



## **Heritage Statement**

16, St Peter's Road, Twickenham TW1 1QX

November 2024

BUTLER  
HEGARTY  
ARCHITECTS

**HERITAGE STATEMENT**  
**16 St Peter's Road**  
**Twickenham TW1 1QX**

This Heritage Statement forms part of a Listed Building Consent and Planning Application for minor amendments to a previous Listed Building Consent (LBC) and Planning Permission (PP) relating to a limited range of internal and external works at 16 St. Peter's Road, Twickenham, London Borough of Richmond Upon Thames ('the Site'), a single dwelling house.

The works to which this Heritage Statement refers are:

- addition of proposed bike and bin stores
- proposed photovoltaic cells and roof coverings to flat roof
- minor internal and external alterations to the previously granted Listed Building Consent (ref 22/1755/LBC) and associated Planning Permission ref 22/1754/HOT

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## 1.0 INTRODUCTION

### Context and Purpose of Heritage Statement

- 1.1 This Heritage Statement has been prepared by Butler Hegarty Architects on behalf of a private domestic client ('the applicants'), in support of an application for minor amendments to a previous Listed Building Consent (LBC) and Planning Permission (PP) relating to a limited range of internal and external works at 16 St. Peter's Road, Twickenham, London Borough of Richmond Upon Thames ('the Site'), a single dwelling house.
- 1.2 The previous LBC (LA ref 22/1755/LBC) and Planning Permission (LA ref 22/1754/HOT) dated September 2022, granted conditional approval for:  
*"Demolition of existing garage and construction of a side extension to the building; replacement of existing rooflights with 3 no. dormers to the rear; associated external alterations and internal alterations to the building"*.
- 1.3 A Heritage Statement produced by Heritage Potential in 2022, formed part of LBC application 22/1755/LBC. This Heritage Statement is included as Appendix 3 and has been summarised in part in Section 2 of this report.
- 1.4 The September 2022 LBC (LA ref 22/1755/LBC) was granted subject to the Conditions and Informatives set out below.

### Listed Building Consent - Summary of Conditions and Informatives

#### Conditions

U0136955 Method Statement  
U0136956 Structural Impact Assessment  
U0136957 Commence works - LBC  
U0136958 Fire Safety  
U0136963 Approved drawings  
U0136960 Restriction on use of roof  
U0136961 Materials  
U0136962 Rooflights  
U0136959 Details required

#### Informatives

U0068215 Linked planning permission  
U0066438 NPPF REFUSAL - Para. 38-42  
U0066437 Decision Drawings  
U0067959 Internal Plumbing Works

These conditions will be addressed in relevant discharge of conditions application in due course.

- 1.5 The linked Planning Permission (LA ref 22/1754/HOT) was granted subject to the Conditions and Informatives set out below.

### Planning Permission - Summary of Conditions and Informatives

#### Conditions

U0136964 Structural Impact Assessment  
U0136965 Detailed Method statement  
U0136966 Restriction on use of roof  
U0136967 Materials  
U0136968 Rooflights  
U0136969 Details required  
U0136977 Development begun within 3 years

- U0136971 Fire Safety
- U0136972 Approved Drawings
- U0136973 Tree protection
- U0136974 Landscaping
- U0136975 CEMP
- U0136976 External lighting
- U0136970 Ecological enhancement

**Informatives**

- U0067878 Composite Informative
- U0067958 Internal Plumbing Works
- U0066435 NPPF APPROVAL - Para. 38-42
- U0068214 Linked listed building consent

1.6 This new LBC and Planning Application is for the amendments and adjustments to the approved LBC and Planning Permission as set out in the following pages. The Schedule of Works in Table 4.1, to which this application relates, can be summarised as follows:

<b>Ground floor</b>	Minor amendments to the approved (September 2022 LBC LA ref 22/1755/LBC) ground floor plan of the new kitchen extension
	New fireplace GFP3 surround in GR10 Formal Dining
	New fireplace GFP3 surround in GR7 Front Room Study/Playroom
	Window GW14 Retention of the existing window and removal of previously approved doorway into kitchen as LBC
	GR5 Entrance Hall: repairs of existing encaustic tile floor and replacement of missing and damaged areas of tiling with new 'like for like' tiles
<b>Conservatory floor</b>	GR8 Conservatory: structural repairs to the cracks in the conservatory floor. Repair of existing encaustic tile floor to the conservatory floor and replacement of missing and damages area of tiling with new 'like for like' tiles
<b>First floor</b>	New fireplace FFP3 surround in FR7 Master Bedroom
	Minor amendments to the approved (September 2022 LBC LA ref 22/1755/LBC) first floor plan. Including: replacing and reorganizing existing fittings, WC shower and wash-hand basin within the existing bathroom
	nFR8 Dressing room Reposition of the bath within the dressing room Reorganizing free standing wardrobes within dressing room
<b>Second floor</b>	Minor amendment to the approved plan layout (September 2022 LBC LA ref 22/1755/LBC)
	2R10 Loft: crawl boards in roof void to provide maintenance access and to provide a platform for services
<b>Roof</b>	Proposed new roof covering and decking to replace existing roofing felt covering to the crown roof
	Proposed new photovoltaic panels on crown roof
	Proposed new roof light positions on flat crown roof
	Proposed minor structural alteration and strengthening to the roof structure

<b>Exterior</b>	Proposed new covered bike storage area
	Proposed new bin store
	South Elevation External front door/porch enclosure
	East Elevation Additional hopper and rainwater pipes to approved side extension
	North Elevation Minor structural repairs to terrace substructure
	Landscape works

- 1.7 The Site - **16 St. Peter's Road, Twickenham**, is a Grade II listed building, which is located within the St. Margaret's Conservation Area. The list entry for the building is included at Appendix 1. 16 St. Peter's Road is a detached building which is still in its original use as a single-family dwelling house.
- 1.8 The proposals within this application have been developed in response to a proportionate understanding of the significance of the relevant heritage assets.
- 1.9 This report should be read in conjunction with the detailed drawings and schedule of works prepared by Butler Hegarty Architects that accompany the application, and the scope of the works is outlined above in item 1.5 above and detailed in the schedule in Table 4.1.

### Requirement for Heritage Statement

- 1.10 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon the local planning authority in determining applications for development, or works, that affect a listed building to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. It is also a duty, with regard to applications within conservation areas, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
- 1.11 The revised National Planning Policy Framework ('the Framework') provides the Government's national planning policy on the conservation of the historic environment. In respect of information requirements, it sets out that:  
*"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."*<sup>1</sup>
- 1.12 Paragraph 201 then sets out that local planning authorities should *"identify and assess the particular significance of heritage assets that may be affected by proposals. They should take this assessment into account when considering the impact of proposals, in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal."*

<sup>1</sup> DCLG, Revised National Planning Policy Framework 2023 – para.200

## Structure of this Heritage Statement

### 1.13 Section 2

In accordance with these legislative and policy requirements Section 2 of this report firstly identifies the relevant heritage assets that may be affected by the proposals.

### 1.14 Section 3

This section provides a Statement of Significance of the identified heritage assets that would be affected by the proposals. In this section, a description of the heritage significance of the listed building at 16 St. Peter's Road, in terms of its special architectural and historic interest, is provided. In addition, an assessment of the character or appearance of the St. Margaret's Conservation Area, in terms of its character or appearance, including the contribution of the Site to that character or appearance, is also undertaken. Assessment is undertaken on the basis of on-site visual survey, archival research and existing published information, and is proportionate to the importance of the identified heritage assets.

### 1.15 Section 4

This section describes the proposal within this application and then assesses the effect of the proposed development on the special interest of the listed building and the character or appearance of the St Margaret's Conservation Area, in light of the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy in the Framework, and regional and local planning policy for the historic environment.

### 1.16 Section 5

Provides a conclusion which summarises the findings of this study.

### 1.17 Appendix documents

**Appendix 1:** Historic England List Entry for 16 St Peter's Road

**Appendix 2:** Map of St. Margaret's Conservation Area

**Appendix 3:** Heritage Statement, 2022, prepared by Heritage Potential

**Appendix 4:** Summary of Statutory Duties, Planning Policy and Best Practice Guidance

**Appendix 5:** Drawing List and Drawings Submitted with this Application

**Appendix 6:** LBC and PP Decision Notices, 2022

## 2.0 THE HERITAGE ASSETS

### Introduction

2.1 The legislative framework defines a heritage asset as:

*“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest<sup>2</sup>.”*

### Designated Heritage Assets

2.2 Designated heritage assets are those which possess a level of heritage interest that justifies designation and are then subject to procedures in planning decisions that involve them.

16 St. Peter's Road is a statutory listed buildings of special architectural or historic interest.

### List Description

2.3 No.16 St. Peter's Road is a detached villa, situated on the north side of St. Peter's Road. The building was listed Grade II on 05 November 1990. The list description is set out below, and see full List Entry Appendix 1:

*“House with attached terrace and steps. 1883. By W H Henley (of the Patent Concrete Building Company) for T W Hancock. Mass concrete, rendered, Welsh slate roof. 2 storeys. 5 bays with conservatory on left and side-porch on right. Plinth; cill and impost bands. Sash windows with corbelled sills and moulded heads. Flight of steps with solid balustrade up to entrance on left of bay 2 which has mid-late C20 glazed door, and decorative architrave, original door inside; window on its right and 2 above. Tripartite windows to left bay, paired windows to bay 4, single windows to bay 5. Bracketed eaves to oversailing hipped roof with stack at left end and between bays 3 and 4. Conservatory set back on left with steps up to entrance, reeded angle pilasters and decorative glazing to gable. Side porch added to right side and later garage behind. Rear: two flights of steps with solid balustrades up to terrace with openwork balustrade. Left half of house has window flanked by openings with C20 glazed doors and all with shaped decorative panels over; 3 sashes above. Right bay has canted bay window (C20 glazed door flanked by full-height sashes) with cornice, blocking course, and decorative iron rail, tripartite window over. To left of bay window, full-height sash with sash above. Late C20 large flat-roofed dormer not of special interest. Glazed conservatory on right with decorative glazing bars to gable. Interior: original doors and architraves, some with broken pediments; dog-leg open-string stair with turned balusters and newels; large marble fireplace in drawing room; ceiling mouldings. This is an unusual example of a large house of the C19 built in concrete. C C Stanley, Highlights in the History of Concrete Hounslow Building Control, No. 300211.”*

2.4 As noted within the listing, the dwelling dates to 1883 and is unusual for its construction in rendered mass concrete. The listing notes “side porch added to right side and later garage behind” and “late C20 large flat roofed dormer not of special interest”.

2.5 There are no other statutory listed buildings of special architectural or historic interest located within the immediate vicinity of the Site.

### St Margaret's Conservation Area

2.6 No.16 St. Peter's Road is located within the St. Margaret's Conservation Area. The conservation area was first designated by the London Borough of Richmond Upon Thames in 1971 and extended in 1988, 2005 and 2011. A map of the conservation area boundary is included at Appendix 2. A conservation area appraisal study was adopted by the Council in 2001. This document identifies the main architectural features and important qualities of the area's character, and also makes recommendations and provides guidance for its preservation and enhancement.

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<sup>2</sup> DCLG, Revised National Planning Policy Framework 2023 - Annex 2: Glossary

### **Non-Designated Heritage Assets**

2.7 The Framework<sup>3</sup> identifies that heritage assets include both designated heritage assets and assets identified by the local planning authority, which include Buildings of Townscape Merit (which in the London Borough of Richmond upon Thames is the de facto Local List). The following buildings on St. Peter's Road are listed in the Buildings of Townscape Merit Register:

- (even) Nos. 4 ,6 ,6a, 8,10,12,14,18,24
- (odd) Nos. 1 - 9 (odd), 13, 15, 17, and nos. 21 - 27 (odd)

### **History and development of the Site**

2.8 For an analysis of the historic development and significance of the Site (16, St. Peter's Road), including historic drawings and maps, see Section 4 in Appendix 3 of this document, which is a Heritage Statement, dated 2022, produced by Heritage Potential. The material in Appendix 3 is summarised and referred to below.

### **Description of today's building**

2.9 No.16 St Peter's Road is a two-storey residential property with roof accommodation and raised ground floor and terrace to the rear. The concrete property has been constructed on a plinth supported by several foundation walls running east to west, giving an elevated appearance and terrace to the rear. The western end of the property has an attractive conservatory of a later date. The eastern end of the property consists of a porched side entrance with a setback late 20th century garage, the demolition of which and replacement with a single storey extension, was approved in the planning and listed building consent application ref: September 2022 LBC (LA ref 22/1755/LBC) and September 2022 PP (LA ref 22/1754/HOT)

### **1883 drawings**

2.10 As set out in Appendix 3 (pages 6 - 8) the building is first represented in a set of drawings dated 1883, which shows a building without a terrace or conservatory (these appear later in the OS map of 1895). These original drawings are fairly consistent with the existing building, showing the tripartite windows, banding, canted cills, moulded heads, and bay to rear - see the following drawings (Appendix 5):

- Sk902A - Proposed South West (Front) Elevation
- Sk904A - Proposed North East (Rear) Elevation
- Sk930 - Proposed Ground Floor General Arrangement Plan
- Sk931 - Proposed first Floor General Arrangement Plan
- Sk912A - Proposed Roof Plan

The terrace and conservatory are not shown at this point - these appear later in the OS map of 1895.

### **Drawings of a different roof**

2.11 However, while the existing roof is consistent with the original plans, both in general form and the fact that it sits on brackets, the design and location of roof features and chimneys notably differs in the original drawings. A glazed roof lantern, and iron detailing to the mansard ridge are shown on the drawing, although it is not clear whether or not these details were ever built, and they do not currently exist. See drawing Sk912A (Appendix 5).

### **Roof space/second floor**

2.12 The roof space/second floor was once utilised as a billiard room, intended to have a roof lantern above. This space has been modernised in the 20<sup>th</sup> century with a series of rooms created through partitions being added in the 1990s (approved under 96/1507/LBC). Rear dormer windows in the roof space were removed at this time and replaced with rooflights.

### **First Floor**

2.13 At first floor level, the general form remains, with a central corridor and rooms to either side. The bedrooms to the northeastern side of this space have been altered to create one larger bedroom with ensuite bathroom.

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<sup>3</sup> DCLG, Revised National Planning Policy Framework 2023 - Annex 2: Glossary



### Ground floor

- 2.14 The basic disposition of rooms on the ground floor remains unaltered. The approved PP and LBC gives permission for a single storey side extension containing kitchen and family room to the east end of the building beyond the dining room. See ref: September 2022 LBC (LA ref 22/1755/LBC) and September 2022 PP (LA ref 22/1754/HOT).
- 2.15 The garage was constructed in 1953 and is of modern construction. The above LBC and PP approves the demolition of this structure.

### Map evidence (see Appendix 3 page 6 for historic maps and narrative)

- 2.16 The footprint of the building first appears on the 1895 Ordnance Survey (OS) map. The west of centre front entrance, rear bay, terrace and conservatory to the west are clearly identified. To the west, the land now occupied by 14A St Peter's Road formed part of the original grounds to No. 16.
- 2.17 The 1895 map shows No.18 built in close proximity. The eastern side of No.16 contained an 'L' shaped side extension, notably larger and different in form compared to the original 1883 drawing set and the current configuration, but more consistent with the 'Treskelly' 1883 plan. A yard type enclosure appears to be evident with a rectangular glazed and simple solid square structure between the yard and the rear garden.
- 2.18 OS Mapping from 1936 appears to show the glazed structure on the eastern side of the building as having engulfed the previously solid square structure. The 'L' shape to the side porch remains with an additional structure slightly to the north. The general layout of the area indicates that this was likely a garden related activity yard, with the glazed structure either a second conservatory or a greenhouse for potting and planting, and solid structures for tools.
- 2.19 In 1953, this space was reconfigured to allow for the construction of the current garage and the side porch was remodelled from its 'L' shape to a simpler rectangular form. The existing fenestration to the side porch is evidently modern and of no significance.
- 2.20 In the 21<sup>st</sup> century the land associated with 16 St. Peter's Road was divided and an area that once formed the west side of the garden has been developed with single dwelling. The plot of 16 St Peter's Road is now smaller than it was historically, and the western boundary is approx. 1.0M west of the conservatory (see Site Location Plan Sk900 and Site Plan Sk901D).

### History and development of St. Margaret's Conservation Area

- 2.21 For an analysis of the historic development and significance of the St. Margaret's Conservation Area, see Section 5, page 9 in Appendix 3 of this document, which is a Heritage Statement, dated 2022, produced by Heritage Potential.
- 2.22 St Margaret's Estate Conservation Area was first designated on 02 November 1971, before being extended in 1988, 2005 and 2011. The Conservation Area map is included in Appendix B.
- 2.23 The St Margaret's Estate was developed through the mid 19th to early 20th century on what was previously land forming part of Twickenham Park and is considered by many to be England's first garden suburb. The Conservative Land Association bought the St. Margaret's Estate in 1854, and a trust was set up to develop the land in the character of a garden suburb with large plots grouped around three 'pleasure gardens'. St Margaret's Road was laid out in 1865 and later became St Peter's Road. St Peter's Road is now one of four roads that encircle approximately 16 acres of private parkland.
- 2.24 The 'Trust Grounds', as they were known, were laid out by the Conservative Land Association as a residential estate for Gentlemen and the professional middle classes from 1854. The development of the area was part speculative and part political gerrymandering, with the aim of ensuring Conservative votes.

- 2.25 A total of 270 properties were built around 3 pleasure grounds: lake grounds, river grounds, and avenue grounds. The opening of St Margaret's Railway Station in 1876 stimulated a period of accelerated growth in the area, though the building works were not completed until the 1920s.
- 2.26 A variety of styles are represented with many detached two storey houses with intricate brick and stucco details. The distinctive character of the conservation area derives from the way in which it was developed as a single estate in the park of St Margaret's House (now demolished). The dominant built form is that of detached villas with a mix of Gothic and Italianate styles.
- 2.27 Large and frequently decorated chimney stacks complete the roofscape. Mixtures of gault, yellow and red brick within buildings and throughout the area provide a variety of facing materials. Stucco work features occur as embellishments of style rather than as complete surface treatment. Eaves brackets, band courses and architraves to openings are evident. Some attractive porches and verandas in timber and iron add further to the delight of the group.
- 2.28 No.16 St Peter's Road is acknowledged within the Conservation Area Appraisal along with the spectacular Arts and Crafts building at Nos. 28-30 Heathcote Road.
- 2.29 The pleasure gardens of St. Peter's Road and the Institute grounds combine to provide a picturesque backdrop to the Thames from Railshead Road to Twickenham Bridge.

### 3.0 STATEMENT OF SIGNIFICANCE OF THE HERITAGE ASSET

#### Introduction

- 3.1 The National Planning Policy Framework ('the Framework') defines the significance of a heritage asset as:  
*"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting"*<sup>4</sup>.
- 3.2 Listed buildings are defined as designated heritage assets that hold architectural or historic interest. The principles of selection for listed buildings are published by the Department for Digital, Culture Media and Sport<sup>5</sup>, and supported by Historic England's Listing Selection Guides for each building type. The relevant selection guide for the listed buildings affected by the proposals is Domestic 2: Townhouses.<sup>6</sup>
- 3.3 Conservation areas are designated if they are *'of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance'*<sup>7</sup>. Historic England has issued guidance in respect of conservation areas, and this provides a framework for the appraisal and assessment of the special interest and significance of a conservation area.<sup>8</sup>

#### Significance of 16 St. Peter's Road (Grade II Listed Building)

- 3.4 The following assessment of significance is proportionate to the importance of the identified designated heritage asset and provides a sufficient level of description to understand the impact of the proposals upon its significance, given its nature and extent. The assessment is based on existing published information, archival research and on-site visual survey.
- 3.5 It is evident that the principal significance of the listed building is derived from being an unusual example of a large house of the 19th century built in concrete. The architectural decoration in itself is fairly minor in significance however the historic association with concrete enhances this significance.
- 3.6 **Architectural Interest**  
The simple rendered elevations have minor significance architecturally. However, there are redeeming decorative features in the form of window details, banding and the conservatory to the western elevation. Examples of late 19<sup>th</sup> century stained glass can be found internally and to the conservatory and there is some merit to elements of the internal details such as architraves and doors. The first floor and roof space have been remodelled and have more limited significance.
- 3.7 **Historic interest**  
The property was one of the first to be completed following the laying out of St Peter's Road and is unusual for its concrete construction. The building is listed principally for this association, and it is noted that there are very few other listed buildings in the area, which date to a similar period.
- 3.8 **Archaeological interest**  
The site has potential for some ground archaeological interest, and this was covered in the previous approved application September 2022 LBC (LA ref 22/1755/LBC). The work to which this application relates comprises of relatively minor adjustments to the previous approved scheme. It involves extremely limited ground works or is related to the superstructure only. Therefore, no further archaeological assessment is required.

<sup>4</sup> DCLG, Revised National Planning Policy Framework 2023 - Annex 2: Glossary

<sup>5</sup> DCMS, Principles of Selection for Listing Buildings, 2018

<sup>6</sup> Historic England. Domestic 2: Townhouses Selection Guide. 2017.

<sup>7</sup> Listed Buildings and Conservation Areas Act 1990

<sup>8</sup> Historic England, Understanding Place: Conservation Area Designation, Appraisal and Management, 2019

### 3.9 **Artistic interest**

The property has limited artistic interest.

3.10 The property takes on a generally familiar appearance to the front and rear main elevations. The attractive conservatory, to the western end of the property, is understood to have been added shortly after completion of the main building.

3.11 The previously approved proposals LBC and PP September 2022 LBC (LA ref 22/1755/LBC) gives permission for the ground floor extension shown on the approved drawings. The approved scheme conditions will be addressed under separate discharge of condition applications.

## **Significance of St Margaret's Conservation Area**

### 3.13 **Architectural Interest**

The conservation area has high architectural interest with well-built Victorian and Edwardian villas in Gothic or Italianate styles with decorative features including roof lanterns, banding and architraves.

### 3.14 **Historic Interest**

The history of the area's development from 1854, when it was purchased by the Conservative Land Association, through to all building works being completed in the 1920s is significant and the character of the area has been developed in line with the aims of the Association.

### 3.15 **Archaeological Interest**

The site has potential for archaeological interest, and this is covered within a separate report.

## **Significance of elements 16 St. Peters Road related to this application**

3.16 The proposals within this application are fully listed above in item 1.5 and described in detail below. The impact of the proposals on the heritage asset are discussed in section 4. The significance of proposals in this application and their impact on the listed building and conservation area are summarised and tabulated in 'The Schedule of Proposed Works' item Table 4.1.

### 3.17 **Roof Proposals**

The significance of elements of the roof which are affected by this LBC application can be described as follows

#### **A Roof form and chimneys**

The deep oversailing hipped roof form and prominent chimneys are key element of the house's substantial 19th century 'villa' character, in the setting of the conservation area.

There are no proposals to change the roof form or the pitched roof slate coverings.

The general roof form, chimneys and pitched roof covering are of:

#### **High Significance**

#### **B Crown roof**

The proposal to change the covering of the flat crown roof to replace the associated roof decking and change the position and size of the rooflights from the approved plans.

