden goes some way to compensating for this loss. Such as the case for the parent application, replacement tree planting will therefore be secured by condition.

The proposed development which varies the drawing numbers associated with the parent approval, would have a similar impact upon the health and longevity of on and off-site trees as the parent approval. As such, in the interests of proper planning, the conditions imposed as part of the parent approval with regards to tree planting and protection would be carried over onto the decision notice for this application.

Subject to compliance with the submitted arboricultural details and adequate replacement planting, secured via condition, the proposal complies with Local Plan policy LP16.

iv 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) received 13/05/2024 was provided to support the parent application, to comply with the requirements of LP21. The FRA confirms the following flood risk management measures:

- The floor level of the proposed extensions will match the existing ground level.
- Flood resistant materials will be used to protect up to 300mm above floor level.
- There is no basement and there will be no sleeping accommodation within the new extension.
- Any new power points will be the same level as those existing and will be a minimum of 600mm above ground level.
- New doors and windows will be constructed of aluminium or PVCu with seals to prevent water ingress.
- The occupants will be able to reach a higher floor level within the property in the event of flooding.
- The existing drainage on the site will be unaffected.
- The owners will be advised to sign up to the EA's flood warning service.
- All gaps or penetrations for services into below ground areas will be sealed with silicone sealant.
- No permeable areas will be paved over, and there will be no additional demands on the sewer system through rainwater disposal.

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 and would be in compliance with policy LP 21 of the local plan and the SFRA.

v Fire Safety

Policy D12 of the London Plan requires all development proposals to achieve the highest standards of fire safety.

A Fire Safety – statement of compliance received 13th May 2024 was submitted to support the parent application. The report includes detail on access for fire appliances, passive and active fire safety measures, minimising fire spread and evacuation. The submission of this document therefore satisfies the requirement of Policy D12.

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.

vi Biodiversity

Biodiversity net gain became mandatory for minor developments on applications made from 2nd April 2024.

This parent application was exempt from mandatory biodiversity net gain on the grounds that it was 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. The amendments, by virtue of their scale and nature, would not result in a development that is substantially different from the development approved under planning permission 24/2298/HOT.

The development remains as approved in all respects other than the minor but material changes outlined above, which can be secured by amending the drawing numbers secured by condition U0187964 on the decision notice to relate to the revised drawings listed in this report. The remaining conditions remain relevant. As such it is considered that a new full planning application does not need to be made to secure these changes.

Grant planning permission

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES / ~~NO~~

I therefore recommend the following:

- | | |
|-------------------------|-------------------------------------|
| 1. REFUSAL | <input type="checkbox"/> |
| 2. PERMISSION | <input checked="" type="checkbox"/> |
| 3. FORWARD TO COMMITTEE | <input type="checkbox"/> |

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:08/11/2024.....

I agree the recommendation:



Team Leader/Head of Development Management/Principal Planner

Dated: ...13/11/2024.....