The covering of crown flat roof and its roof lights has been changed throughout the 20<sup>th</sup> century.

The crown flat roof covering and existing roof lights are of:

#### **Negligible Significance**

#### **C The loft space**

The proposal is to install crawl boards and a platform for mechanical services on a new inserted structure within the roof voids.

The loft void created by the pitched roof is not habitable, although generally the rafter and ceiling joists are historic fabric and considered to be of:

#### **Low Significance**

### 3.18 Ground Floor Interior Proposal

The significance of elements on the ground floor which are affected by this LBC application can be described as follows:

#### A Entrance Hall GR5

Proposed repair of encaustic tiles to Entrance Hall

The entrance hall floor finish is part of the original fabric of the house. It is proposed that the encaustic tiled floor will be cleaned using a hand-held spray, combined with soap and water, and damaged and missing tiles will be replaced on a like for like basis, with new and salvaged tiles. The Entrance Hall floor is of:

**High Significance**

#### B Proposed repair of Conservatory floor GR8

The Conservatory was built shortly after the house's construction in the early 1880s and was complete by 1895. It is proposed that the encaustic tiled floor and sub floor will be repaired and damaged and missing tiles replaced on a like for like basis, with new and salvaged tiles

Significance of the Conservatory floor:

**Medium Significance**

#### C Proposed new fireplaces surrounds

New fireplace surrounds are proposed for the following spaces, replacing poorly designed existing 20<sup>th</sup> century timber fireplace surrounds.

Ground floor dining room nGR10

Significance of existing fireplace GFP3 surround:

**Negligible Significance**

Ground floor front room/study/Playroom GR7

Significance of existing fireplace GFP1 surround:

**Negligible Significance**

#### D Ground Floor Plan

Proposed alterations to the approved arrangement within the approved ground floor side extension and resultant proposed retention of window GW14.

The new extension has:

**Negligible Significance**

Window GW14 is of:

**Low Significance**

### 3.19 First Floor

The significance of elements on the first floor which are affected by this LBC application can be described as follows:

#### A First Floor Plan

Proposed minor alterations to the arrangement of sanitary fittings and the location of stand-alone independent cupboards (furniture) within the approved first plan. The two major rooms to the river side of the house namely Rooms nFR7 and nFR8 are part of the early plan layout of the building and are relatively high status. The proposals within this application modify the approved arrangements in order to avoid damaging the historic fabric of the building as set out in the informative U0067959 Internal Plumbing Works

The room plan arrangement of the first floor is of:

**Medium Significance**

The current shower room and WC is of:

**Low Significance.**

**B Proposed new fireplace surround**

A new fireplace FFP3 surround is proposed in the first floor Master Bedroom FR7, replacing poorly designed existing 20<sup>th</sup> century timber fireplace surrounds. The existing fireplace can be considered of:

**Negligible Significance**

**3.20 Second floor**

The significance of elements on the second floor which are affected by this LBC application can be described as follows:

**A Second Floor Plan**

The second-floor room arrangement has been modified several times during the 20<sup>th</sup> century. All the intermediate walls at second floor level and secondary components of the roof structure are 20<sup>th</sup> century fabric. The plan arrangement of the spaces at second floor level, and the fabric affected by these proposals are considered to be of:

**Negligible Significance**

**3.21 External Proposals**

This application relates to minor external alterations and additions and the significance of elements which are affected by this LBC application can be described as follows:

**A Elevations**

The front/south and rear /north elevations of the house and conservatory are generally of:

**High Significance**

**South /Front Elevation works**

The proposed alteration to the 20<sup>th</sup> century entrance porch doors to the front /south elevation, that will be affected by the proposals is of:

**Negligible Significance**

**East Elevation**

The proposal within this application is for the addition of two rainwater hoppers and downpipes to approved side extension elevation. The elevation to the east of the approved new extension is of:

**Negligible Significance**

**North /Rear elevation**

The proposals are to carry out limited structural repairs to the sub structure of the rear terrace, which is of:

**Medium significance**

**B Proposed Bike Store**

The proposal is for a new bike canopy formed of an open lightweight independent timber structure and covering approx. 2.1M high and 1.0M wide. This is located to the west side of the conservatory below the plinth and window level and covers the garden path along the west boundary fence.

The side gravel path to the west side boundary and lower west side conservatory is considered to be of:

**Low Significance**

**C Proposed Bin Store**

This application proposes a new bin store that is an independent structure to the east of the building forecourt, along the eastern boundary wall at the eastern, service side of the property.

The proposed building forecourt location and boundary wall relates to both the setting of the Listed

Building and forms part of the conservation area. This forms the curtilage to the building and is considered of:

**Low Significance**

**D Proposed hard landscaping**

The proposed hard paving to the eastern, service side of the building, is in conjunction with the new side extension, side entrance and bin storage area. This area of the site is of:

**Low Significance**

## 4.0 HERITAGE IMPACT ASSESSMENT

### Introduction

- 4.1 In this Section, the impact of the proposals within this application are discussed in relation to their effect on the significance of the identified heritage asset which comprises 16 St. Peter's Road, a Grade II listed building, and the character or appearance of the St. Margaret's Conservation Area.
- 4.2 The relevant heritage policy and guidance context for consideration of the proposed development includes:
- the statutory duties of the Planning (Listed Buildings & Conservation Areas) Act 1990, including the requirement to have special regard to the desirability of preserving the special interest of a listed building and any elements of setting which contribute positively to this special interest, and to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation area
  - national policy set out in the NPPF
  - local policy for the historic environment and other relevant material considerations
- 4.3 In accordance with the requirements of the NPPF, the significance of the identified heritage assets, including the contribution made by setting to that significance, has been described at Section 3.
- 4.4 Importantly, great weight and importance should be placed on the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.
- 4.5 The NPPF also highlights that when considering the impact of proposals on the significance of designated heritage assets, great weight should be given to their conservation, and the more important the asset the greater the weight should be.

### Impact Assessment

- 4.6 This Section contains a detailed analysis of the impact of the proposed works on the significance of the listed building. The narrative account provided here gives an overview of the impact of the proposed works and considers the proposals against the relevant statutory duties, planning policy and best practice guidance and advice.
- 4.7 The application proposals have been developed in response to a proportionate understanding of the significance of the relevant elements of the heritage assets as detailed in Section 3 above. Table 4.1 at the end of this section summarises the proposals, the significance of the elements related to those proposals and the impact they have on the heritage asset.

### 4.8 The Proposals

Proposal that that are relevant to this LBC application and their impact on the heritage asset are discussed below.

### 4.9 Roof

#### A Crown Roof

It should be noted that the previously LBC and planning application September 2022 LBC (LA ref 22/1755/LBC) did not accurately show the existing roof lights on the flat, crown roof, correctly on either the existing or proposed elevation drawings. The current roof lights on the flat crown roof cannot be seen from within the site or from the immediate boundary or adjacent public highway. However, the existing roof lights can be seen from the Riverside Walk (see



photos Su15 and Su16). The existing roof lights have now been correctly represented on a new set of existing elevations see drawings: Su08B, Su09C and Su10B.

#### **B Roof proposals**

The roof has a slate covered pitched mansard and flat crown roof arrangement, that has been previously modified. Approval has been granted for the dormers shown to the river side (north elevation) of the building, see approved drawings ref 0582(01)08 D). The previous LBC approval September 2022 LBC (LA ref 22/1755/LBC) also gave permission to change the roof lights on the flat crown roof (see separately submitted discharge of conditions application for proposed rooflight details).

#### **C Proposed rooflight positions on the flat crown roof**

The crown roof secondary structural elements, the roof lights and flat roof coverings (see photos Su21) are all 20<sup>th</sup> century fabric. This LBC application seeks to amend the approved position of the roof lights to complement the new interior room arrangement. This proposal therefore includes some minor amendments to the roof structure by the addition of secondary timbers and trimmers (see structural drawing 910A). In addition, the roof plan shows the replacement of the current flat roof covering, which is roofing felt, with a new ternerised stainless steel standing seam roof. The proposed works are to an area of building fabric that has been previously altered and has a low significance. The proposals in this application include limited roof strengthening where new dormer and roof lights are to be formed and the amendment to the roof decking for the new high quality ternerised stainless steel roof covering. This will extend the life of the building. Therefore, the proposal is considered to have neutral impact on the heritage asset.

#### **D Proposed photovoltaic cells**

The proposed photovoltaic cells cannot be seen from the site or adjacent public highway. The provision for photovoltaic cells will improve the energy efficiency of the house and can be seen as a public benefit. The new roof light position and roof coverings help facilitates the photovoltaic cell arrangement as shown in this proposal. The rationalised new roof lights, together with the photovoltaic cells, improve the energy performance and extend the life of the building. The proposals will be no more visible than the existing rooflight arrangement. The proposed roof alterations and the addition of the photovoltaic cells will have limited impact on the heritage structure, will extend its life, and have some public benefit, and therefore is considered to have neutral impact on the heritage asset.

### **4.10 Second floor**

#### **A Internal room arrangement**

The internal room arrangement of the second floor was established in the 20<sup>th</sup> century and has no historic merit. The proposals in this application show some minor alterations to the approved plan September 2022 LBC (LA ref 22/1755/LBC) (see drawing 0582(01)05 D). The proposed revisions to the plan do not show any further detrimental effect on the historic fabric of the building. The proposals show some rationalisation and strengthening of the roof structure related to the dormer windows and proposed new rooflight positions. This does not result in any additional loss of historic fabric. The proposed second floor alterations and associated roof works are therefore considered to have a neutral impact on the heritage asset.

#### **B Loft**

The proposed loft crawl boarding will facilitate maintenance of the roof space and services of the building and has been designed as an independent structure interlaced with the existing fabric and will have a neutral impact on the building or the historic fabric.

### **4.11 First Floor:**

#### **A Shower Room and WC**

The proposals in this application show minors amendments to the approved plans September 2022 LBC (LA ref 22/1755/LBC). The basic arrangement of the first-floor rooms as shown on the survey drawing 0582(00)04 remains unchanged. The proposals in this application include the reorganisation of the bathroom and dressing room accommodation. The proposal in this

application utilises the current shower/WC room and includes the replacement of late 20<sup>th</sup> century fittings. The current shower room has a suspended ceiling that is late 20<sup>th</sup> century fabric which will be retained. The proposal in this application includes boxing to the east wall of the shower room to contain pipe work and wastes to new shower, WC and vanity unit. The boxing will be of timber construction with minimal location fixing to the existing wall and could be removed without further damage to the existing fabric. Existing holes in the highly significant mass concrete external wall will be reused. The proposal in this application is to retain the shower room in its current position. The impact of the proposals on the historic asset is therefore adjudged to be less than the approved scheme and is heritage neutral.

#### **B Dressing Room**

The proposal in this application repositions the bath within the dressing room and shows the reorganisation of freestanding wardrobes (furniture) in the dressing room. This bath can be installed without any further notching or damage to the floor structure or historic fabric as detailed in the Informative accompany the September 2022 LBC (LA ref 22/1755/LBC). The waste outlet from the bath will be pumped and located above the floor. Plumbing will utilise the existing notches in the floor structure wherever possible or will be accommodated in a short length of skirting level boxing in the dressing room. A raised floor to the proposed shower room space allows the pipe to cross the floor structure. The proposal is to repair notches or damage to the existing floor structure and applies the new floor build up over the existing repaired and retained floor boarding. The result is a small (approx. 100 mm high) step at the door threshold to the proposed shower room. The skirting in the shower room is timber with torus mould and this will be salvage and refixed to suit the new floor. The arrangement in this application conforms with the Informative and reduces the impact on the building fabric as approved in September 2022 LBC (LA ref 22/1755/LBC) and therefore is considered **Heritage Neutral**.

#### **C Bath in dressing room**

The proposed bath in the new dressing room will be set against an area of boxing to create a void for pipe work and a bath waste pump. This reduces damage to the historic fabric. The boxing is of timber construction with minimal location fixing to the existing wall. The skirting will be retained in position and the boxing could be removed in the future. The proposed new boxing will have Porcelain cladding and be approx. 200 deep x 1.8M wide land 2.3 M high. It will be scribe cut to the retained skirting and will not either visually or structurally connected with the ceiling (top approx. 450 below ceiling level). This is a reduction in the scope of the proposed boxing against the wall in this room as shown in the approved scheme September 2022 LBC (LA ref 22/1755/LBC) and is therefore consider **Heritage Neutral**.

#### **D Fireplace Principal Bedroom**

The fireplace FFP3 surround and inserts in the Principal Bedroom is a late 20<sup>th</sup> timber reproduction surround. This surround is a poor timber reproduction of early 19<sup>th</sup> century design and does not match the character of the house or its historic fabric. The proposal within this application is to replace this fireplace with a modest reproduction Portland stone surround of late Victorian design which will enhance the character of the heritage asset, and which can be considered **Heritage Neutral**

**NOTE:** all door positions and modifications of door openings and architrave details are as the previous approved September 2022 LBC (LA ref 22/1755/LBC) application and details are set out in the associated condition discharge application.

### **4.12 Ground floor**

The replacement of the 20<sup>th</sup> century garage and the proposals for the new extension to the east side of the building was approved in the LBC and PP application September 2022 LBC (LA ref 22/1755/LBC)

#### **A Window GW14**

This application makes minor alterations to the internal arrangement of the new extension as shown in the approved plan September 2022 LBC (LA ref 22/1755/LBC). The revision to the kitchen plan to the new extension allows the retention of existing window GW14 and window

opening. This is a variation on the approved plans which proposed the removal of the widow and formation of a new door in its location. The existing box sash window will be retained in its entirety, the window will be overhauled, and the glass will be fitted with a removable obscuring film. The external reveals of the window opening will be filled with timber stud work and boarding on the kitchen side. This alteration to the proposed kitchen plan further limits the impact on the historic fabric resulting in the retention of the historic fabric box sash window and mass concrete external wall and can be considered a **Heritage Benefit**.

#### **Other Ground Floor Alterations**

##### **B Entrance Hall and Conservatory**

Repairs to encaustic tiled floors in the entrance hall and conservatory.

The proposal within this application is to repair all areas of encaustic tiling within the entrance hall and the conservatory. These tile floors are historic fabric original to the house and characteristic of Victorian design. The tiling is of medium significance. The proposal within this application is to gently clean and repair the damaged areas of floor tiling in both rooms. This will enhance the character of the heritage asset and can be considered a **Heritage Benefit**

##### **C Fireplaces**

The fireplace GFP3 surrounds and inserts in the dining room and front study/ playroom are both late 20<sup>th</sup> century surrounds. These surrounds are poor timber reproductions of early 19<sup>th</sup> century design and do not match the character of the house or its historic fabric. The proposal within this application is to replace each of these fireplaces with reproduction Portland stone surrounds of late Victorian design which will enhance the character of the heritage asset and can be considered as **Heritage Neutral**.

#### **4.13 External Alterations**

The proposal within this application includes minor adjustments to the exterior of the building.

##### **A South (front) elevation, front lobby doors**

The current lobby doors are a pair of poorly designed late 20<sup>th</sup> century painted timber glazed doors with timber frame and fanlight. The current doors are visually intrusive and disrupt the historic character of the building and have no historic merit. The proposed within this application is to replace the porch door with frameless glazing door with side panels with minimal fixed fixing to the inner face of the porch opening as shown on the drawing. The frameless glass door and side lights will fill the porch opening and be less visually disruptive than the current lobby door design. Therefore, the proposed porch door revisions within this application do not affect the historic fabric, can be described as visually beneficial and are therefore considered to have limited impact and will be **Heritage Neutral**.

##### **B East elevation**

The proposal in this application now shows two number new rainwater hoppers and downpipes to the approved extension elevation that will service the extension roof. These rainwater goods are fixed to the side elevation of the single store extension, will be stainless steel and are consistent with the minimal modern aesthetic of the previously approved extension. The proposed rainwater pipes are located on the east elevation of the extension, which faces onto the side passage between the front and rear gardens. The impact of the proposed additional rainwater pipes is considered to be minor and is therefore **Heritage Neutral**.

##### **C North elevation**

The proposals within this application are for minor structural repairs to the arch substructure of the rear terrace. The proposals are for structural stitching across minor cracks in the concrete arches. The inserted stainless-steel rods will be resin set across the cracks. The work, when complete, will be invisible, and aims to extend the life of the heritage asset and therefore its limited impact is considered to be **Heritage Neutral**.

#### 4.14 **Bike store**

It is proposed that the new bike canopy is an open lightweight independent timber structure and with a simple low mono pitched roof. It is approx. 2.1M high and 1.0M wide. It will be located to the west side of the conservatory below the plinth and window level and covers the garden path along the west boundary. The proposed bike store is a minimal covering to the current side passage. It is a low-level structure along the west boundary fence and will not change the currently limited view of the west elevation of the conservatory. The bike store area provides secure storage at street level for household bikes and is in line with a sustainable transport policy. It has no impact on the fabric of the heritage asset or visual impact on the building or conservation area and therefore is considered to be **Heritage Neutral**.

#### 4.15 **Bin store**

The proposed bin store to the eastern side of the property is of simple linear form that is appropriately related to the secondary side entrance door of the house along the boundary wall and forms an informal open side service area. The store is an independent structure that has been designed to be in keeping with the aesthetics of the house and curtilage structures in terms of material. Refuse bins are an essential part of C21<sup>st</sup> living and the proposed store will ensure that refuse bins are visually unobtrusive. In December 2022 LBRuT issued an SPD covering the storage of rubbish [Refuse and recycling: storage and access requirements for new developments](#), and the proposed bin store is generally in line with the requirement set out in this SPD. The bin store has been design in accordance with Part H6 of the building regulations. It has been design It has been design to prevent unsightly storage of bins and access to the bins by vermin. The bin store will reduce the visual impact that refuse storage will have on both the setting of the listed building and the conservation area and is therefore considered to be **Heritage Neutral"**

#### 4.16 **Hard landscaping**

The proposal within this application is to replace to replace the current concrete surface paving to the east service side of the front courtyard - the new path between the new extension and east boundary wall, and the path and proposed bike canopy between the conservatory and the west boundary wall, with coursed random York stone paving on sand and hardcore blinding to create a permeable surface. These spaces are, respectively, to the east, the service side of the front forecourt and to the west of the conservatory, a functional passage between front and rear gardens. It will facilitate better and more robust access to the building, its garden and service area. The existing surfaces are mostly concrete with some parts compacted gravel of no historic merit, and the proposed materials are in keeping with the historic asset. The proposal will have no impact on the historic fabric and the visual impact of the hard landscaping on both the setting of the building or the Conservation Area will be extremely limited. It is therefore considered that the proposals will be **Heritage Neutral**.



**Table 4.1: Heritage Impact Assessment of Proposed Works**

Location	Description of Proposed work	Drawings/Information	Relative Significance	Comment	Impact
<b>Ground floor</b>	Minor amendments to the approved ground floor plan of the new kitchen extension	Sk930 DGA (approved plans): 0582(00)03 0582(01)03 K	The proposed new kitchen extension is of  <b>Negligible Significance</b>	This application makes minor alteration to the internal arrangement of the new extension. The revision to the kitchen plan to the new extension allows the retention of existing window GW14, its box sash and the window opening.	The proposed amendments to the approved plans allows the retention of additional historic fabric.  <b>Heritage Neutral</b>
	Fireplace GFP3 in GR10 Formal Dining	Sk137A Sk138	The existing dining room fireplace surround is a timber C20th reproduction. It is of an inappropriate design and has a coal effect gas fire. The fireplace existing surround is of:  <b>Negligible Significance</b>	The proposed new Portland stone fireplace surround is a reproduction of a modest Victorian design and more appropriate to the house. The fireplace will remain in use as a coal effect gas fire.	The proposed replacement of the fireplace surround and modification to the fireplace are limited. They do not affect historic fabric and the proposed reproduction design and material is based on suitable historical precedents for the house.  <b>Heritage Neutral</b>
	Fireplace GFP1 in GR7 Front Room/ Study/Playroom	Sk139A Sk140	The existing Front Room /Study/Playroom fireplace surround is a timber C20th reproduction. It is of an inappropriate design. The fireplace does not function and the flue is ventilated. The existing surround is of  <b>Negligible Significance</b>	The proposed new Portland stone fireplace surround is a reproduction of a modest Victorian design and more appropriate to the house. The fireplace will be retained and the flu will remain ventilated.	The proposed replacement of the fireplace surround and modification to the fireplace are limited. They do not affect the historic fabric and the proposed design is based on suitable historical precedents for the house.  <b>Heritage Neutral</b>
	Window GW14 The proposal is to retain the existing box sash window and its opening rather than remove and create a new door opening as the previous approval.	Sk930 DGA (approved plan): 0582(01)03 K	Window GW14 is of  <b>Medium Significance</b>	This is a variation on the approved plans which proposed the removal of the window and formation of a new door. The existing box sash window and its opening will be retained in its entirety.	This alteration to the approved proposed kitchen extension further limits the impact on the historic fabric. This results in the retention of the historic box sash window GW14 and its associated mass concrete external wall.  <b>Heritage Benefit</b>
<b>Conservatory Floor GR8</b>	The proposals include structural stich repairs to the cracks in the concrete slab forming the conservatory floor, repair of existing encaustic tiling to the conservatory floor and replacement of missing and damages area of tiling with new like for like tiles.	Sk930 Sk160 (and photos of tiles)  Structural drawings: ED Sk100A ED Sk101A ED Sk102 ED Sk200	The conservatory is an early addition to the building. The encaustic tiling path through the conservatory is indicative of its use with pots of plants either side of the tiled path. The existing tiling and concrete floor slab are of  <b>Medium Significance</b>		The proposed repairs are modest and have been designed to stabilize the structure and repair and reform the building fabric to extend the building life.  <b>Heritage Benefit</b>
<b>Entrance Hall GR5</b>	Repairs to encaustic tiled floors in the entrance hall	Sk930 Su20A (and photos of tiles)	The proposal within this application is to repair all areas of encaustic tiling within the entrance hall. The tile floor is historic fabric original to the house and characteristic of Victorian design. The Entrance Hall tiling is of  <b>Medium significance.</b>	The proposal within this application is to gently clean and carry out like for like repairs of the damaged areas of floor tiling in the entrance hall.	The repair of the Entrance Hall encaustic tiling will enhance the character of the heritage asset.  <b>Heritage Benefit</b>
<b>First floor</b>	Fireplace FFP3 in FR7 Master Bedroom	Sk931 Sk135A	The existing Master Bedroom fireplace surround is a timber C20th	The proposed new Portland stone fireplace surround is a reproduction of a	The proposed replacement of the fireplace surround and modification to the fireplace are limited. They do not affect the



		Sk136	reproduction and is of an inappropriate design. The fireplace does not function. The flue is ventilated.  <b>Negligible Significance</b>	modest Victorian design and is more appropriate to the house. The fireplace will be retained and the flue will remain ventilated.	historic fabric and the proposed reproduction design and material is based on historical precedents for the house.  <b>Heritage Neutral</b>
	Shower room Minor amendments to the first floor plan including: relocating the shower room to its current position, replacing and reorganizing existing fittings, WC shower and wash-hand basin within the existing bathroom	Sk931 Sk123C  DGA (approved plans): 0582(01)04 E 0582(SK)02	The proposals with this application modify the approved arrangements to avoid damaging the historic fabric of the building as set out in the informative in September 2022 LBC (LA ref 22/1755/LBC) The existing shower room/W.C. is a secondary space on the first floor and is of  <b>Low Significance</b>	The sanitary fitting arrangements shown on the approved plan 0582(SK)02 cannot be implemented without further impact on the historic building as the floor joists run at 90 degrees to the proposed waste pipe runs.	The proposal in this application is to retain the shower room in its current position and replace the fittings. The impact of the proposals on the historic asset is therefore less damaging than the approved scheme.  <b>Heritage Neutral</b>
	Dressing Room Repositioning of the bath within the dressing room. Reorganizing free standing wardrobes within dressing room.	Sk931 Sk123C	The major rooms to the river side of the house are part of the original plan layout of the building and are relatively high status. The proposals with this application modify the approved arrangements to avoid damaging the historic fabric of the building as set out in the Informative in September 2022 LBC (LA ref 22/1755/LBC). The room plan arrangement of the first floor is of  <b>Medium Significance</b>	The proposal in this application repositions the bath within the dressing room and shows the reorganization of free-standing wardrobes (furniture) in the dressing room. The bath in this position can be installed without any further notching or damage to the floor structure or historic fabric as detailed in the Informative in September 2022 LBC (LA ref 22/1755/LBC)	The proposal in this application is to retain the shower room in its current position and replace the fittings. The bath will remain in the dressing room (as the approved plans) but has been repositioned to ensure that plumbing and bath waste can be installed without further damaging the historic fabric of the building. The impact of the proposals on the historic asset is therefore less damaging than the approved scheme.  <b>Heritage Neutral</b>
<b>Second floor</b>	Second floor Minor amendment to the approved plan layout (LBC 22/1755/LBC)	Sk934 Sk909  DGA (approved plans): 0582(00)05 0582(01)05 D	The second-floor plan arrangement has been previously extensively altered and the current plan is a 20 <sup>th</sup> century arrangement. The approved plan shows further amendments to the plan arrangement. The existing second floor plan is of  <b>Negligible Significance</b>	The proposal within this application shows limited rearrangement of the rooms by changing the location of the proposed position of room partitions for non-structural walls.	The proposed minor amendments to the plan arrangement within this application has the same impact on historic fabric as the approved plans.  <b>Heritage Neutral</b>
	Loft Crawl boards in roof void to provide maintenance access and to provide a platform for services	Sk909 Sk913	The roof void space is created by the roof pitch. It is not normally accessible and does not contribute to the habitable accommodation of the building. The roof void as a space is of  <b>Negligible Significance</b>	Mechanical services are an essential part of a C21 <sup>st</sup> dwelling. The integration of services in redundant voids within the building, where maintenance access can be provided, is beneficial for the long term survival of the historic asset. The structure for the new crawl boarding in the loft is independent and interlaced with the existing ceiling structure.	The proposed services platform and access crawl boards has been designed to be installed over, and independent of the existing ceiling structure and fabric which will not be disturbed. The loft void will be used for limited maintenance access and contain mechanical services only. The proposed crawl boards will have very limited impact on the historic fabric.  <b>Heritage Neutral</b>
<b>Roof</b>	Proposed limited roof strengthening and minor amendments to roof structure to accommodate the repositioning of roof lights on the flat crowned	Sk902A Sk903A Sk904A Sk910A Sk911A	The roof structure has had a number of C20 <sup>th</sup> alterations. The roof lights are C20 <sup>th</sup> fabric and cannot be seen from the site or from the public highway. The previous approval gave permission for	This LBC application seeks to amend the position of the roof lights to compliment the new interior room arrangement. This proposal therefore includes some minor amendments to	The proposed roof strengthening and amendments will extend the life of the building and do not result in additional removal of historic fabric beyond that previously approved. The proposal in this application does not change or fundamentally alter the structural behavior of the roof or its load paths. Therefore, the



	roof	Sk912A Photos Su15, Su16  Structural drawing: ED 2023-166-02 A	the reinstatement of the dormer windows and replacement of the roof lights. The roof structure has been altered and partially replaced at numerous times in the C20th and is considered to be of  <b>Low Significance</b>	the roof structure by the addition of secondary timbers and trimmers (see structural drawing ED 2023-166-02 A ). In addition, the proposal includes some limited strengthening of the roof structure to accommodate the previously approved dormer windows.	proposals are considered to have very limited impact on the heritage asset.  <b>Heritage Neutral</b>
	Proposed new photovoltaic panels to existing crown roof	Sk902A Sk903A Sk904A Sk910A Sk911A Sk912A	The crown roof has been altered several times. The crown flat roof cannot be seen from the site or from the adjacent public highway and is of  <b>Low Significance</b>	The provision of photovoltaic panels on the crown roof are located such that they will not be visible. The photovoltaic cell installation will not have an adverse effect on either the building's structure or its historic fabric.	The photovoltaic panels will improve the energy efficiency of the house. They will not be visible from and will have no adverse effect on, the historic structure or fabric, nor will they be detrimental to the conservation area. The proposed installation will extend the life of the heritage asset.  <b>Heritage Neutral</b>
	Proposed new roof covering to existing felt covered flat crown roof	Sk902A Sk903A Sk904A Sk911A Sk912A	The crown roof has been covered with roofing felt in the late C20th fabric. The roof cannot be seen from the site or from the adjacent public highway and the existing roof covering are of no historic value  <b>Negligible Significance</b>	The proposal in this application is to remove and replace the current flat roofing felt covering and roof deck. Construct a new sub deck suitable to receive a new ternerised stainless steel standing seem roof	The proposed new high quality roof covering has the appearance of lead and is long lasting. The proposals will extend of the life of the building.  <b>Heritage Neutral</b>
<b>Exterior</b>	Bike Store Proposed new covered bike storage area	Sk903A Sk904A Sk905 Sk907	The west boundary is a 20 <sup>th</sup> century division of the site and has a timber fence long the current boundary. The boundary is approx. 1.0M west of the conservatory and restricts views of the lower elevation of the conservatory. The relationship of the west boundary to 16 St. Peter's Rd. has no historic significance. The west gravel path along the boundary obscures the lower west elevation of the Conservatory.  <b>Low Significance</b>	It is proposed that the new bike canopy is an open lightweight independent timber structure and with a simple low mono pitched roof. It is approx. 2.1M high and 1.0M wide. It will be located to the west side of the conservatory below the plinth and window level and covers the garden path along the west boundary.	The bike store is a minimal covering to the current side passage. It is a low level structure along the west boundary fence and will not change the currently limited view of the west elevation of the conservatory. The bike store provides secure storage at street level for household bikes and is in line with a sustainable transport policy. It has no impact on the fabric of the heritage asset. It has been designed to have a very limited visual impact on the building or on the Conservation Area.  <b>Heritage Neutral</b>
	Bin Store Proposed new bin store	Sk902A Sk906B	It is proposed that the new bin store is an independent structure to the east side of the building forecourt along the eastern boundary wall at the service side of the property. The proposed building forecourt location and boundary wall are of:  <b>Low Significance</b>	The proposed bin store will be of rendered concrete blockwork construction to match the adjoining boundary wall. The bin store will have painted joinery and a "green roof" planted with sedum. It is designed to contain the standard refuse bins that are the required refuse storage for the household.	The proposed bin store to the eastern side of the property is of a simple linear form that is appropriately related to the secondary side entrance door of the house along the eastern boundary wall and forms an informal open side service area. The store is an independent structure that has been designed to be in keeping with the aesthetics of the house and curtilage structures in terms of material. Refuse bins are an essential part of C21 <sup>st</sup> living and the proposed store will ensure that refuse bins are visually unobtrusive. The bin store will reduce the visual impact that refuse storage will have on both the setting of the listed building and the conservation area.  <b>Heritage Neutral</b>



	<p><b>South Elevation</b> External front door/porch enclosure</p>	<p>Sk902A Sk85A Sk86A</p>	<p>The front /south elevation of the house and conservatory are generally of: <b>High Significance</b></p> <p>The proposed alterations in this application are to the 20<sup>th</sup> century entrance porch These doors are of: <b>Negligible Significance</b></p>	<p>The current lobby doors are a pair of poorly designed late 20th century painted timber glazed doors with timber frame and fanlight. The current doors are visually intrusive and disrupt the historic character of the building and have no historic merit. The proposal within this application is to replace the porch door with frameless glazing door with side panels with minimal fixing to the inner face of the porch opening as shown on the drawing.</p>	<p>The frameless glass door and side lights will fill the porch opening and be less visually disruptive than the current lobby door design. Therefore, proposed porch door revisions within this application do not adversely affect the historic fabric. The proposed new door can be described as visually beneficial. The impact of the proposal in this application will therefore be very limited. <b>Heritage Neutral</b></p>
	<p><b>East Elevation</b> Additional hopper and rainwater pipes</p>	<p>Sk903A</p>	<p>East Elevation The proposal within this application is the addition of two rainwater hoppers and downpipes to approved side extension elevation. The elevation to the east of the approved new extension is of: <b>Negligible Significance</b></p>	<p>The proposal in this application now shows two number new rainwater hoppers and down pipes to the approved extension east elevation that will service the extension roof. These rainwater goods are fixed to the side elevation of the single store extension, will be stainless steel and are consistent with the minimal modern aesthetic of the previously approved extension.</p>	<p>The proposed rainwater pipes are located on the east elevation of the approved extension, which faces onto the side passage between the front and rear gardens. The impact of the proposed additional rainwater goods is neutral. <b>Heritage Neutral</b></p>
	<p><b>North Elevation</b> Minor structural repairs to terrace substructure</p>	<p>Sk904A  Structural drawings: ED Sk100A ED Sk101A ED Sk102 ED Sk200</p>	<p>North/ Rear elevation The proposals are to carry out limited structural repairs to the substructure of the rear terrace. <b>Medium significance</b></p>	<p>The proposals within this application are for minor structural repairs to the arch substructure of the rear terrace. The proposal is for structural stitching across minor cracks in the concrete arches. The inserted stainless steel rods will be resin set across the cracks. The work, when complete, will be invisible.</p>	<p>The proposed structural repairs of the terrace substructure arches aim to extend the life of the heritage asset. When complete, they will be invisible and therefore the limited impact on the fabric of the building is considered to be neutral. <b>Heritage Neutral</b></p>
	<p><b>Landscape works</b></p>	<p>Sk914B Sk915A</p>	<p>The proposed 'hard paving' to the service side of the building is in conjunction with the new side extension, side entrance and bin storage area. The proposal also includes 'hard paving' to the west passage in association with the proposed bike canopy. These areas of the site are of: <b>Low Significance</b></p>	<p>The proposal within this application is to replace the current surface to the east service side of the front courtyard and the new path between the new extension and east boundary wall with coursed York stone paving laid on sand and hardcore blinding to create a permeable surface. The same material is also proposed to the path to the side of the west boundary related to the proposed bike canopy. This traditional material would replace the current concrete surfaces to the east side of the building</p>	<p>The proposed hard landscaping is to the service side of the building and front forecourt, and the path along the west boundary. It will facilitate better and more robust access to the building, its garden and service area. The materials are in keeping with the historic asset. The proposal will have no impact on the historic fabric and the visual impact of the hard landscaping will be negligible to either the setting of the listed building or the conservation area, as a result this proposal is considered to be neutral. <b>Heritage Neutral</b></p>



## Summary of Heritage Impact and Policy Review

- 4.17 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the general duty with regard to the determination of listed building consent applications:

*“In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

Section 66 of the 1990 Act imposes a “General duty as respects listed buildings in the exercise of planning functions.” Subsection (1) provides:

*“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

It is also a statutory duty for the decision maker when determining applications for planning permission within conservation areas that (Section 72):

*“In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

These statutory duties are reflected in the NPPF with respect to planning and the historic environment, which states that heritage assets should be conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations<sup>9</sup>.

- 4.18 The significance of the heritage asset and the contribution made by setting to that significance, proportionate to the assets’ importance and sufficient to understand the potential impact of the application proposals on that significance has been outlined in Section 3. This is in accordance with the requirements of paragraph 200 of the Framework.
- 4.19 The detailed impact assessment (Table 4.1) clearly identifies and articulates the impacts of the proposed works contained in the current application for Listed Building Consent and Planning Permission, consistent with the requirements of paragraphs 201, 203, 205, 208 of the Framework.
- 4.20 The analysis demonstrates that the application proposals will preserve or are considered heritage neutral and, in some cases, enhance, or are a heritage benefits to, the special interest of the listed building and the character or appearance of the conservation area. The proposed works are carefully considered and consistent with the special interest of the listed building and character or appearance of the conservation area, the performance of traditional building materials and consistent with conservation policy best practice. The proposed works offer a modest public benefit by conserving the historic fabric of the building and enhancing its energy efficiency.
- 4.21 Accordingly, the proposals will, in overall terms, sustain the significance of the identified designated heritage assets. The proposals are, therefore, consistent with the objectives of the relevant statutory duties of the Planning (Listed Buildings & Conservation Areas) Act 1990; paragraphs 200, 201, 203, 205 and 208 of the revised Framework, and corresponds to the guidance in the NPPG; relevant policies in the Local Plan; and other material considerations.

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<sup>9</sup> DCLG, Revised National Planning Policy Framework 2023 – para.201

## 5.0 SUMMARY AND CONCLUSIONS

- 5.1 This Heritage Statement has been prepared by Butler Hegarty Architects on behalf of private residential clients in support of an application for Listed Building Consent relating to a range of minor internal and external works at 16 St. Peter's Road, Twickenham, in the London Borough of Richmond upon Thames. These works generally revised the detailed implementation of the previously approved work.
- 5.2 16 St. Peter's Road is a Grade II listed building, which is located within the St. Margaret's Conservation Area. The list entry for the building is included at **Appendix 1**. No. 16 St. Peter's Road is a detached house and is still in its original use as a single-family dwelling house.
- 5.3 The application proposals have been developed in response to a proportionate understanding of the significance of the relevant heritage assets.
- 5.4 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon the local planning authority in determining applications for development, or works, that affect a listed building to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. It is also a duty, with regard to applications within conservation areas, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
- 5.5 Section 3 of this report assesses, on a proportionate basis, the significance of the listed building and the St. Margaret's Conservation Area.
- 5.6 The analysis at Section 4 demonstrates that the application proposals will, in overall terms, sustain the significance of the identified designated heritage assets. The proposals are, therefore, consistent with the objectives of the relevant statutory duties of the Planning (Listed Buildings & Conservation Areas) Act 1990; paragraphs 200, 201, 203, 205 and 208 of the NPPF, and corresponds to the guidance in the NPPG; relevant policies in the Local Plan; and other material considerations.

## 6.0 AUTHOR PROFILE

This document was produced by Gary Butler, director, Butler Hegarty Architects.

Gary is a Specialist Conservation Architect accredited by the RIBA and AABC, and a member of the Institute of Historic Building Conservation (IHBC).

Gary is a founding director of Butler Hegarty Architects Ltd. and has worked as a conservation architect for over 35 years. He is a regular public speaker and has taught conservation and historic building techniques on many conservation courses across the country. Gary is on the accreditation panel for both the RIBA Conservation Register and AABC and is an active committee member of both the Council on Training in Architectural Conservation (COTAC) and Essex Historic Buildings Group (EHBC).

Notable architectural works by Butler Hegarty Architects include The Master's House, Ledbury (2016) and Turner's House, Twickenham (2018), both significant conversion and repair projects to grade 2\* buildings, and winners of RIBA Conservation and Regional Awards.

Butler Hegarty Architects have also won Georgian Group Awards for their work on Georgian buildings, and the practice has just successfully completed a major refurbishment of the grade I listed Chandos House by Robert Adam.

Gary is currently conservation architect and lead designer working on major alterations and repairs to Kensington Palace and the Mantegna Gallery at Hampton Court Palace for Historic Royal Palaces.



## Appendix 01

List Entry

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# NO. 16 WITH ATTACHED TERRACE AND STEPS TO REAR

## Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1261188**

Date first listed: **05-Nov-1990**

Date of most recent amendment: **03-Nov-1995**

List Entry Name: **NO. 16 WITH ATTACHED TERRACE AND STEPS TO REAR**

Statutory Address 1: **16, ST PETER'S ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

## Location

Statutory Address: **16, ST PETER'S ROAD**

The building or site itself may lie within the boundary of more than one authority.

County: **Greater London Authority**

District: **Richmond upon Thames (London Borough)**

Parish: **Non Civil Parish**

National Grid Reference: **TQ 16994 74862**

## Details

TQ 17 SE ST PETER'S ROAD (north-east side) 47/453 No. 16 (with attached terrace and steps to rear)

5.11.90 II

House with attached terrace and steps. 1883. By W H Henley (of the Patent Concrete Building Company) for T W Hancock. Mass concrete, rendered; Welsh slate roof. 2 storeys. 5 bays with conservatory on left and side-porch on right. Plinth; cill and impost bands. Sash windows with corbelled sills and moulded heads. Flight of steps with solid balustrade up to entrance on left of bay 2 which has mid-late C20 glazed door, and decorative architrave, original door inside; window on its right and 2 above. Tripartite windows to left bay, paired windows to bay 4, single windows to bay 5. Bracketed eaves to oversailing hipped roof with stack at left end and between bays 3 and 4. Conservatory set back on left with steps up to entrance, reeded angle pilasters and decorative glazing to gable. Side porch added to right side and later garage behind. Rear: two flights of steps with solid balustrades up to terrace with openwork balustrade. Left half of house has window flanked by openings with C20 glazed doors and all with shaped decorative panels over; 3 sashes above. Right bay has canted bay window (C20 glazed door flanked by full-height sashes) with cornice, blocking course, and decorative iron rail; tripartite window over. To left of bay window, full-height sash with sash above. Late C20 large flat-roofed dormer not of special interest. Glazed conservatory on right with decorative glazing bars to gable. Interior: original doors and architraves, some with broken pediments; dog-leg open-string stair with turned balusters and newels; large marble fireplace in drawing room; ceiling mouldings. This is an unusual example of a large house of the C19 built in concrete. C C Stanley, Highlights in the History of Concrete Hounslow Building Control, No. 300211.

This building was formerly listed in the London Borough of Hounslow.

Listing NGR: TQ1699474862

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **438181**

Legacy System: **LBS**

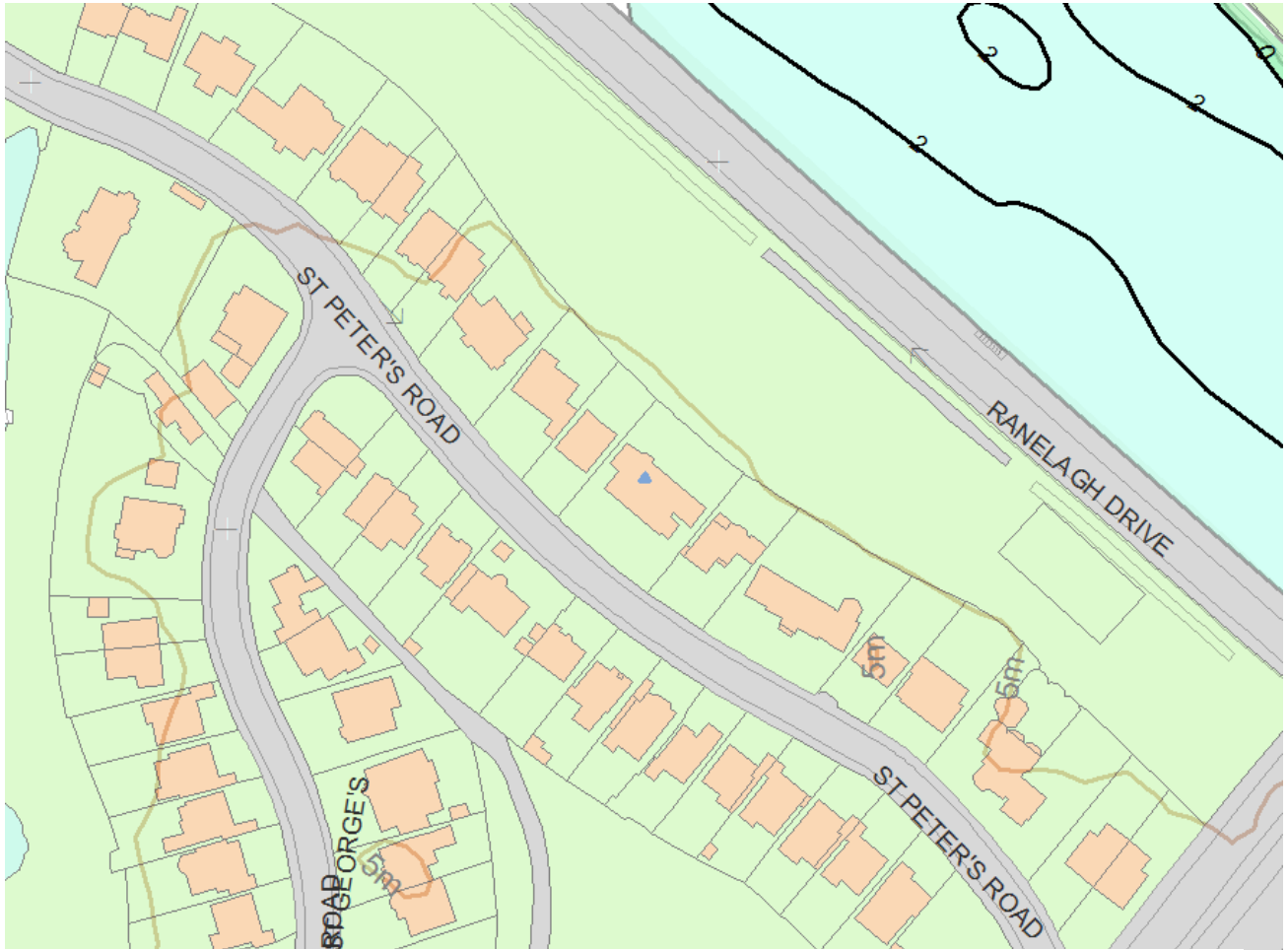
## Sources

### Books and journals

Stanley, C, Highlights in the History of Concrete, (1979)

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## Map

This map is for quick reference purposes only and may not be to scale.  
This copy shows the entry on 26-Apr-2024 at 14:45:56.

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(<https://historicengland.org.uk/terms/website-terms-conditions/>).

**End of official list entry**





## **Appendix 02**

Map of St. Margaret's Conservation Area

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## Appendix 2

### Map of St. Margaret's Conservation Area





## **Appendix 03**

Heritage Statement  
produced by Heritage Potential, 2022

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# Full Application Heritage Statement

16 St Peter's Road, Twickenham, TW1 1QX



London



Harrogate



Bristol

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6. Proposals	10
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8. Conclusion	15

Heritage Potential  
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London SE1 2TU  
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Report Author: Niall Hanrahan  
niall@planningpotential.co.uk  
Report Reference:  
2021/6192HER

1. Introduction and Site Description

- 1.1. This Pre-Application Heritage Assessment has been prepared on behalf of a Private Client. The Assessment looks at the proposed works at 16 St Peter's Road, Twickenham, TW1 1QX. The site falls within the jurisdiction of LB Richmond upon Thames.
- 1.2. No. 16 St Peter's Road is a Grade II listed building identified for its historical and architectural interest (List Entry: 1261188). The property also forms part of the St Margaret's Conservation Area (CA19).
- 1.3. This report has been produced to inform pre-application discussion regarding the significance of the heritage assets potentially affected by the proposals, principally the statutory listed building and wider conservation area. The assessment of their significance is informed by a site visit on 14 October 2021.
- 1.4. This Statement has been prepared by Niall Hanrahan of Heritage Potential. Niall has a MSc in Historic Conservation and is also MRTPI accredited. This joint heritage and planning specialism allows him to effectively balance the public benefits of proposals against any identified harm to heritage assets.

Site Location Map



No.16 St Peter's Road Frontage

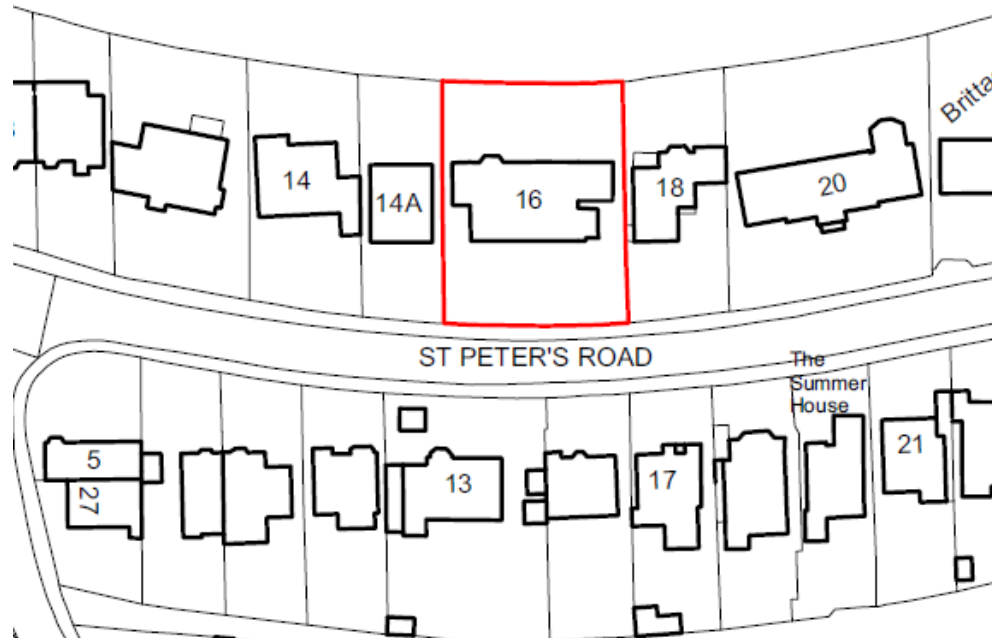


Source: Heritage Potential

No.16 St Peter's Road Rear



Source: Heritage Potential



Source: Dyer Grimes Architecture

2. Planning History

2.1. The following historic applications are considered to be relevant to the proposals.

Reference	Description	Decision
96/1507/LBC	Existing rear dormer window to be demolished, 4 new roof windows to be inserted and front roof windows to be replaced to match existing	Granted on 2 <sup>nd</sup> July 1996
94/2372/LBC	Restoration of original stained glass, securing of structure replacement of rotten timbers and new doors to match originals	Granted on 31 <sup>st</sup> October 1994
-	The erection of a garage for private use	Granted 22 December 1953

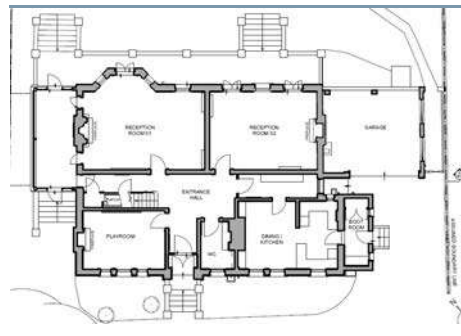
Pre-Application (21/P0420/PREAPP)

2.2. Pre-Application feedback was sought in relation to 'Demolition of existing side porch and garage; construction of a contemporary single storey side extension; replacement of existing rooflights with 3no. dormers to the rear; and internal alterations'. Feedback was received on 04 March 2022.

2.3. The proposals included:

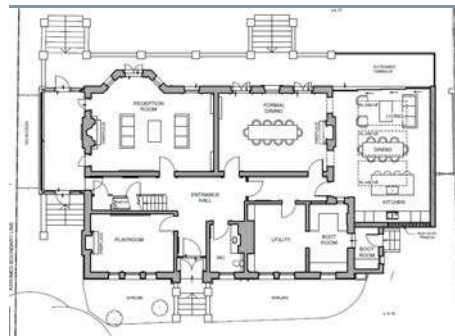
- GF - Internal openings either side of reception room fireplace to allow for connection through to extension. New door proposed from corridor.
- GF - Existing external windows to be incorporated into extension for legibility of historic form.
- GF - Changes to the rendered architectural details to the side elevation.
- GF - Insertion of partition to kitchen.

Existing GF Plan



Source: Dyer Grimes Architecture

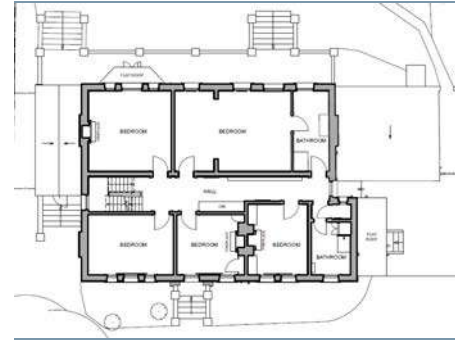
Proposed GF Plan



Source: Dyer Grimes Architecture

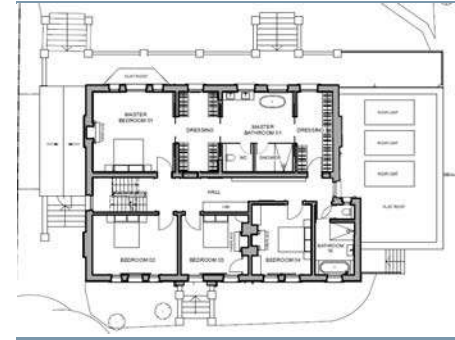
- FF - Alterations to existing non-original walls and arched opening. Blocking up of one original doorway and opening in one original stud wall to allow access through to dressing area.
- FF- Creation of Master Bathroom.

Existing FF Plan



Source: Dyer Grimes Architecture

Proposed FF Plan



Source: Dyer Grimes Architecture

- Reconfiguration of roof space, including the removal of non-original partitions.
- Insertion of three dormer windows to rear.
- Insertion of one rooflight to front.
- Heritage double glazing.

Existing Roof Plan



Source: Dyer Grimes Architecture

Proposed Roof Plan



Source: Dyer Grimes Architecture

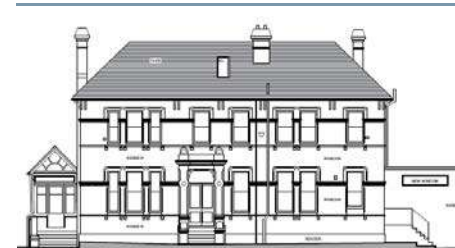
- Demolition of the existing garage and replacement with a new single storey side extension with new windows and doors to front and rear. Rendered finish. Existing Terrace to extend to width of new extension.

Existing Front Elevation



Source: Dyer Grimes Architecture

Proposed Front Elevation



Source: Dyer Grimes Architecture

Existing Rear Elevation



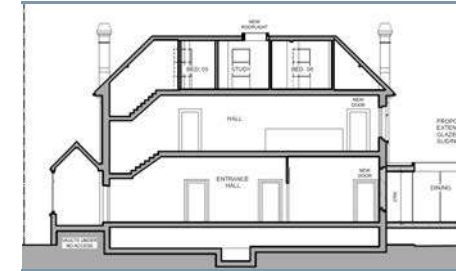
Source: Dyer Grimes Architecture

Proposed Rear Elevation



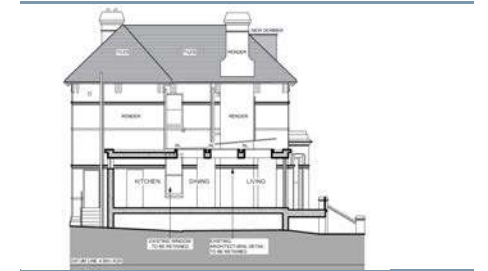
Source: Dyer Grimes Architecture

Proposed Section A-A



Source: Dyer Grimes Architecture

Proposed Section C-C



Source: Dyer Grimes Architecture

Perspective Views of Proposal



Source: Dyer Grimes Architecture

3. Legislation, Policy and Guidance

**Heritage Legislation**

- 3.1. The Planning (Listed Buildings and Conservation Areas) Act 1990 is the primary legislation and foundation on which further policy, and guidance relating to the conservation of the historic environment is built. Section 66 of the Act relates to the ‘general duty as respects listed buildings in exercise of planning functions’, with Section 66 (1) stating that when deciding whether to grant planning permission for a development, special regard must be given by the local authority to the “desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.
- 3.2. Section 66 (2) of the Act states that “a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings”.
- 3.3. Section 72 of the Act relates to the ‘general duty as respects conservation areas in exercise of planning functions’, with Section 72 (1) of the Act stating that in exercising planning functions, “special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area”.

**NPPF: Heritage (2021)**

- 3.4. The National Planning Policy Framework, with which all Local Development Plans must comply, constitutes the national level of planning policy and is a material consideration in planning decisions. The NPPF was originally introduced in March 2012 and was subsequently updated and published on 24 July 2018. The 2018 update broadly retains the wording of the 2012 Chapter on Conserving and Enhancing the Historic Environment (Chapter 16). The NPPF was updated again (February 2019) in order to provide definitions for housing need.
- 3.5. The most recent update was published in July 2021. This did not result in any changes to national policy that would impact this proposal, although paragraph numbers have been updated.
- 3.6. The NPPF represents a continuation of the philosophy contained within Planning Policy Statement 5 (PPS5), introduced in 2010 and one of a number of planning policy documents replaced by the NPPF in 2012.
- 3.7. The NPPF uses slightly different terminology to the Act and emphasises that authorities should take account of “the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation”.
- 3.8. ‘Conservation’ is defined within the NPPF as “the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance”.
- 3.9. No definition of ‘preservation’ (or any variant) is contained within the document. However, Historic England advise that both ‘conservation’ and ‘preservation’ are concerned with the management of change which seeks to sustain the special interest or significance of heritage assets. ‘Conservation’ has the addition of taking opportunities to enhance significance where it is possible and considered to be appropriate. This is discussed in Historic England’s 2018 publication *Decisions: Legal Requirements for Listed Building and Other Consents*.
- 3.10. The NPPF also helps to define other key terms within heritage policy. These are provided within the table below.

Term	Definition
Heritage Assets	“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).” (p.67)
Designated Heritage Assets	“A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.” (p.66)
Significance	“The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.” (p.71)
Setting of a Heritage Asset	“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.” (p.71)

- 3.11. Chapter 16 specifically relates to conserving and enhancing the historic environment (paras. 189-208).
- 3.12. Paragraph 194 stipulates that within applications, applicants are required to describe the significance of the heritage assets affected and the contribution made by their setting. Local authorities should also identify and assess the significance of the heritage assets affected by a proposal. This should be taken into account when assessing the impact of a proposal’s heritage asset (Paragraph 195). Paragraph 197 of the NPPF goes on to state that when determining applications, local planning authorities should take account of:
  - a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
  - c) the desirability of new development making a positive contribution to local character and distinctiveness. (p.56)
- 3.13. Paragraphs 199-208 of the document discuss how potential impacts to heritage assets should be considered with paragraph 199 stipulating a requirement for great weight to be given to an asset’s conservation when considering the impact of a proposed development on its significance. The weight given should reflect the importance of the asset (p.57-58).

**NPPF Degrees of Harm**

- 3.14. Where harm to the significance of a designated heritage asset is identified, the NPPF requires clear and convincing justification of the proposals. The document categorises levels of harm as: total loss; substantial harm; and less than substantial harm.
- 3.15. Paragraph 201 states that where a development would lead to substantial harm to (or total loss of) the significance of a designated asset, local planning authorities should refuse consent, unless it can be demonstrated that such harm is necessary to achieve substantial public benefits that outweigh that harm, or all of the following apply:
  - a) the nature of the heritage asset prevents all reasonable uses of the site; and
  - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
  - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
  - d) the harm or loss is outweighed by the benefit of bringing the site back into use.
- 3.16. Paragraph 202 states that where a proposed development will lead to less than substantial harm to the significance of a designated asset, this should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 3.17. In the case of impact on non-designated heritage assets, Paragraph 203 states that a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

**London Plan (2021)**

- 3.18. Policy HC1 (Heritage Conservation and Growth) states that:
  - C) Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.
  - D) Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

**Local Planning Policy**

- The Richmond upon Thames Local Plan (June 2018) contains the following relevant policies:
- 3.19. Policy LP1 – Local Character and Design Quality – requires all development to be of high architectural and urban design quality. The Policy states that the high quality character and heritage of the borough and its villages will need to be maintained and enhanced where opportunities arise.
  - 3.20. Policy LP3 – Designated Heritage Assets – requires development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the Borough.



**St Margaret's Conservation Area Character Appraisal (19)**

3.21. The Conservation Area Character Appraisal (19) discusses the history and character of the conservation area and this is discussed in more detail in the significance section of this statement.

**Village Plan - St Margaret's SPD (adopted 2016)**

3.22. The SPD identifies that development pressure may harm the balance between the river and landscape setting and the potential obstruction and spoiling of views to key landmarks.

**Conservation Area SPD****Listed Buildings SPD****House Extension and External Alterations****Planning Practice Guidance**

3.23. The PPG offers guidance as to what public benefits may constitute and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits may include heritage benefits, such as:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset in support of its long-term conservation

4. Historic Development and Significance of No.16 St Peter's Road

4.1. No.16 St Peters Road, Twickenham is a Grade II listed property. Listed on 05 November 1990, the dwelling is described in the listing as:

*"House with attached terrace and steps. 1883. By W H Henley (of the Patent Concrete Building Company) for T W Hancock. Mass concrete, rendered; Welsh slate roof. 2 storeys. 5 bays with conservatory on left and side-porch on right. Plinth; cill and impost bands. Sash windows with corbelled sills and moulded heads. Flight of steps with solid balustrade up to entrance on left of bay 2 which has mid-late C20 glazed door, and decorative architrave, original door inside; window on its right and 2 above. Tripartite windows to left bay, paired windows to bay 4, single windows to bay 5. Bracketed eaves to oversailing hipped roof with stack at left end and between bays 3 and 4. Conservatory set back on left with steps up to entrance, reeded angle pilasters and decorative glazing to gable. Side porch added to right side and later garage behind. Rear: two flights of steps with solid balustrades up to terrace with openwork balustrade. Left half of house has window flanked by openings with C20 glazed doors and all with shaped decorative panels over; 3 sashes above. Right bay has canted bay window (C20 glazed door flanked by full-height sashes) with cornice, blocking course, and decorative iron rail; tripartite window over. To left of bay window, full-height sash with sash above. Late C20 large flat-roofed dormer not of special interest. Glazed conservatory on right with decorative glazing bars to gable. Interior: original doors and architraves, some with broken pediments; dog-leg open-string stair with turned balusters and newels; large marble fireplace in drawing room; ceiling mouldings. This is an unusual example of a large house of the C19 built in concrete. C C Stanley, Highlights in the History of Concrete Hounslow Building Control, No. 300211."*

4.2. As noted within the listing, the dwelling dates to 1883 and is unusual for its construction in rendered mass concrete. Of specific relevance to this assessment, the listing notes "side porch added to right side and later garage behind" and "late C20 large flat roofed dormer not of special interest".

Mapping

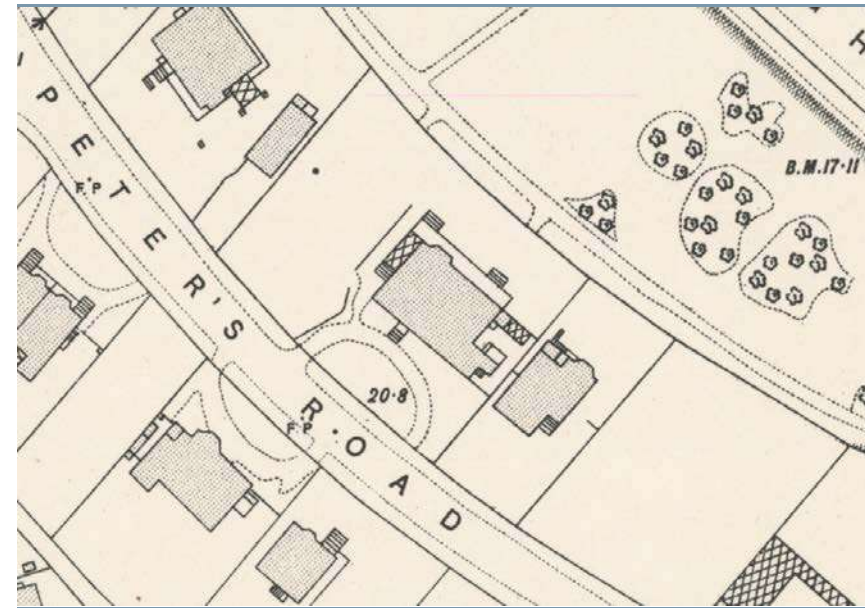
1869 OS Map



Source: NLS

4.3. OS mapping from 1869 shows the recently laid out St Margaret's Road (later to become St Peter's Road). Properties were few and far between at this time although designated plots can begin to be made out along St Margaret's Road.

1895 OS Map

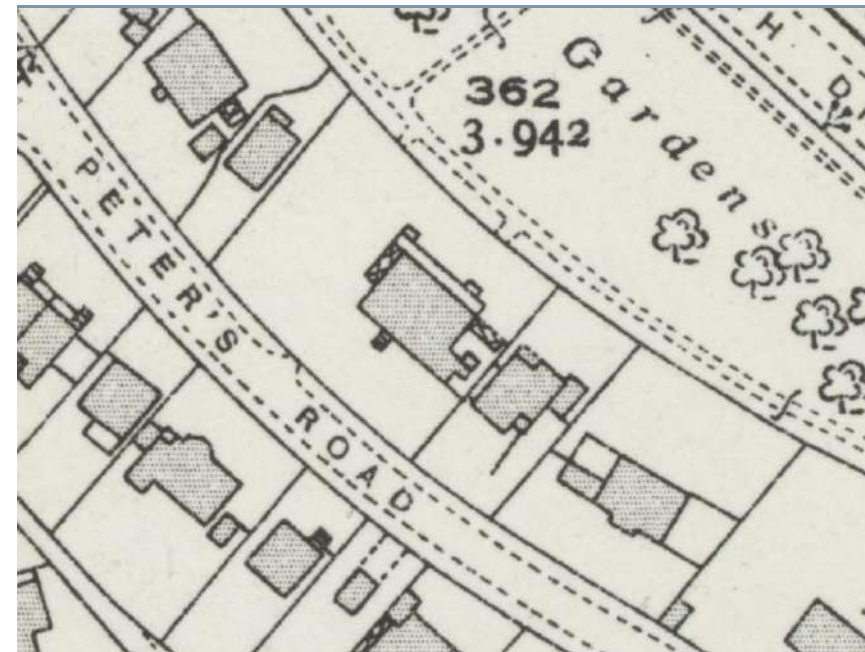


Source: NLS

4.4. OS Mapping from 1895 shows No.16 St Peter's Road with a generally familiar form, with left of centre front entrance, rear bay, terrace, and conservatory to the western elevation. To the west, the land now occupied by No.14A St Peter's Road formed part of the grounds to No.16.

4.5. To the east, No.18 had been built within fairly close proximity. The eastern side of No.16 contained an 'L' shaped side extension, notably larger and different in form compared to the original 1883 drawing set and the current configuration, but more consistent with the 'Treskelly' 1883 plan (discussed in the following paragraphs). A yard type enclosure appears to be evident with a rectangular glazed and simple solid square structure between the yard and the rear garden.

1936 OS Map



Source: NLS

4.6. OS Mapping from 1936 appears to show the glazed structure on the eastern side of the building as having engulfed the previously solid square structure. The 'L' shape to the side porch remains with an additional structure slightly to the north. The general layout of the area indicates that this was likely a garden related activity yard, with the glazed structure either a second conservatory or a greenhouse for potting and planting, and solid structures for tools.

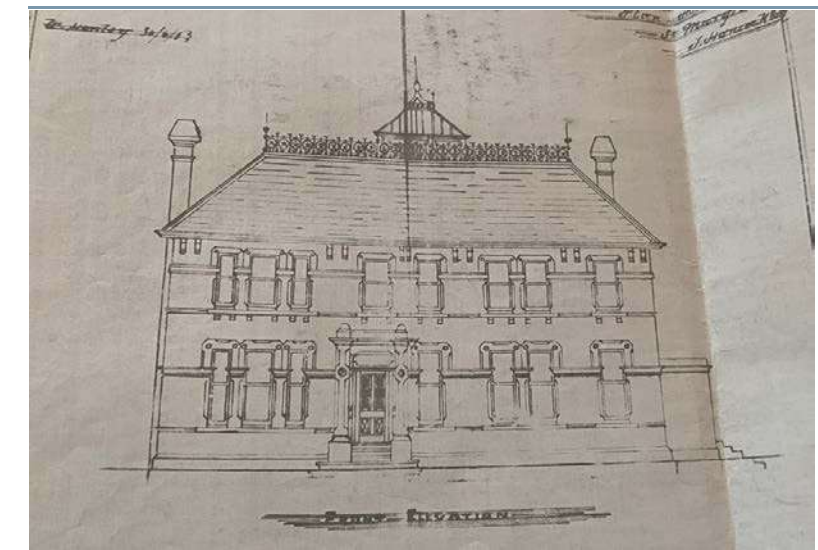
4.7. In 1953, this space was reconfigured to allow for the construction of the current garage and the side porch was remodelled from its 'L' shape to a simpler rectangular form. The existing fenestration to the side porch is evidently modern and of no significance.

Development

4.8. No.16 St Peter's Road is a two storey residential property with roof accommodation, basement, and raised terrace to the rear. The concrete property has been constructed on a plinth, supported by several foundation walls running east to west, giving an elevated appearance to the rear. The western end of the property has an attractive conservatory whilst the eastern end consists of a porched side entrance with set back modern garage.

4.9. This is fairly consistent with the original plans for the property, although the original 1883 plans notably do not include either the conservatory or the terrace, however these are both clearly present in the 1895 OS Map. The general form of the building with tripartite windows, banding, canted cills, moulded heads, and bay to rear are all consistent features between these historic plans and the existing building.

Original 1883 Plans: Front Elevation



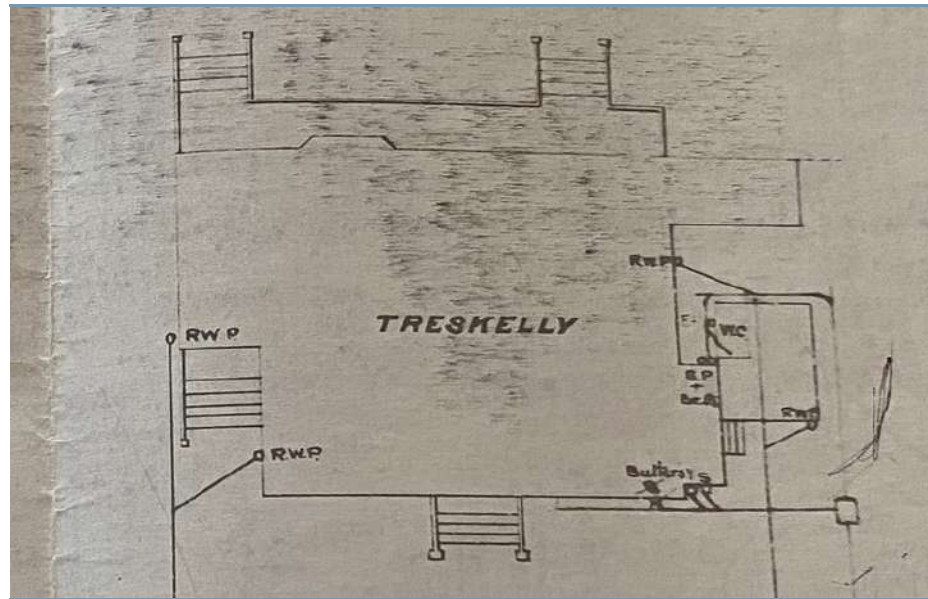
Source: LB RuT

4.10. Notable differences are however found in the design and location of the chimneys. The roof is consistent with the original plans both in general form and in the fact that it sits on brackets. A glazed roof lantern is shown on the original plans with iron detailing to the ridge, however it is unclear whether this was ever built.

4.11. An alternative drawing, annotated with the original building name of 'Treskelly', appears to have been drawn by a different hand to the rest of the 1883 plans and shows the original drainage routes and rain water pipes. This drawing is slightly later and shows a different footprint to that shown elsewhere. The general layout has consistencies with the OS Map of 1895 and so it can be assumed that it was in fact this layout that was built out.

4.12. No detailed floor plans or elevations accompany the "Treskelly" drawing and so it is unclear what external variations may have been realised since the earlier plans. It can be carefully concluded that what was built was very much a hybrid of the two drawing sets.

**Alternative 1883 Plan: 'Treskelly' Footprint**



Source: LB RuT

4.13. What appears to be confirmed from the 'Treskelly' drawing is that the rear terrace and steps, as they are still found today, were part of the original 1883 conception. The drawing is also consistent with the 'L' shaped side extension/porch shown in the OS Map of 1895, suggesting that the original footprint was much larger and included a WC.

4.14. The detail on the drawing is insufficient to conclude that the conservatory formed part of this design as a simple mass is shown for the house with steps leading to what we now know to be the conservatory (and can confirm was in existence from at least 1895).

4.15. To the eastern side of the rear, a structure is shown, which would appear to form part of the internal configuration. This suggests that it is possible that a small room led off the dining room, although, again, definite conclusions cannot be made. If that was to be the case, an opening to the northern side of the fireplace would have been evident. The 1895 OS map does show a glazed structure in this location, which could well have been an alternative conservatory, rather than a greenhouse. What is clear, is that a structure did sit in this location, and together with the 'L' shaped side porch, the eastern side of the property was well covered with built form.

**Existing Frontage with Garage**



Source: Heritage Potential

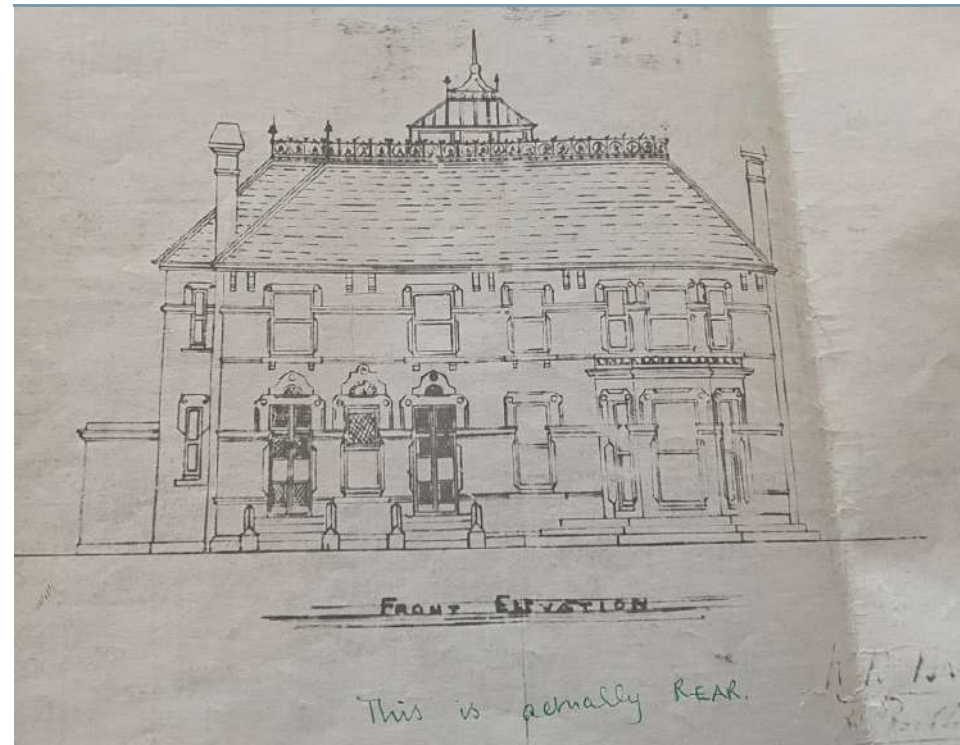
**Existing Rear Elevation**



Source: Heritage Potential

4.16. A side porch (boot room) is evident on the original drawings with the banding from the main house extending across to create a cornice to the single storey space. The original plans do not include the shark tooth design to the side porch, which is now evident.

**Original 1883 Plans: Rear Elevation**



Source: LB RuT

4.17. Whilst the footprint of the main house has remained consistent since its conception, the porched side entrance has evidently been altered from the 'L' shape design discussed distinguishable on early mapping and the 'Treskelly' drawing. The workmanship is evidently of lesser quality in relation to the shark tooth banding, window openings and cills, external render, and plinth and, internally, additional steps have been added.

**Banding From Main House to Porch**



Source: Heritage Potential



Source: Heritage Potential

4.18. The grade and composition of the concrete used for the side porch and garage/garden wall is also evidently different to the main house (see below). This, in addition to evidence of reconfiguration via mapping, indicates the side porch and garage/garden wall have possibly been rebuilt entirely, and, at best, are highly altered secondary features of the original design. It is also noteworthy that a glazed structure sat in the location of the garage/garden wall until the middle of the 20<sup>th</sup> Century. As such, the side porch and rear wall are considered to have minimal significance.

**Concrete Found in the Main House**



Source: Heritage Potential

**Concrete Found in the Side Porch**



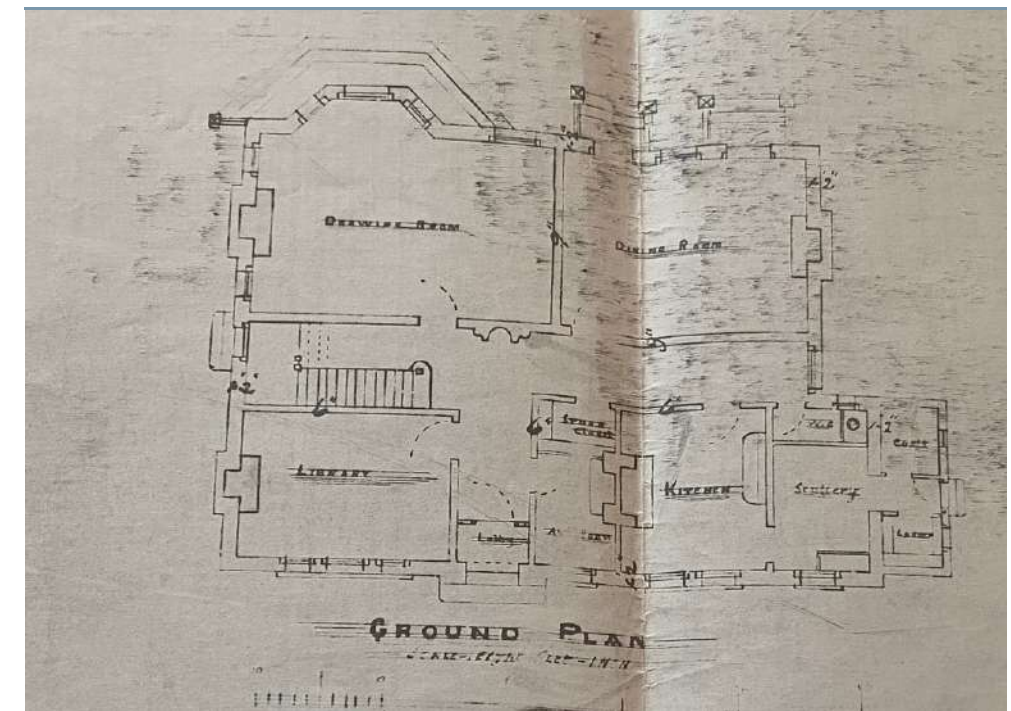
Source: Heritage Potential

4.19. The front and rear elevations have some architectural merit in the decorative detailing to the unusual concrete property. Significance is primarily held in the use of concrete for such a large house, which was unusual for the period, however some minor significance is held in the architectural detail itself. This may be more akin to a positive contribution within a conservation area, rather than worthy of statutory listing in itself.

4.20. The 1883 floorplans show a fairly familiar layout to the existing. The kitchen/scullery/coats & larder areas have been reworked to create a space more open plan in nature. Internal steps from the side porch (boot room) to the scullery have been added, which adds to the thought that this space has been rebuilt.

4.21. The rear terrace and steps are not included on the original plans for the property but do appear in the slightly later 'Treskelly' drawing. The original conception was for steps to lead from the Dining Room into the garden.

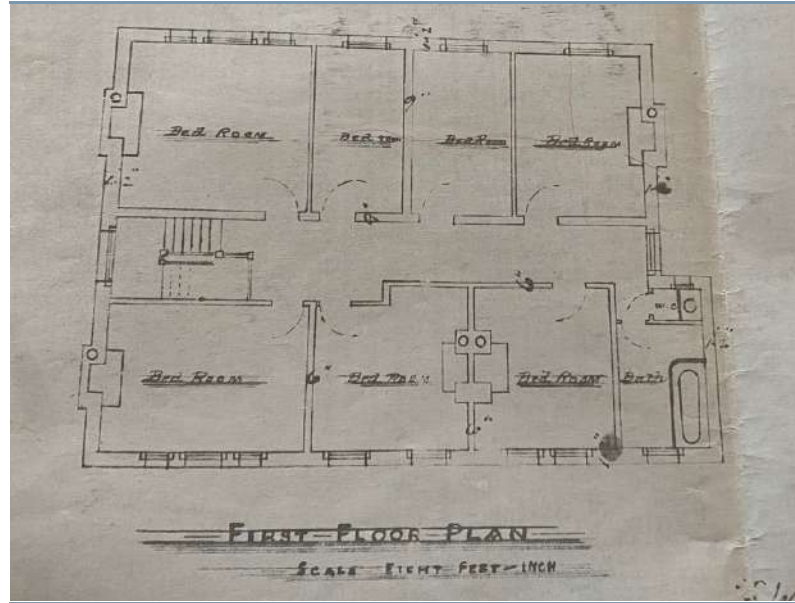
**Original 1883 Plans: Ground Floor Plan**



Source: LB RuT

4.22. Curiously, the floorplans show fireplaces serving the kitchen and first floor bedrooms however the elevations do not show a corresponding chimney stack.

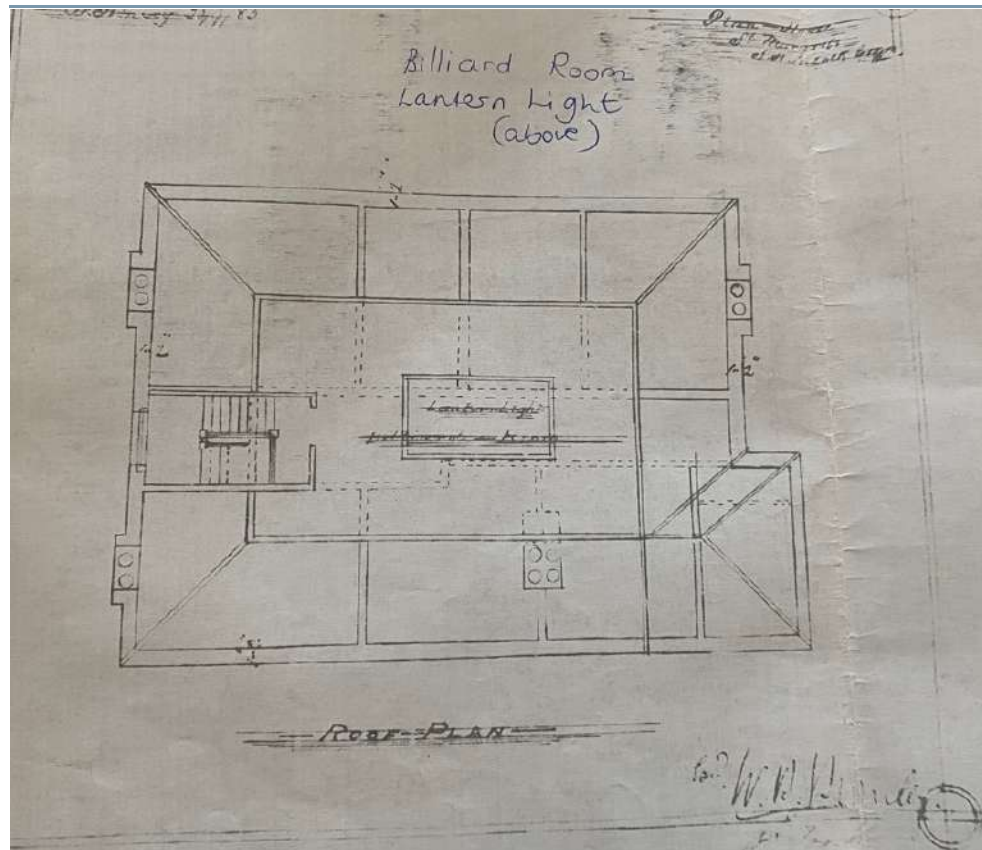
## Original 1883 Plans: First Floor Plan



Source: LB RuT

- 4.23. At First Floor level, the general form remains with a central corridor and rooms radiating to either side. The bedrooms to the eastern side of this space have been altered to create one larger bedroom with ensuite bathroom. Doorways have been reworked and an arched opening in place of a historic wall has been incorporated.

## Original 1883 Plans: Roof Floor Plan



Source: LB RuT

- 4.24. The roof space was once utilised as a billiard room, intended to have a roof lantern above. This space has been modernised with a series of rooms created through partitions being added in the 1990s (approved under 96.1507.LBC). Rear dormer windows in the roof space were removed at this time and replaced with rooflights.

- 4.25. The garage was incorporated in 1953 and is of modern construction.

## Current Architectural Style and Significance

- 4.26. The property takes on a generally familiar appearance to the front and rear main elevations, and the attractive conservatory, to the western end of the property, is understood to have been added at the time of construction, or very soon afterwards.

- 4.27. Of particular importance to this application is the eastern end of the property and it is evident that:

- The side porch has been remodelled, with the historic 'L' form reduced to a simple rectangular form.
- The existing garage was constructed in 1953 and is of no architectural or historic merit. At best, it forms a neutral contribution to the building. It is considered that a negative impact could also be concluded.
- The existing garage engulfed a glazed structure that is understood to have either been a second conservatory or a greenhouse structure.
- The workmanship to the side extension is poor and the banding appears to be a poor copy of what can be found on the main house.

- 4.28. In light of the above, it is considered that the existing garage and side porch, together, are negative contributors to the historic and architectural significance of the listed building and there is a clear opportunity to enhance the character through the replacement with an improved addition.

## Significance

- 4.29. It is evident that the principal significance of the listed building is derived from being an unusual example of a large house of the C19 built in concrete. The architectural decoration in itself is fairly minor in significance however the historic association with concrete enhances this significance.

## Architectural Interest

- 4.30. The simple rendered elevations have minor significance architecturally however there are redeeming decorative features in the form of window details, banding and the conservatory to the western elevation. Examples of stained glass can be found internally and to the conservatory and there is some merit to elements of the internal details such as architraves and doors. The first floor and roof space have been remodelled and have more limited significance.

- 4.31. The side porch and garage have no architectural or historic merit and are a detraction from the positive contribution made elsewhere.

## Historic Interest

- 4.32. The property was one of the first to be completed following the laying out of St Peter's Road and is unusual for its concrete construction. The building is listed principally for this association, and it is noted that there are very few other listed buildings in the area, which date to a similar period.

## Archaeological Interest

- 4.33. The site has potential for archaeological interest, and this is covered within a separate report.

## Artistic Interest

- 4.34. The property has limited artistic interest.

## 5. Historic Development and Significance of St Margaret's Conservation Area

- 5.1. St Margaret's Estate Conservation Area was first designated on 02 November 1971 before being extended in 1988, 2005 and 2011.

### Conservation Area Map



Source: LB RuT

- 5.2. The St Margaret's Estate was developed through the mid 19<sup>th</sup> to early 20<sup>th</sup> century on what was previously land forming part of Twickenham Park and is considered by many to be England's first garden suburb. St Margaret's Road was laid out in 1865 and later became St Peter's Road. St Peter's Road is now one of four roads that encircle approximately 16 acres of private parkland.
- 5.3. The 'Trust Grounds' were laid out by the Conservative Land Association as a residential estate for Gentlemen and the professional middle classes from 1854. The development of the area was part speculative and part political gerrymandering with the Conservatives hoping that building large houses on large plots would ensure Conservative votes.

- 5.4. A total of 270 properties were built around 3 pleasure grounds; lake grounds, river grounds, and avenue grounds. The opening of St Margaret's Railway Station in 1876 triggered a period of accelerated growth in the area however it was not until the 1920s when the building works were completed.
- 5.5. A variety of styles are represented with many detached two storey houses with intricate brick and stucco details. Its distinctive character derives from the way in which the area was developed as a single estate in the park of St Margaret's House (now demolished). The dominant built form is that of detached villas with a mix of Gothic and Italianate styles.
- 5.6. Occasional discreet dormer windows indicate the use of the attic storey and are a feature of the conservation area.
- 5.7. Large and frequently decorated chimney stacks complete the roofscape. Mixtures of gault, yellow and red brick within buildings and throughout the area provide a variety of facing materials. Stucco work features occur as embellishments of style rather than as complete surface treatment. Eaves brackets, band courses and architraves to openings are evident. Some attractive porches and verandas in timber and iron add further to the delight of the group.
- 5.8. No.16 St Peter's Road is acknowledged within the Conservation Area appraisal along with the spectacular Arts and Crafts building at Nos. 28-30 Heathcote Road.
- 5.9. The pleasure gardens of St. Peter's Road and the Institute grounds combine to provide an apparent rural backdrop to the Thames from Railshead Road to Twickenham Bridge.

### Significance

#### Architectural Interest

- 5.10. The conservation area has high architectural interest with well-built Victorian and Edwardian villas in Gothic or Italianate styles with decorative features including roof lanterns, banding and architraves.

#### Historic Interest

- 5.11. The history of the area's development from 1854, when it was purchased by the Conservative Land Association, through to all building works being completed in the 1920s is significant and the character of the area has been developed in line with the aims of the Association.

#### Archaeological Interest

- 5.12. The site has potential for archaeological interest, and this is covered within a separate report.

#### Artistic Interest

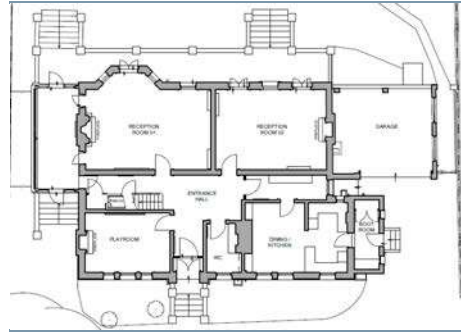
- 5.13. The property has limited artistic interest.

6. Proposals

6.1. The proposals include:

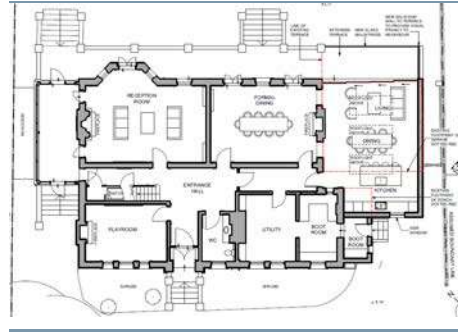
- GF - Internal openings either side of reception room fireplace to allow for connection through to extension. New door proposed from corridor.
- GF - Existing external windows to be incorporated into extension for legibility of historic form.
- GF - Insertion of partition to kitchen.

Existing GF Plan



Source: Dyer Grimes Architecture

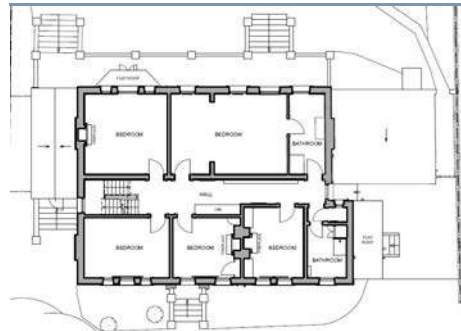
Proposed GF Plan



Source: Dyer Grimes Architecture

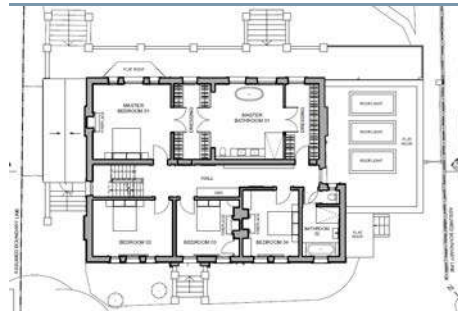
- FF – Insertion of joinery to arched opening. Blocking up of one original doorway and opening in one wall to allow access through to dressing area.
- FF- Creation of Master Bathroom.

Existing FF Plan



Source: Dyer Grimes Architecture

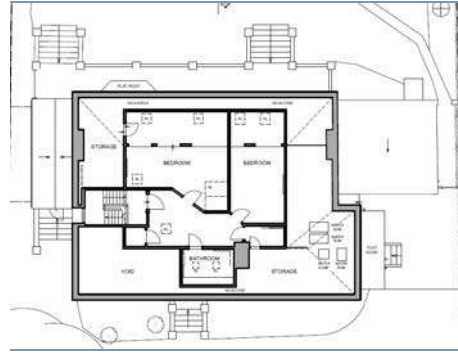
Proposed FF Plan



Source: Dyer Grimes Architecture

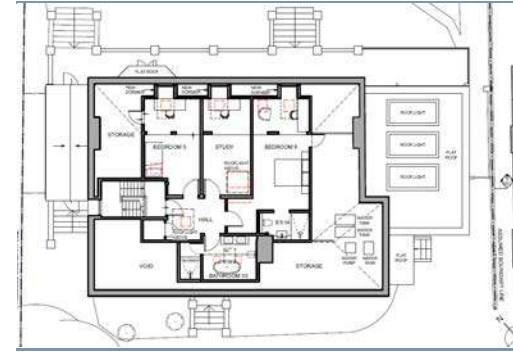
- Reconfiguration of roof space, including the removal of non-original partitions.
- Insertion of three dormer windows to rear.
- Insertion of one rooflight to front.
- Histoglass glazing.

Existing Second Floor Plan



Source: Dyer Grimes Architecture

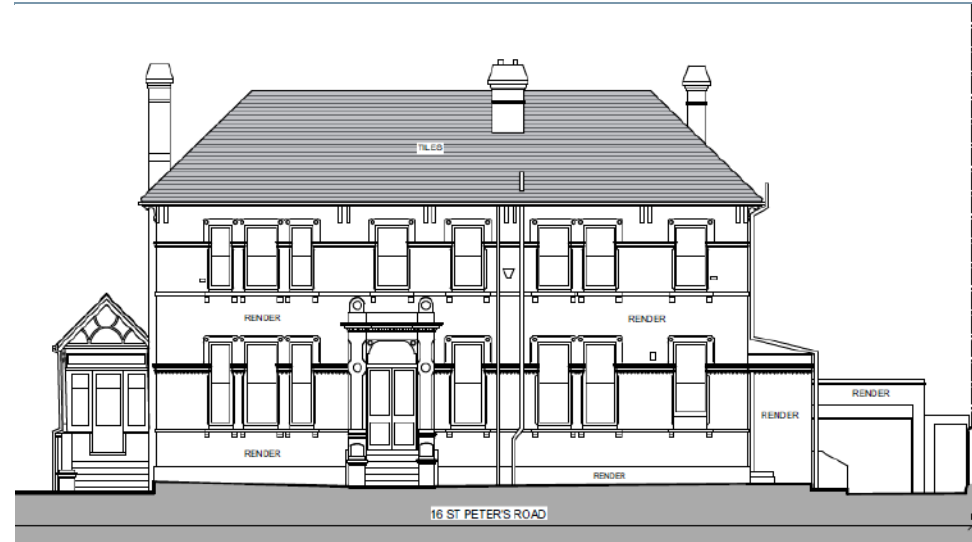
Proposed Second Floor Plan



Source: Dyer Grimes Architecture

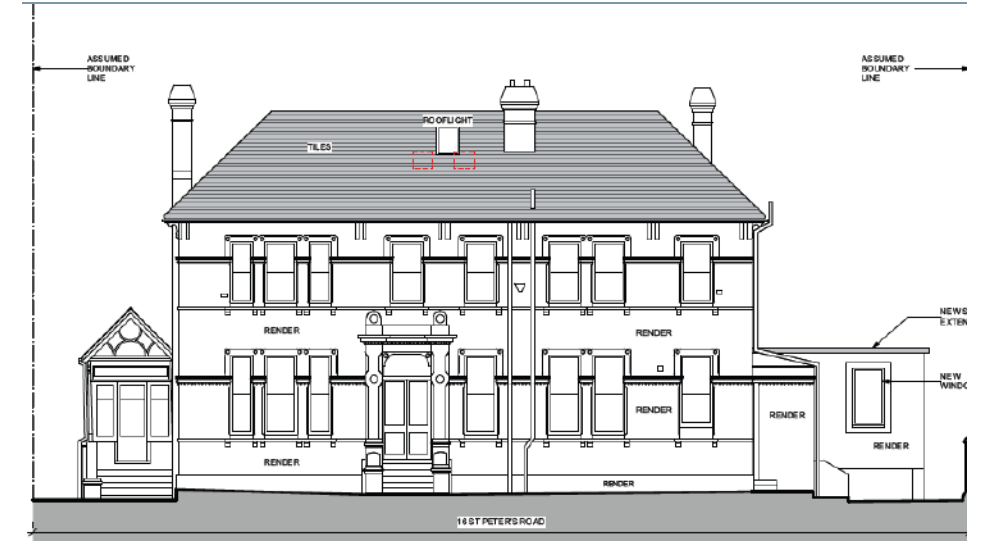
- Demolition of the existing garage and replacement a new single storey side extension with contemporary window to front and with new windows and doors rear. Rendered finish. Existing Terrace to extend to width of new extension.

Existing Front Elevation



Source: Dyer Grimes Architecture

Proposed Front Elevation



Source: Dyer Grimes Architecture

Existing Rear Elevations



Source: Dyer Grimes Architecture

Proposed Rear Elevations



Source: Dyer Grimes Architecture

Proposed Section A-A



Source: Dyer Grimes Architecture

Proposed Section C-C



Source: Dyer Grimes Architecture

Perspective Views of Proposal



Perspective View of Front Elevation



Perspective View of Rear Elevation

Source: Dyer Grimes Architecture

7. Impact of the Proposals on the Identified Heritage Assets

7.1. The proposals have sought to address the pre-application feedback, as per the below table.

Proposal	Feedback	Design Response
GF – opening in the rear right hand drawing room	Given evidence of previous opening, there is an opportunity for a small opening. Requested that this is simple to retain character of room.	Drawings confirm opening to match existing in entrance hall.
GF – modest openings in the side wall of the rear drawing room	No objections – advised to keep size of openings to minimum.  Detailed structural survey and drawings required to show new openings.	Further drawings to demonstrate openings have been produced. These confirm that there will be no clash with the existing picture rail or cornice.
FF – pocket doors	<b>Not supported.</b>	Removed from proposals.
FF – opening between the left-hand bedroom and what is proposed to form a dressing room	Opening should be kept as minimal in size as possible.  Current door leading to the main central bedroom should be permanently shut and not removed or blocked up.	Further drawings to demonstrate openings have been produced. These confirm that there will be no clash with the existing cornice.
Alterations to corbelled downstand and nibs in central room	<b>These should be retained.</b> Alternative with fitted cupboards preferred.  Further details requested for main application. Any fitted furniture such as cupboards should be fitted around the original skirting boards and should sit well below the corning.	Corbelled downstand to be retained.  Furniture to be fitted around the original skirting boards and below corning.
Formation of the central bedroom into a bathroom	<b>The proposals do not include room sections, so we are not able to comment on the impact of the insertion of the WC, basins and shower along the south wall and its impact on the original decorative treatment, such as the skirting boards.</b>  Key concern – associated plumbing works, notably the soil pipe.	The proposals seek to reuse the existing service routes. Details have been provided within the application.
SF reconfiguration	<b>No objections.</b>  New bathrooms should utilise existing plumbing and soil pipes, notably the new ensuite in bedroom 6.	New bathroom to utilise existing plumbing routes.

	Simple design to decorative treatment required given status of this level.	
Side Porch and Garage	<b>Loss of side porch not supported.</b>  Revised proposals seeking to retain the porch is supported.  Removal of garage supported in principle.	The side porch is to be retained up to where it previously formed an 'L' shape historically. The proposed extension follows the historic footprint of the 'L' shape.  The porch is to be retained to the front, with the steps retained and the historic use of the porch retained as legible.  The rear part of the 'L' shape has evidently been altered and the fabric itself is of minimal significance. The proposed redesign offers a balance between retention of historic significance and, reinstatement of a lost building line, and creation of a modern extension.
Ground Floor Extension and Associated Terrace	<b>Reductions are needed to ensure that the extension is not too visually dominant on the side of the listed building.</b>  The Council might accept the extension abutting the rear of the building if it was reduced in height, so that it was no taller than the porch.  Step down into new extension would increase sense of separation and subservience of the extension.  Lower terrace to rear required. Suggested steps down into garden rather than a terrace.  If height cannot be dropped, extension should be pushed away from porch for visual separation.  Concerns with maintenance and longevity of green wall option.	The extension takes the top line of the porch, with a minor height difference. The set back ensures subservience and visual separation of the extension (not appreciable in simple elevation form).  The height is largely dictated by the flood risk considerations at the site and the need to minimise steps between spaces due to young children and the need for a safe family space.

	<b>Long clerestory style window out of place.</b>  More traditional sash window is more in keeping with the listed building – more in keeping but mix of designs confusing.  Suggested that a contemporary style treatment could be best option – simple, modern opening could be explored.	A simple contemporary rectangular window has been proposed, as requested.
Dormers	Rear dormers could be supported as they result in a reduction in openings to the rear roof slope and each dormer will be sited a fair distance apart, avoiding a visual cluttering effect.  Dormers should be smaller than windows at first floor level and set well below the ridge line and above the eaves.	Dormer size reduced.
Double Glazing	<b>Double glazing not supported in principle.</b>  Other options should be explored – secondary glazing encouraged.  If it can be demonstrated that alternatives are not possible, slimline glazing fitted into the existing frames might be considered	Histoglass proposed as a heritage sensitive alternative. This offers additional thermal insulation without the appearance of double glazing.

Extension and Terrace

- 7.2. The majority of the proposals are focused on the eastern elevation of the property and affect the existing 1950s garage and much altered side porch. The previous section has identified the existing garage as having a generally negative contribution to the building. The porch has some historic significance as a secondary entrance but it is minimal architectural interest. At best, the side form has a neutral impact at present and either way there is clearly an opportunity to create something more attractive and interesting to enhance the area.
- 7.3. The proposed extension has been designed predominantly in render, with a re-designed modern rectangular window at the front and more open glazed appearance to the rear, much like the historic glazed structure that once sat in this location. The design will allow for an improved family space opening out into the garden to the rear. The frontage has been designed to be simple in form and function so as not to compete with the main house.
- 7.4. Notably, the application proposals seek to retain the front portion of the porch with the proposed extension set back, taking the line of the historic 'L' shape of the porch, as shown in the 19<sup>th</sup> century mapping of the property. The extension therefore has historic reference to lost form, and allows for subservience and visual separation from being set back from the porch and side steps.



7.5. Skylights will provide the majority of natural light to the space and will be relatively hidden on the flat roof proposed. The newly proposed terrace will connect into the existing through the removal of a small area of balustrading. The terrace extension would be a clearly modern addition so as not to confuse the property. Flood risk matters largely dictate the height of the terrace and the loss of a small area of balustrading is considered to be acceptable in the interests of creating a safe and family friendly home. The old and new balcony area will be clearly distinct.

7.6. The extension has been designed to connect with the formal dining area on the ground floor and two openings, one either side of the chimney breast are proposed. This is the historic building line and so some historic fabric will be lost however there is some evidence to suggest that this wall was once partially open, allowing for a connection through to a second conservatory. The proposed openings will demonstrably be simple in design and will not affect architectural significance.

7.7. The avoidance of harm to the existing chimney breast is the correct approach and through careful design to the openings, the impact can be limited to allow for a clear understanding of the history of the property whilst also allowing for an enhancement of the family home and appearance of the eastern end of the site.

7.8. The proposals retain as much of the existing fabric as possible and the shark toothed banding that sits, hidden, above the garage, is proposed to be incorporated into the design of the space, becoming an internal feature of the extension.

7.9. The proposals have attempted to carefully balance allowing for a reasonable ceiling height to the extended space whilst using the existing character of the building to become internal features.

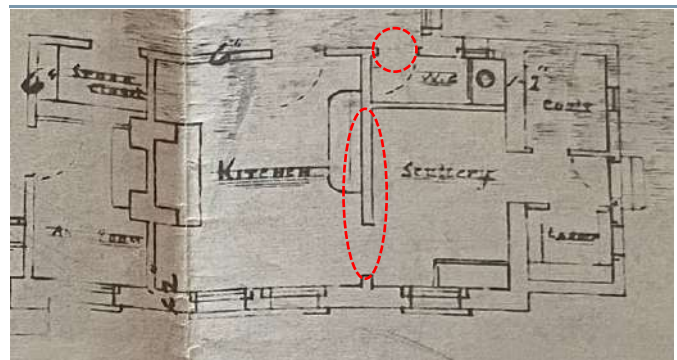
7.10. Overall, the extension is considered to be a subordinate addition to the property, designed with simple elevations, in familiar materials, that do not compete with the main building. There is history of a glazed structure in this location and the proposals would provide a nod to that. The proposals have been reworked to allow for the porch to be retained and the historic 'L' shape form to be reinstated.

7.11. In comparison to the poorly constructed existing side addition and garage, the proposals will offer an enhancement to the listed property and Conservation Area in general.

**Internal Works – Ground Floor**

7.12. The existing side porch is proposed to be largely retained and a new partition is proposed to follow the line of the historic partition. A new door is proposed in the location of a historic W.C door opening.

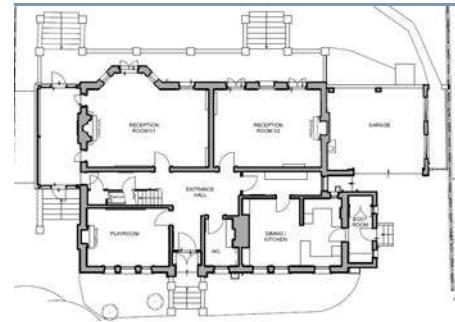
**Snippet of the 1883 GF Plans**



Source: Dyer Grimes Architecture

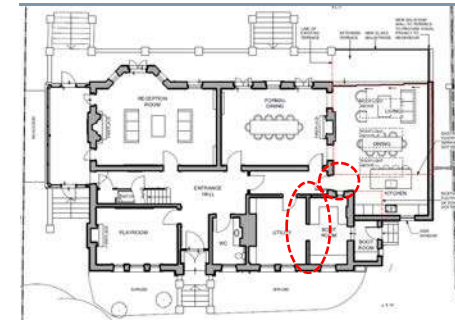
7.13. The area has been reworked and has a low level of significance. As such, it is considered that the proposals would be acceptable.

**Existing GF Plan**



Source: Dyer Grimes Architecture

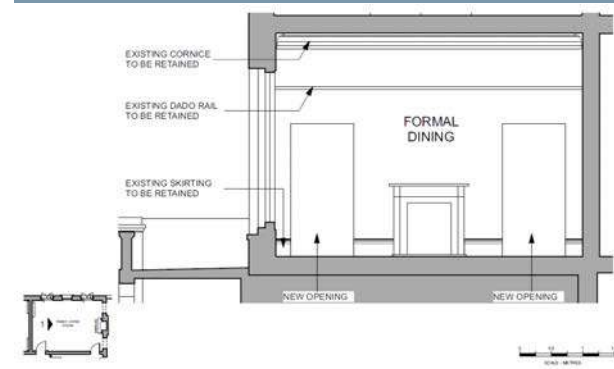
**Proposed GF Plan**



Source: Dyer Grimes Architecture

7.14. The openings to either side of the chimney breast will have some impact however, as discussed at paragraph 7.5, this would be limited through design and the retention of historic features could enhance their appreciation as they become visible features rather than hidden areas behind the 1950s garage. Officer feedback has been supportive of the proposals in this area.

**Internal Elevation of Dining Area Openings**



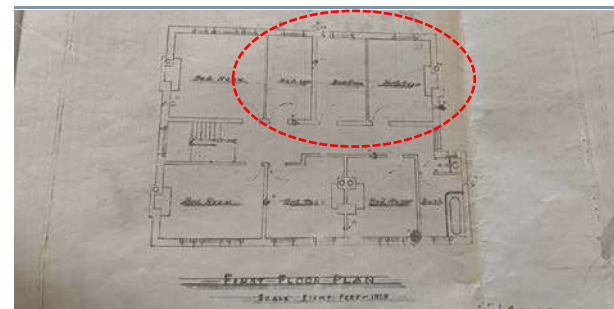
Source: Dyer Grimes Architecture

7.15. The proposed door to the reception/dining room is not shown on the original plans however it is evident that this is plasterboard and that the area has previously been opened up. As such, the works are unlikely to affect historic fabric and will improve the flow around the house. The new door will be designed to match the existing openings.

**Internal Works – First Floor**

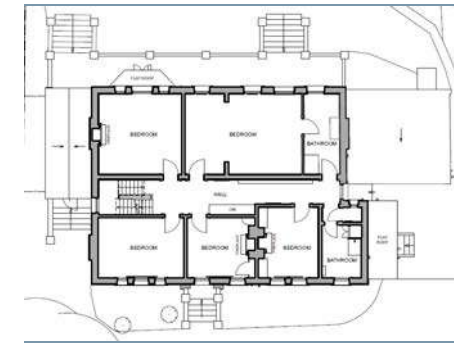
7.16. The works to the first floor are fairly minimal and largely affect previously disrupted fabric.

**Snippet of the 1883 First Floor Plans**



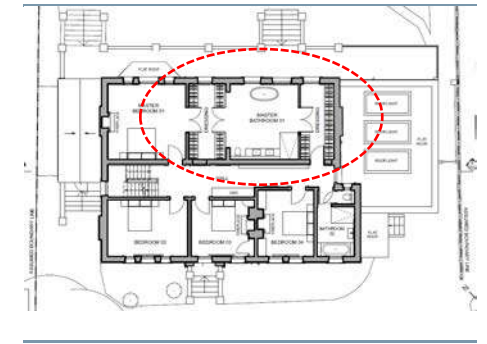
Source: Dyer Grimes Architecture

**Existing FF Plan**



Source: Dyer Grimes Architecture

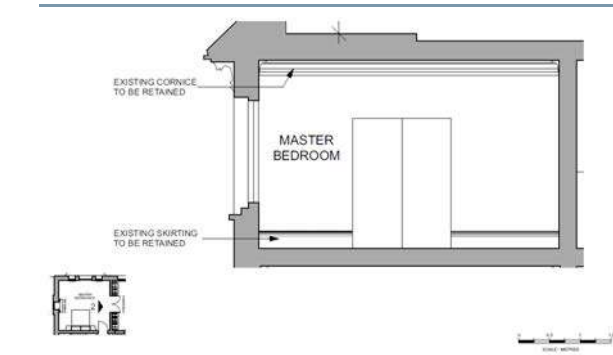
**Proposed FF Plan**



Source: Dyer Grimes Architecture

7.17. The bedrooms on the northern side of the dwelling have been reconfigured from their original layout with four historic bedrooms, of modest size, converted to two larger bedrooms with en suite. The significance in this area is relatively minor and the proposals to create one bedroom with master bathroom and dressing rooms is not considered to have a significant impact. The proposals have been tweaked from the pre-app submission and now retain the existing corbelled opening, with freestanding joinery to create a dressing room. Officers were supportive of the proposed opening between master bedroom and dressing room with the opening to be simple and not to impact on architectural significance.

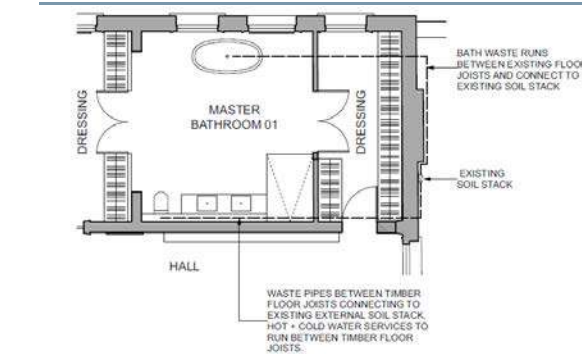
**Internal Elevation of Master Bedroom**



Source: Dyer Grimes Architecture

7.18. Officer raised concerns regarding plumbing requirements for the master bathroom at pre-application stage. It has since been confirmed that bath waste runs will utilise the space between the existing floor joists and will connect into the existing soil stack. As such, no harm to historic floor joists is required to allow these works to be realised.

**Plumbing Proposals for Master Bathroom**



Source: Dyer Grimes Architecture

**Internal Works – Roof**

- 7.19. The internal roof space is secondary and has been highly altered with modern partitions. The works in this area would have no bearing on significance. This was collaborated by officer feedback at pre-application.

**Dormers and Histoglass Glazing**

- 7.20. It is understood that the property has historically had dormer windows to the rear. The proposals would not be alien to the property and would be focused solely to the rear. Dormers are a common feature within the conservation area, as noted by the Conservation Area Character Appraisal and the proposals, which will improve the usability of the roof space, are not out keeping with the area generally. It is noted that a roof lantern was originally proposed for the roof and whilst it is unclear whether this was ever built, additions to the roof were always part of the building's conception.
- 7.21. Officers provided feedback to support 3 dormers to replace the negatively contributing existing rooflights. The dormers have been reduced in size, as per the feedback received.
- 7.22. The proposals also allow for Histoglass glazing to improve the building's sustainability credentials. The simple timber sash windows are unremarkable and the existing window frames are in poor condition with some having been patch repaired with steel reinforcement. In addition, there are existing cracked glass panes, and the windows are in need of replacement.
- 7.23. It is considered that improving the existing house's efficiency would be a public benefit to be encouraged.
- 7.24. The proposed Histoglass solution, utilised on highly significant buildings including Grade I Queen's House, National Maritime Museum, will allow for slim 10mm double glazing with no need for astragal bars. As such, the appearance of the windows will remain unchanged, with no detrimental impact on the appearance of the building, and the proposals should be viewed favourably compared to alternative double glazing solutions.

## 8. Conclusion

- 8.1. As discussed within the statement, it is evident that No.16 St Peter's Road is Grade II listed primarily for being an unusual example of a large house of the 19<sup>th</sup> Century built in concrete. The significance section discusses the additions to the eastern end of the building and concludes that the poorly constructed porch and 1950s garage are negative contributors (neutral, at best). An opportunity for enhancement has been established.
- 8.2. The proposals are considered to be subordinate to the main building, providing an improved family space and seeking to work with the historic features of the building, emphasising features that are currently hidden by the modern garage. A fairly low key addition is proposed that utilises appropriate materials and provides a nod to the historic glazed structure that once existed.
- 8.3. Overall, it is considered that the proposals have been carefully designed to improve elements of the building that currently make a negative (or, at best, neutral) contribution to the building's significance and overall contribution to the character and appearance of the conservation area.
- 8.4. The applicant has demonstrably responded positively to pre-application feedback.
- 8.5. As such, on balance the proposals are considered to be consistent with Paragraph 194 (c) of the NPPF and Policy LP3 of the Local Plan, with the proposed development making a positive contribution to local character and distinctiveness and unlikely to engage Paragraph 201 or 202 of the NPPF (harm). The proposals are considered to preserve, and enhance, the character and appearance of the conservation area, in line with Section 72 of the 1990 Planning Act.



## **Appendix 04**

Summary of Statutory Duties,  
Planning Policy and  
Best Practice Guidance

## Appendix 4 Summary of Statutory Duties, Planning Policy and Best Practice Guidance

### Statutory Duties

#### A. The Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the general duty with regard to the determination of listed building consent applications:

*“In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

Section 66 imposes a “General duty as respects listed buildings in the exercise of planning functions.” Subsection (1) provides:

*“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

With regard to applications for planning permission within conservation areas, the Planning (Listed Buildings & Conservation Areas) Act 1990 outlines in Section 72 that:

*“s.72(1) In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

It has been confirmed<sup>1</sup> that Parliament’s intention in enacting section 66(1) was that decision-makers should give “considerable importance and weight” to the desirability of preserving the setting of listed buildings, where “preserve” means to “to do no harm” (after South Lakeland). It has been confirmed that this weight can also be applied to the statutory tests in respect of conservation areas<sup>2</sup>. These duties, and the appropriate weight to be afforded to them, must be at the forefront of the decision makers mind when considering any harm that may accrue and the balancing of such harm against public benefits as required by national planning policy. The Secretary of State has confirmed<sup>3</sup> that ‘considerable importance and weight’ is not synonymous with ‘overriding importance and weight’.

Importantly, the meaning of preservation in this context, as informed by case law, is taken to be the avoidance of harm.

#### B. National Policy

##### Revised National Planning Policy Framework (December 2023)

The Government published the revised National Planning Policy Framework in December 2023.

Paragraph 195 confirms the broad scope of heritage assets and the underlying rationale that they should be considered in a manner appropriate to their significance:

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<sup>1</sup> Barnwell Manor Wind Energy Limited and (1) East Northamptonshire District Council (2) English Heritage (3) National Trust (4) The Secretary of State for Communities and Local Governments, Case No: C1/2013/0843, 18th February 2014

<sup>2</sup> The Forge Field Society v Sevenoaks District Council [2014] EWHC 1895 (Admin); North Norfolk District Council v Secretary of State for Communities and Local Government [2014] EWHC 279 (Admin)

<sup>3</sup> APP/H1705/A/13/2205929

*“Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.”*

Paragraph 200 sets out the requirements for an applicant when their proposals affect the significance of a heritage asset:

*“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”*

Paragraph 201 sets out the principles guiding the determination of applications affecting designated and non-designated heritage assets, and states that:

*“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”*

Paragraph 203 identifies matters that local planning authorities should take account of in the determination of applications:

- “a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.”*

Paragraph 205 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, irrespective of the degree of potential harm to its significance. 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 206 confirms that any harm or loss to a designated heritage asset requires clear and convincing justification. It also provides clarity on the basis for considering substantial harm to designated heritage assets:

*“Any harm or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

- a) *grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) *assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*

Paragraph 207 relates to substantial harm to designated heritage assets and states:

*“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a) *the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) *the harm or loss is outweighed by the benefit of bringing the site back into use.”*

Paragraph 208 is engaged when proposals would cause less than substantial harm to the significance of a designated heritage asset:

*“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, including, where appropriate, securing its optimum viable use.”*

Paragraph 210 confirms that local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Paragraph 211 relates to the process of proportionate recording and improving understanding of the significance of any heritage assets that may be lost:

*“Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.”*

## **C. The London Plan 2021**

For the purposes of this report, the Development Plan for the London Borough of Richmond upon Thames comprises the London Plan 2021.

The London Plan was adopted by the Greater London Authority in March 2021 and sets out the Spatial Development Strategy for all Boroughs within Greater London.

Policy HC1 - Heritage conservation and growth, states that:

- A Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear

understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.

- B Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:
- 1) setting out a clear vision that recognises and embeds the role of heritage in place-making
  - 2) utilising the heritage significance of a site or area in the planning and design process
  - 3) integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place
  - 4) delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.
- C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.
- D Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.
- E Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.

#### **D. New Local Plan, due for adoption Winter 2024/25**

A new Local Plan is currently under development for the Borough of Richmond upon Thames. This will replace the current Local Plan and the Twickenham Area Action Plan. The new Local Plan is timetabled for adoption in Winter 2024/25.

#### **Policy 28. Local character and design quality (Strategic Policy)**

A. The Council will require all development to be of high architectural and urban design quality. The character and heritage of the borough has been identified in the borough-wide characterisation work undertaken as part of the Urban Design Study 2021. The 'places' as identified in the Study' will need to be maintained and their character 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.

B. To ensure development respects, contributes to and enhances the local environment and character, proposals must reflect and demonstrate the following principles:

1. Ensure the proposal is compatible with the local character, including the relationship to existing townscape, development patterns, views, local urban grain and frontages as well as scale, height, massing, density, landscaping, proportions, form, materials and detailing;
2. Ensure the development provides a high-quality sustainable design, construction and layout, including adaptability to climate change whilst responding positively to the local character as identified in the Urban Design Study and Conservation Area Appraisals/Statements;
3. Use a design-led approach to optimise the potential of a development site through layout, siting and access arrangements, to ensure the development integrates positively with its surroundings;
4. Ensure the development takes account of the existing urban grain and development patterns, including relationship of heights to widths;
5. Sympathetically upgrading and reusing existing buildings, rather than demolishing and building new, allows a better response to the local character whilst also making substantial energy savings due to the embodied carbon in existing buildings that would otherwise be lost through demolition (see also Policy 4 Minimising greenhouse gas emissions and promoting energy efficiency);
6. Ensure the development responds to and where possible improves existing patterns of movement, permeability and street widths that encourage and promote active travel and well-being;
7. Maximise opportunities for urban greening, and integrate existing and incorporate new natural features into a multifunctional network that supports quality of place and biodiversity, which address climate change and resilience;
8. Ensure public realm is well-designed, safe, accessible, inclusive, attractive, well-connected, related to the local and historic context, and easy to understand, service and maintain (as set out in London Plan policy D8);
9. Ensure the design, layout and materials respect and respond to the historic environment and any relevant heritage assets;
10. Ensure developments achieve the highest standards of accessible and inclusive design, in accordance with London Plan Policy D5, with the aim of providing connectivity and permeability throughout (as such gated developments will not be permitted);
11. Minimise opportunities for crime and antisocial behaviour, based on an understanding of the locality and site-specific circumstances, utilising principles of natural surveillance and orientation of buildings as well as uses; 219 Protecting what is special and improving our areas (heritage and culture) 20 Richmond Local Plan - Regulation 18
12. Consider the holistic impact on the local suitable microclimate, including as a result of lighting features; and

13. Ensure the development's proposed uses are suitable and compatible for the proposed location, providing a mix of uses including local services and facilities to support daily life and enable communities to 'live locally' in accordance with Policy 1, taking account of any potential adverse impacts of the co-location of uses through the layout, design and management of the site.

C. All proposals, including extensions, alterations and shopfronts, will be assessed against the policies contained within an adopted neighbourhood plan where applicable, and the advice set out in the Urban Design Study 2021 and the relevant Village Planning Guidance and other SPDs relating to character and design.

### **Shopfronts**

D. The Council will resist the removal of shopfronts of architectural or historic interest. Shopfronts, including signage and illumination, should complement the proportions, character, materials and detailing, surrounding streetscene and the building of which it forms part. Blinds, canopies or shutters, where acceptable in principle, must be appropriate to the character of the shopfront and the context within which it is located. External security grilles and large illuminated fascias will only be allowed in exceptional circumstances. In sensitive areas, such as Conservation Areas and relevant Character Areas as identified in the Urban Design Study 2021 and the Village Planning Guidance SPDs, rigid and gloss finish blinds will generally be unacceptable.

### **Advertisements and hoardings**

E. 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)

### **Policy 29 (Designated heritage assets)**

A. 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 the following means:

1. Give great weight to the conservation of the heritage asset when considering the impact of a proposed development on the significance of the asset.
2. Resist the demolition in whole, or in part, of listed building. Consent for demolition of Grade II listed buildings will only be granted in exceptional circumstances and for Grade II\* and Grade I listed buildings in wholly exceptional circumstances following a thorough assessment of the justification for the proposal and the significance of the asset. Careful and sensitive maintenance, management and reuse of heritage assets also saves embodied carbon and avoids the carbon dioxide of constructing new buildings.
3. Resist the change of use of listed buildings where their significance would be harmed, particularly where the current use contributes to the character of the surrounding area and to its sense of place.
4. Require the retention and preservation of the original structure, layout, architectural features, materials as well as later features of interest within listed buildings, and resist the removal or modification of features that are both internally and externally of architectural importance or that contribute to the significance of the asset.

5. Demolitions (in whole or in part), alterations, extensions and any other modifications to listed buildings should be based on an accurate understanding of the significance of the heritage asset.

6. Require, where appropriate, the reinstatement of internal and external features of special architectural or historic significance within listed buildings, and the removal of internal and external features that harm the significance of the asset, commensurate with the extent of proposed development.

7. Require the use of appropriate materials and techniques and strongly encourage any works or repairs to a designated heritage asset to be carried out in a correct, scholarly manner by appropriate specialists.

8. Protect and enhance the borough's registered Historic Parks and Gardens by ensuring that proposals do not have an adverse effect on their significance, including their setting and/or views to and from the registered landscape.

9. Protect Scheduled Monuments by ensuring proposals do not have an adverse impact on their significance. 224 20 Protecting what is special and improving our areas (heritage and culture) Richmond Local Plan - Regulation 18

B. Protect Scheduled Monuments by ensuring proposals do not have an adverse impact on their significance.

1. in the case of substantial harm or loss to the significance of the heritage asset, it is necessary to achieve substantial public benefits that outweigh that harm or loss;

2. in the case of less than substantial harm to the significance of the heritage asset, that the public benefits, including securing the optimum viable use, outweigh that harm; or

3. the building or part of the building or structure makes no positive contribution to the character or distinctiveness of the area.

C. All proposals in Conservation Areas are required to preserve and, where possible, enhance the character or the appearance of the Conservation Area.

D. Where there is evidence of intentional damage or deliberate neglect to a designated heritage asset, its current condition will not be taken into account in the decision-making process.

E. Outline planning applications will not be accepted in Conservation Areas. The Council's Conservation Area Statements, and where available Conservation Area Studies, and/or Management Plans, will be used as a basis for assessing development proposals within, or where it would affect the setting of, Conservation Areas, together with other policy guidance, such as Village Planning Guidance SPDs.

F. Sympathetic measures to make energy and carbon savings in historic and listed buildings are encouraged, by adopting a 'whole house approach' and understanding all the factors that affect energy use. Any potential damages to the structure or heritage value, or impacting the setting of, historic buildings have to be avoided.

**E. Department of Culture, Media and Sport Circular: Principles of Selection for Listing Buildings, 2018**

The Principles of Selection for Listing Buildings (item 16) sets out the Statutory Criteria for assessing the special interest of a building:

The Secretary of State uses the following criteria when assessing whether a building is of special architectural or historic interest and therefore should be added to the statutory list:

**Architectural Interest:**

To be of special architectural interest a building must be of importance in its design, decoration or craftsmanship. Special interest may also apply to particularly significant examples of building types or techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms. Engineering and technological interest can be an important consideration for some buildings. For more recent buildings in particular, the functioning of the building (to the extent that this reflects on its original design and planned use, where known) will also be a consideration. Artistic distinction can also be a factor relevant to the architectural interest of buildings and objects and structures fixed to them.

**Historic Interest:**

To be able to justify special historic interest a building must illustrate important aspects of the nation's history and / or have closely substantiated historical associations with nationally important individuals, groups or events; and the building itself in its current form will afford a strong connection with the valued aspect of history.

## **F. Historic England**

A number of Selection Guides for different building types have been published by Historic England. These Selection Guides provide further information regarding each building type, and demonstrate what features are considered significant and likely to make a building of special architectural or historic interest when assessing each building type.

### **Historic England, Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment, 2015**

This document provides advice on the implementation of historic environment policy in the Framework and the related guidance given in the NPPG. For the purposes of this report, the advice includes: assessing the significance of heritage assets; using appropriate expertise; historic environment records; and design and distinctiveness.

It provides a suggested staged approach to decision-making where there may be a potential impact on the historic environment:

- (i) Understand the significance of the affected assets;
- (ii) Understand the impact of the proposal on that significance;
- (iii) Avoid, minimise and mitigate impact in a way that meets the objectives of the Framework;
- (iv) Look for opportunities to better reveal or enhance significance;
- (v) Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;
- (vi) Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

### **Historic England, Conservation Principles: Policies and Guidance, 2008**

This guidance document sets out Historic England's approach to making decisions and offering guidance about all aspects of England's historic environment. The contribution of elements of a heritage asset or within its setting to its significance may be assessed in terms of its "heritage values":

*"Evidential Value: the potential of a place to yield evidence about past human activity.*

*Historical Value: the ways in which past people, events and aspects of life can be connected through a place to the present.*

*Aesthetic Value: the ways in which people draw sensory and intellectual stimulation from a place.*

*Communal Value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.' (Paras. 30-60)"*

### **Historic England Advice Note 2: Making Changes to Heritage Assets, 2016**

This advice note illustrates the application of the policies set out in the Framework in determining applications for planning permission and listed building consent, as well as other non-planning heritage consents, including scheduled monument consent. It provides general advice according to different categories of intervention in heritage assets, including repair, restoration, addition and alteration, as well as on works for research alone, based on the following types of heritage asset: buildings and other structures; standing remains including earthworks; buried remains and marine sites; and larger heritage assets, including conservation areas, landscapes, including parks and gardens, and World Heritage Sites. The contents of this advice note were first published as part of the Planning Policy Statement 5 Practice.

### **Historic England: Understanding Place: Conservation Area Designation, Appraisal and Management (2019)**

This document sets out a series of conservation principles and guidance regarding the management of Conservation Areas. It outlines the fundamentals of designation, and, importantly, puts in place processes for character appraisals which may be used to manage development in the area moving forward. It sets an over-arching objective for character appraisals as documents which understand and articulate why the area is special and what elements within the area contribute to this special quality and which don't. Having done this, it outlines an approach to assessments of special interest which uses desk and field-based inquiry.



## **Appendix 05**

List of drawings submitted with this application

## **Drawing List**

### **BHA drawings**

- Sk85A Proposed Door nGD02 Plan Section & Elevation
- Sk86A Proposed Door nDG02 Internal Elevation and Detail
- Sk123C Proposed Master Ensuite Setting Out Plan
- Sk135A Master Bedroom Fireplace FFP3 Elevations
- Sk136 Master Bedroom Fireplace FFP3 Details
- Sk137A Dining Room Fireplace GFP13 Elevations
- Sk138 Dining Room Fireplace GFP13 Details
- Sk139A Playroom Fireplace GFP1 Elevation
- Sk140 Playroom Fireplace GFP1 Details
- Sk160 (and photos of tiles) Conservatory Floor Tiling Proposed Repairs
- Sk902A Proposed South West (Front) Elevation
- Sk903A Proposed South East & North West (Side) Elevations
- Sk904A Proposed North East (Rear) GA Elevation
- Sk905 Proposed External Bike Store
- Sk906B Proposed External Bin Store
- Sk907 Proposed Bicycle Store Section A-A
- Sk909 Proposed Second Floor Plan
- Sk910A Proposed Roof Structure Plan
- Sk911A Proposed Sections
- Sk912A Proposed Roof Plan
- Sk913 Proposed Second Floor Services Platform Section
- Sk914B Proposed Landscape Plan - Rear Garden
- Sk915A Proposed Landscape Plan - Front Garden
- Sk930 Proposed Ground Floor General Arrangement Plan
- Sk931 Proposed First Floor General Arrangement Plan
- Sk934 Proposed Second Floor General Arrangement Plan
- Su08B Existing South West (Front) Elevation
- Su09C Existing South East & North West (Side) Elevations
- Su10B Existing North East (Side) Elevation
- Su15 Riverside Existing Roofline Views (Sheet 1 of 3)
- Su16 Riverside Existing Roofline Views. (Sheet 2 of 3)
- Su20A (and photos of tiles) Entrance Hall Damage Survey

### **DGA drawings** (LBRuT Approved 01/09/22 22/1754/HOT):

- 0582(00)03
- 0582(00)04
- 0582(00)05
- 0582(01)03 K
- 0582(01)04 E
- 0582(01)05 D
- 0582(01)08 D
- 0582(SK)02

### **ED drawings** (Structural):

- Sk100A
- Sk101A
- Sk102
- Sk200
- 2023-166-02 A



## **Appendix 06**

Listed Building Consent and  
Planning Permission Decision Notices

BUTLER  
HEGARTY  
ARCHITECTS



**Environment Directorate / Development Management**

Web: [www.richmond.gov.uk/planning](http://www.richmond.gov.uk/planning)  
Email: [envprotection@richmond.gov.uk](mailto:envprotection@richmond.gov.uk)  
Tel: 020 8891 1411  
Textphone: 020 8891 7120



Planning Potential  
Planning Potential Ltd.  
Magdalen House  
148 Tooley Street  
London  
SE1 2TU  
United Kingdom

Letter Printed 1 September 2022

**FOR DECISION DATED**  
1 September 2022

Dear Sir/Madam

**The Town and Country Planning Act 1990, (as amended)**  
**Decision Notice LBC**

**Application:** 22/1755/LBC  
**Your ref:** [6192] St Peters Road Full Ap...  
**Our ref:** DC/EWI/22/1755/LBC/LBC  
**Applicant:** C/O Agent C/O Agent  
**Agent:** Planning Potential

**WHEREAS** in accordance with the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990, and any Orders or Regulations thereunder, you have made an application received on **30 May 2022** and illustrated by plans for Listed Building Consent for works at:

**16 St Peters Road Twickenham TW1 1QX**

for

**Demolition of existing garage and construction of a side extension to the building; replacement of existing rooflights with 3 no. dormers to the rear; associated external alterations and internal alterations to the building.**

NOW THEREFORE WE THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF RICHMOND UPON THAMES acting by the Council of the said Borough, the Local Planning Authority HEREBY GIVE YOU NOTICE pursuant to the said Act and the Orders and regulations made thereunder that consent is hereby **GRANTED** subject to the conditions and informatives summarised and listed on the attached schedule.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R. Angus', with a long horizontal flourish extending to the right.

Robert Angus  
Head of Development Management

# SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 22/1755/LBC

## APPLICANT NAME

C/O Agent C/O Agent  
C/O Agent  
C/O Agent  
C/O Agent  
C/O Agent  
SE1 2TU

## AGENT NAME

Planning Potential  
Magdalen House  
148 Tooley Street  
London  
SE1 2TU  
United Kingdom

## SITE

16 St Peters Road Twickenham TW1 1QX

## PROPOSAL

Demolition of existing garage and construction of a side extension to the building; replacement of existing rooflights with 3 no. dormers to the rear; associated external alterations and internal alterations to the building.

## SUMMARY OF CONDITIONS AND INFORMATIVES

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### CONDITIONS

U0136955	Method Statement
U0136956	Structural Impact Assessment
U0136957	Commence works - LBC
U0136958	Fire Safety
U0136963	Approved drawings
U0136960	Restriction on use of roof
U0136961	Materials
U0136962	Rooflights
U0136959	Details required

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### INFORMATIVES

U0068215	Linked planning permission
U0066438	NPPF REFUSAL- Para. 38-42
U0066437	Decision Drawings
U0067959	Internal Plumbing Works

# DETAILED CONDITIONS AND INFORMATIVES

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## DETAILED CONDITIONS

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### **U0136955 Method Statement**

Prior to the commencement of development, a detailed method statement shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include details of how the new openings in the side wall of the listed building will be formed, the new opening in the internal wall of the same room, and how original features such as the skirting boards, cornicing, chimney breast and fireplace will be fully protected. This should also set out details of how existing openings will be enlarged, namely the window in the side wall which will be formed into a door. Development shall be carried out in accordance with the approved details and retained as such thereafter.

REASON: In order to safeguard the special architectural or historic interest of the grade II listed building and character of the Conservation Area.

### **U0136956 Structural Impact Assessment**

Prior to the commencement of development, a detailed structural impact assessment report should be submitted to and approved in writing by the Local Planning Authority and carried out in accordance with the approved details. The structural report should set out the structural works needed to make the openings in the side wall and the foundations of the extension and how it will be physically connected to the main house and boot room. Should, during the course of construction and through monitoring, an occurrence be identified regarding structural, foundation or ground movement to the host building, the applicant shall immediately notify the Local Planning Authority to enable the relevant department within the Council to be notified.

REASON: In order to safeguard the special architectural or historic interest of the grade II listed building and character of the Conservation Area.

### **U0136957 Commence works - LBC**

The works to which this Listed Building Consent relates must be begun before the expiration of three years beginning with the date of this consent.

REASON: To conform with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

### **U0136958 Fire Safety**

The development must be carried out in accordance with the provisions of the Fire Safety Statement received by the Council 30th May 2022 and retained as such thereafter.

REASON: To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12.

### **U0136963 Approved drawings**

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable

Location Plan 0582(00)00; Existing Site Plan 0582(00)01; Existing Basement Plan 0582(00)02; Existing Ground Floor 0582(00)03; Existing First Floor 0582(00)04; Existing Second Floor 0582(00)05; Existing Roof Plan 0582(00)06 A; Existing South West (Front) Elevation 0582(00)07 A; Existing North East (Rear) Elevation 0582(00)08;

Existing South East (Side) Elevation 0582(00)09; Existing North West (Side) Elevation 0582(00)10; Existing Sections AA 0582(00)11; Existing Sections BB 0582(00)12; Proposed Plumbing Route - Master Bedroom 0582(SK)02; Fire Safety Strategy Proposed Second Floor Plan 0582(66)05; Proposed Internal Elevations 01 0582(01)14 A; Proposed Internal Elevations 02 0582(01)15 A; Proposed Internal Elevations 03 0582(01)16 and Proposed Internal Elevations 04 0582(01)17 received 30th May 2022.

Proposed Site Plan 0582(01)0 E; Proposed Section A-A 0582(01)11 D; Proposed Section B-B 0582(01)12 C; Proposed Section C-C 0582(01)13 K; Proposed South West (Front) Elevation 0582(01)07 L; Proposed North East (Rear) Elevation 0582(01)08 D; Proposed South East (Side) Elevation 0582(01)09 D; Proposed North West (Side) Elevation 0582(01) 10; Proposed Basement Plan 0582(01)02 B; Proposed Ground Floor Plan 0582(01)03 K; Proposed First Floor Plan 0582(01)04 E; Proposed Second Floor Plan 0582(01)05 D; Proposed Roof Plan 0582(01)06 D received 04th August 2022.

Application Form received 30th May 2022.

#### **U0136960      Restriction on use of roof**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no part(s) of the roof of the building(s) hereby approved shall be used as a balcony or terrace nor shall any access be formed thereto.

REASON: To safeguard the amenities of the occupiers of adjoining property.

#### **U0136961      Materials**

Prior to the commencement of the development, details and samples of the materials to be used in the external construction of the works hereby approved, including the proposed extension, dormers roof materials and fenestration shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained as such thereafter.

REASON: In order to safeguard the special architectural or historic interest of the grade II listed building and character of the Conservation Area.

#### **U0136962      Rooflights**

All replacement and new rooflights to the main house should be conservation style and flush with the roof.

REASON: To ensure the materials used are in keeping with the surrounding St Margarets Conservation Area and setting of the Grade II Listed site

#### **U0136959      Details required**

Prior to the commencement of the development, details and detailed drawings (at scale 1:5 or 1:10) to be used in the construction of the following hereby permitted shall be submitted to and approved in writing by the Local Planning Authority.

New windows or doors proposed to the extension

New Balustrade to the rear terrace

New internal doors

All replacement and new conservation rooflights

Development shall be carried out in accordance with the approved details and retained as such thereafter.

REASON: In order to safeguard the special architectural or historic interest of the grade II listed building and character of the Conservation Area.

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## DETAILED INFORMATIVES

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### **U0068215      Linked planning permission**

This listed building consent should be read in conjunction with planning permission reference 22/1754/LBC

### **U0066438      NPPF REFUSAL- Para. 38-42**

In accordance with paragraphs 38-42 of the National Planning Policy Framework, Richmond upon Thames Borough Council takes a positive and proactive approach to the delivery of sustainable development, by:

- o Providing a formal pre-application service
- o Providing written policies and guidance, all of which is available to view on the Council's website
- o Where appropriate, negotiating amendments to secure a positive decision
- o Determining applications in a timely manner.

In this instance:

- o The application was approved following the submission of amendments and a decision was made without delay.

### **U0066437      Decision Drawings**

#### **Principal Policies:**

Local Plan:

- o LP 1 Local Character and Design Quality
- o LP 3 Impact on Designated Heritage Assets
- o LP 4 Impact on Non-Designated Heritage Assets
- o LP 8 Residential Amenity and Living Conditions
- o LP 15 Impact on Biodiversity
- o LP 16 Impact on Trees, Woodland and Landscape

Supplementary Planning Documents / Guidance:

- o Housing Extensions and External Alterations
- o St Margarets and East Twickenham Village Planning Guidance

#### **Building Regulations:**

The applicant is advised that the erection of new buildings or 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. For application forms and advice please contact the Building Control department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411). If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Management department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

#### **Damage to the public highway:**

Care should be taken to ensure that no damage is caused to the public highway adjacent to the site during demolition and (or) construction. The Council will seek to recover any expenses incurred in repairing or making good such damage from the owner of the land in question or the person causing or responsible for the damage.

BEFORE ANY WORK COMMENCES you MUST contact the London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ, Telephone 020 8891 1411 to arrange a pre-commencement photographic survey of the public highways adjacent to and within the vicinity of the site. The precondition survey will ensure you are not charged for any damage which existed prior to commencement of your works.

If you fail to contact us to arrange a pre commencement survey then it will be assumed that any damage to the highway was caused by your activities and you will be charged the full cost of repair.

Once the site works are completed you need to contact us again to arrange for a post construction inspection to be carried out. If there is no further damage then the case will be closed. If damage or further damage is found to have occurred then you will be asked to pay for repairs to be carried out.

**Noise control - Building sites:**

The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise and vibration on construction and demolition sites. Application, under section 61 of the Act for prior consent to the works, can be made to the Environmental Health department.

Under the Act the Council has certain powers to control noise from construction sites. Typically the council will limit the times during which sites are permitted to make noise that their neighbours can hear.

For general construction works the Council usually imposes (when necessary) the following limits on noisy works:-

Monday to Friday 8am to 6pm

Saturdays 8am to 1pm

Sundays and Public Holidays - No noisy activities allowed

Applicants should also be aware of the guidance contained in British Standard 5228;2009 - Noise and vibration control on construction and open sites.

Any enquiries for further information should be made to the Commercial Environmental Health Team, 2nd Floor Civic Centre, 44 York Street, Twickenham TW1 3AB.

**U0067959 Internal Plumbing Works**

The cutting or forming of holes in the floor joists, particularly at first floor level, to allow the insertion of pipes or soil pipes is not permitted.

REASON: To preserve the original features of the Listed Building.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION  
22/1755/LBC

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# **LBC Applications**

## **Making an Appeal – Summary Guidance**

### **Whether to appeal**

If the Local Planning Authority (LPA) turn down your application, you should look carefully at the reasons why they turned it down before you make an appeal. You should speak to the LPA to see if you can sort out the problem - perhaps by changing your proposal. An appeal should only ever be a last resort.

### **Type of appeal:**

Listed Building Consent Application

### **Appeal time:**

Within six months of the date of the council's decision letter.

### **Who can appeal?**

The applicant or their agent may lodge an appeal.

### **The right of appeal:**

You can appeal against the council's decision:

- If you applied to the Local Planning Authority and they:
  - Refused permission;
  - Gave permission but with conditions you think are inappropriate;
  - Haven't approved the details of a scheme which they or the Secretary of State have already given outline planning permission for or;
  - Have approved the details of a scheme but with conditions you think are inappropriate or unreasonable.
- If the LPA rejected a proposal arising from a condition or limitation on a planning permission.
- If the LPA don't decide your application within the time allowed. Normally the time allowed is eight weeks from when they accept your application.
- If the LPA told you they needed more information before they could decide your outline planning application, but you do not want to supply this.

You will make your appeal to the Department for Communities and Local Government of which the Planning Inspectorate is a part. Most are decided by specialist officers in the Planning Inspectorate. Only the person or business applying for consent to display an advertisement may appeal. If the council issues a discontinuance notice, only those on whom the notice is served may appeal.

### **The appeal process:**

Appeals must be made

- Online at [www.planninginspectorate.gov.uk](http://www.planninginspectorate.gov.uk), or
- Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

It will be expected that all appeal documentation will be submitted electronically.

The process is fully documented on the website of the Planning Inspectorate [www.planninginspectorate.gov.uk](http://www.planninginspectorate.gov.uk), however in summary there are three main types of appeal:

#### **Written procedure:**

Written evidence is considered from the applicant/agent/business and the council. The council will send copies of any letters of objection or support they received when considering your application. Within six weeks of the Inspectorate receiving your appeal forms the council will send a copy of their statement to the Inspectorate. You must make any comment on these within three weeks.



**Hearing procedure:**

Hearings allow you and the council to exchange views and discuss your appeal. Before the hearing the council will send a copy of their statement to you and the Inspectorate. You can comment on their statement in writing otherwise the Inspectorate will treat the reasons given in your appeal form as the basis of your case for discussion.

Hearings are usually held in council offices. The Inspector leads the discussion and invites the people involved to put their points across. The Inspector will visit the site unaccompanied before the hearing and will make a further accompanied visit as part of the hearing.

**Inquiry procedure:**

Inquiries are normally for large-scale applications. A public inquiry is a formal procedure in which both parties have legal representation.

**Making your views known on someone else's appeal:**

The LPA will notify anyone who took part in the consultations when you first applied for permission that you are appealing. For appeals decided by hearing or inquiry the LPA will tell interested people when and where this will be and let them know that they can attend. The Inspectorate will also take account of the views of certain groups who have a right to comment, for example, owners of a site, local amenity groups and so on.

**Costs:**

Normally you and the council will pay for your own expenses in an appeal. You can only claim costs when you can show that the council have behaved in an unreasonable way causing unnecessary expense.

**Who to contact?**

The Planning Inspectorate

Website [www.planninginspectorate.gov.uk](http://www.planninginspectorate.gov.uk)

Email [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk)

Telephone 0303 444 5000

Write to Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN

London Borough of Richmond upon Thames

Website [www.richmond.gov.uk/planning](http://www.richmond.gov.uk/planning)

Email [planningappeals@richmond.gov.uk](mailto:planningappeals@richmond.gov.uk)

Telephone 020 8891 1411 for advice

Write to The Appeals Officer, Development Control, Civic Centre, 44 York Street, Twickenham TW1 3BZ

**Environment Directorate / Development Management**

Web: [www.richmond.gov.uk/planning](http://www.richmond.gov.uk/planning)  
Email: [envprotection@richmond.gov.uk](mailto:envprotection@richmond.gov.uk)  
Tel: 020 8891 1411  
Textphone: 020 8891 7120



Planning Potential  
Planning Potential Ltd.  
Magdalen House  
148 Tooley Street  
London  
SE1 2TU  
United Kingdom

Letter Printed 1 September 2022

**FOR DECISION DATED**  
1 September 2022

Dear Sir/Madam

**The Town and Country Planning Act 1990, (as amended)**  
**Decision Notice**

**Application:** 22/1754/HOT  
**Your ref:** [6192] St Peters Road Full Ap...  
**Our ref:** DC/EWI/22/1754/HOT/HOT  
**Applicant:** C/O Agent C/O Agent  
**Agent:** Planning Potential

**WHEREAS** in accordance with the provisions of the Town and Country Planning Act 1990 and the orders made thereunder, you have made an application received on **30 May 2022** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

**16 St Peters Road Twickenham TW1 1QX**

for

**Demolition of existing garage and construction of a side extension to the building; replacement of existing rooflights with 3 no. dormers to the rear; associated external alterations and internal alterations to the building.**

NOW THEREFORE WE THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF RICHMOND UPON THAMES acting by the Council of the said Borough, the Local Planning Authority HEREBY GIVE YOU NOTICE pursuant to the said Act and the Orders made thereunder that permission to develop the said land in accordance with the said application is hereby **GRANTED** subject to the conditions and informatives summarised and listed on the attached schedule.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R. Angus', with a long horizontal flourish extending to the right.

Robert Angus  
Head of Development Management

# SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 22/1754/HOT

## APPLICANT NAME

C/O Agent C/O Agent  
C/O Agent  
C/O Agent  
C/O Agent  
C/O Agent  
SE1 2TU

## AGENT NAME

Planning Potential  
Magdalen House  
148 Tooley Street  
London  
SE1 2TU  
United Kingdom

## SITE

16 St Peters Road Twickenham TW1 1QX

## PROPOSAL

Demolition of existing garage and construction of a side extension to the building; replacement of existing rooflights with 3 no. dormers to the rear; associated external alterations and internal alterations to the building.

## SUMMARY OF CONDITIONS AND INFORMATIVES

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### CONDITIONS

U0136964	Structural Impact Assessment
U0136965	Detailed Method statement
U0136966	Restriction on use of roof
U0136967	Materials
U0136968	Rooflights
U0136969	Details required
U0136977	Development begun within 3 years
U0136971	Fire Safety
U0136972	Approved Drawings
U0136973	Tree protection
U0136974	Landscaping
U0136975	CEMP
U0136976	External lighting
U0136970	Ecological enhancement

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### INFORMATIVES

U0067878	Composite Informative
U0067958	Internal Plumbing Works
U0066435	NPPF APPROVAL - Para. 38-42
U0068214	Linked listed building consent

# DETAILED CONDITIONS AND INFORMATIVES

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## DETAILED CONDITIONS

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### **U0136964      Structural Impact Assessment**

Prior to the commencement of development, a detailed structural impact assessment report should be submitted to and approved in writing by the Local Planning Authority and carried out in accordance with the approved details. The structural report should set out the structural works needed to make the openings in the side wall and the foundations of the extension and how it will be physically connected to the main house and boot room. Should, during the course of construction and through monitoring, an occurrence be identified regarding structural, foundation or ground movement to the host building, the applicant shall immediately notify the Local Planning Authority to enable the relevant department within the Council to be notified.

REASON: In order to safeguard the special architectural or historic interest of the grade II listed building and character of the Conservation Area.

### **U0136965      Detailed Method statement**

Prior to the commencement of development, a detailed method statement shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include details of how the new openings in the side wall of the listed building will be formed, the new opening in the internal wall of the same room, and how original features such as the skirting boards, cornicing, chimney breast and fireplace will be fully protected. This should also set out details of how existing openings will be enlarged, namely the window in the side wall which will be formed into a door. Development shall be carried out in accordance with the approved details and retained as such thereafter.

REASON: In order to safeguard the special architectural or historic interest of the grade II listed building and character of the Conservation Area.

### **U0136966      Restriction on use of roof**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no part(s) of the roof of the building(s) hereby approved shall be used as a balcony or terrace nor shall any access be formed thereto.

REASON: To safeguard the amenities of the occupiers of adjoining property.

### **U0136967      Materials**

Prior to the commencement of the development, details and samples of the materials to be used in the external construction of the works hereby approved, including the proposed extension, dormers roof materials and fenestration shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained as such thereafter.

REASON: In order to safeguard the special architectural or historic interest of the grade II listed building and character of the Conservation Area.

### **U0136968      Rooflights**

All replacement and new rooflights to the main house should be conservation style and flush with the roof.

REASON: To ensure the materials used are in keeping with the surrounding St Margarets Conservation Area and setting of the Grade II Listed site.

**U0136969 Details required**

Prior to the commencement of the development, details and detailed drawings (at scale 1:5 or 1:10) to be used in the construction of the following hereby permitted shall be submitted to and approved in writing by the Local Planning Authority.

New windows or doors proposed to the extension

New Balustrade to the rear terrace

All replacement and new conservation rooflights

Development shall be carried out in accordance with the approved details and retained as such thereafter.

REASON: In order to safeguard the special architectural or historic interest of the grade II listed building and character of the Conservation Area.

**U0136977 Development begun within 3 years**

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

**U0136971 Fire Safety**

The development must be carried out in accordance with the provisions of the Fire Safety Statement received by the Council 30th May 2022 and retained as such thereafter.

REASON: To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12.

**U0136972 Approved Drawings**

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable

Location Plan 0582(00)00; Existing Site Plan 0582(00)01; Existing Basement Plan 0582(00)02; Existing Ground Floor 0582(00)03; Existing First Floor 0582(00)04; Existing Second Floor 0582(00)05; Existing Roof Plan 0582(00)06 A; Existing South West (Front) Elevation 0582(00)07 A; Existing North East (Rear) Elevation 0582(00)08; Existing South East (Side) Elevation 0582(00)09; Existing North West (Side) Elevation 0582(00)10; Existing Sections AA 0582(00)11; Existing Sections BB 0582(00)12; Proposed Plumbing Route - Master Bedroom 0582(SK)02; Fire Safety Strategy Proposed Second Floor Plan 0582(66)05; Proposed Internal Elevations 01 0582(01)14 A; Proposed Internal Elevations 02 0582(01)15 A; Proposed Internal Elevations 03 0582(01)16 and Proposed Internal Elevations 04 0582(01)17 received 30th May 2022.

Proposed Site Plan 0582(01)0 E; Proposed Section A-A 0582(01)11 D; Proposed Section B-B 0582(01)12 C; Proposed Section C-C 0582(01)13 K; Proposed South West (Front) Elevation 0582(01)07 L; Proposed North East (Rear) Elevation 0582(01)08 D; Proposed South East (Side) Elevation 0582(01)09 D; Proposed North West (Side) Elevation 0582(01) 10; Proposed Basement Plan 0582(01)02 B; Proposed Ground Floor Plan 0582(01)03 K; Proposed First Floor Plan 0582(01)04 E; Proposed Second Floor Plan 0582(01)05 D; Proposed Roof Plan 0582(01)06 D received 04th August 2022.

Application Form received 30th May 2022.

**U0136973 Tree protection**

Prior to the commencement of development, an Arboricultural Method Statement (AMS), shall be submitted to and approved in writing by the Local Planning Authority. The AMS must:

- a. Be written in accordance with and address sections 5.5, 6.1, 6.2, 6.3 and 7 of British Standard 5837:2012 Trees in relation to design, demolition and construction - recommendations;
- b. Be written in conjunction with the schemes Construction Method Statement and Construction and Environmental Management Plan (where applicable);
- c. Outline any tree constraints and explain any impacts for both above and below ground;
- d. Details of all servicing runs (existing and proposed)
- e. Detail all tree protection (including plans);
- f. Detail any special engineering for construction within the Root Protection Area;
- g. Detail any facilitation pruning that may be required. The specification for tying back and/or pruning must be measurable and prepared by a suitably qualified Arboriculturalist or Arboricultural Contractor. All tree work must be undertaken in accordance with BS3998:2010 Tree work. Recommendations. unless approved by the Councils Arboricultural Officer;
- h. Confirmation of the appointment of an Arboricultural Consultant for the duration of the development; a schedule of inspections to ensure an auditable monitoring and supervision programme; and a timetable for submission to the Local Planning Authority.

2. The development shall not be implemented other than in accordance with the approved AMS.

REASON: To ensure that the tree(s) are not damaged or otherwise adversely affected by building operations and soil compaction.

#### **U0136974 Landscaping**

(A) No part of the development shall be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the local planning authority. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artifacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant; a program or timetable of the proposed works.

(B) Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); detailing the quantity, density, size, species, position and the proposed time or programme of planting of all shrubs, hedges, grasses etc., together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. All tree, shrub and hedge planting included within that specification shall be carried out in accordance with BS 3936:1986 (Parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces).

(C) All hard and soft landscape works shall be carried out in accordance with the approved details and in any event prior to the occupation of any part of the development.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests.

#### **U0136975 CEMP**

Prior to the commencement of the construction works, a Construction Ecological Management Plan (CEMP) shall be submitted to and approved in writing by the local planning authority. The CEMP shall provide full details of all recommendations contained in the Wildlife and Ecology Service Preliminary Ecological Appraisal dated 18th September 2021. The approved plan shall be adhered to throughout the construction period.

#### **U0136976 External lighting**

Prior to the occupation of development, full details of all external lighting shall be submitted to and approved in writing by the local planning authority and thereafter implemented in accordance with these details.

These details shall include:

- o Locations, technical specifications,
- o Ground level horizontal lux plan
- o No upward lighting or lighting onto the open sky, buildings, trees and vegetation, or potential roost features.
- o Accordance with CIBSE guide LG6 and ILP/BCT Bat guidance note 8;

Reason: To safeguard the ecology of the site and neighbour amenity.

#### **U0136970 Ecological enhancement**

Prior to the commencement of the external works hereby permitted, full details of all ecological enhancements shall be submitted to and approved in writing by the local planning authority and thereafter implemented in accordance with these details.

(A) These details shall:

- o Follow the recommendations of the Wildlife and Ecology Service Preliminary Ecological Appraisal dated 18th September 2021
- o Include 2 no integrated bat slips within the roof
- o Include 1no Invertebrate habitat to be included within the landscaping within each unit
- o Ensure all walls/fences have mammal holes to allow continued movement of wildlife
- o Ensure all plant species are native or wildlife friendly

(B) Details should include

- 1) specific location (including proposed aspect and height) on a plan in context with the development
- 2) specific product/dimensions
- 3) proposed maintenance.

Reason: To enhance nature conservation interest.

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### **DETAILED INFORMATIVES**

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#### **U0067878 Composite Informative**

##### **Principal Policies:**

Local Plan:

- o LP 1 Local Character and Design Quality
- o LP 3 Impact on Designated Heritage Assets
- o LP 4 Impact on Non-Designated Heritage Assets
- o LP 8 Residential Amenity and Living Conditions
- o LP 15 Impact on Biodiversity
- o LP 16 Impact on Trees, Woodland and Landscape

Supplementary Planning Documents / Guidance:

- o Housing Extensions and External Alterations
- o St Margarets and East Twickenham Village Planning Guidance

##### **Building Regulations:**



The applicant is advised that the erection of new buildings or 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. For application forms and advice please contact the Building Control department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411). If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Management department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

**Damage to the public highway:**

Care should be taken to ensure that no damage is caused to the public highway adjacent to the site during demolition and (or) construction. The Council will seek to recover any expenses incurred in repairing or making good such damage from the owner of the land in question or the person causing or responsible for the damage.

BEFORE ANY WORK COMMENCES you MUST contact the London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ, Telephone 020 8891 1411 to arrange a pre-commencement photographic survey of the public highways adjacent to and within the vicinity of the site. The precondition survey will ensure you are not charged for any damage which existed prior to commencement of your works.

If you fail to contact us to arrange a pre commencement survey then it will be assumed that any damage to the highway was caused by your activities and you will be charged the full cost of repair.

Once the site works are completed you need to contact us again to arrange for a post construction inspection to be carried out. If there is no further damage then the case will be closed. If damage or further damage is found to have occurred then you will be asked to pay for repairs to be carried out.

**Noise control - Building sites:**

The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise and vibration on construction and demolition sites. Application, under section 61 of the Act for prior consent to the works, can be made to the Environmental Health department.

Under the Act the Council has certain powers to control noise from construction sites. Typically the council will limit the times during which sites are permitted to make noise that their neighbours can hear.

For general construction works the Council usually imposes (when necessary) the following limits on noisy works:-

Monday to Friday 8am to 6pm

Saturdays 8am to 1pm

Sundays and Public Holidays - No noisy activities allowed

Applicants should also be aware of the guidance contained in British Standard 5228:2009 - Noise and vibration control on construction and open sites.

Any enquiries for further information should be made to the Commercial Environmental Health Team, 2nd Floor Civic Centre, 44 York Street, Twickenham TW1 3AB.

**U0067958 Internal Plumbing Works**

The cutting or forming of holes in the floor joists, particularly at first floor level, to allow the insertion of pipes or soil pipes is not permitted.

REASON: To preserve the original features of the Listed Building.

**U0066435 NPPF APPROVAL - Para. 38-42**

In accordance with paragraphs 38-42 of the National Planning Policy Framework, Richmond upon Thames Borough Council takes a positive and proactive approach to the delivery of sustainable development, by:

- o Providing a formal pre-application service
- o Providing written policies and guidance, all of which is available to view on the Council's website
- o Where appropriate, negotiating amendments to secure a positive decision
- o Determining applications in a timely manner.

In this instance:

- o The application was approved following the submission of amendments and a decision was made without delay.

**U0068214 Linked listed building consent**

This Planning Permission should be read in conjunction with Listed Building Consent reference 22/1755/LBC

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION  
22/1754/HOT

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# **HOT Applications**

## **Making an Appeal – Summary Guidance**

### **Whether to appeal**

If the Local Planning Authority (LPA) turn down your application, you should look carefully at the reasons why they turned it down before you make an appeal. You should speak to the LPA to see if you can sort out the problem - perhaps by changing your proposal. An appeal should only ever be a last resort.

### **Type of appeal**

Refusal of permission for HOT applications – this type of appeal is appropriate for domestic alterations and extensions and any ancillary development in the garden. It is not appropriate for alterations to flats.

### **Appeal time**

Within 12 weeks of the date of this notice.

### **Who can appeal**

The applicant or their agent may lodge an appeal

### **The appeals process**

Appeals must be made

- Online at [www.planninginspectorate.gov.uk](http://www.planninginspectorate.gov.uk), or
- Using a form which you can get from Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

It will be expected that all appeal documentation will be submitted electronically.

The Planning Inspectorate (on behalf of the Secretary of State) will determine the appeal procedure to be followed. Normally this will proceed by way of the Householder Appeal Service which will rely solely on information submitted at application stage. The Council will send copies of any letters of objection or support they received when considering your application. Further submissions or statements will not be accepted by the Planning Inspectorate.

Your householder appeal will be decided by a Planning Inspector. He/she will consider all the application documents and grounds of appeal and also make an unaccompanied visit to the appeal site. You may be required to provide access to the site for the Inspector.

### **Appeal decision**

80% of householder appeal decisions will be issued within 8 weeks from the start date of the appeal.

Further information available from:

The Planning Inspectorate –

Website [www.planninginspectorate.gov.uk](http://www.planninginspectorate.gov.uk)

Email [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk)

Telephone 0303 444 5000

London Borough of Richmond Upon Thames -

Website [www.richmond.gov.uk/planning](http://www.richmond.gov.uk/planning)

Email [planningappeals@richmond.gov.uk](mailto:planningappeals@richmond.gov.uk)

Telephone 020 8891 1411 for advice