



Application reference: 24/2307/HOT
HAMPTON WICK AND SOUTH TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
13.09.2024	30.09.2024	25.11.2024	25.11.2024

Site:
 15 Vicarage Road, Hampton Wick, Kingston Upon Thames, KT1 4EB

Proposal:
 Installation of new windows throughout, a new door and rendering of dwelling (retrospective)

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

APPLICANT NAME
 Mr Martyn Booth
 15 Vicarage Road, Hampton Wick
 Kingston upon Thames, Surrey
 KT1 4EB
 United Kingdom

AGENT NAME

Consultations:
Internal/External:
Consultee

Expiry Date

Neighbours:

- Flat 7, Abigail Court, 2 - 4 Vicarage Road, Hampton Wick, Kingston Upon Thames, KT1 4ED, - 30.09.2024
- Flat 6, Abigail Court, 2 - 4 Vicarage Road, Hampton Wick, Kingston Upon Thames, KT1 4ED, - 30.09.2024
- Flat 5, Abigail Court, 2 - 4 Vicarage Road, Hampton Wick, Kingston Upon Thames, KT1 4ED, - 30.09.2024
- Flat 4, Abigail Court, 2 - 4 Vicarage Road, Hampton Wick, Kingston Upon Thames, KT1 4ED, - 30.09.2024
- Flat 3, Abigail Court, 2 - 4 Vicarage Road, Hampton Wick, Kingston Upon Thames, KT1 4ED, - 30.09.2024
- Flat 2, Abigail Court, 2 - 4 Vicarage Road, Hampton Wick, Kingston Upon Thames, KT1 4ED, - 30.09.2024
- Flat 1, Abigail Court, 2 - 4 Vicarage Road, Hampton Wick, Kingston Upon Thames, KT1 4ED, - 30.09.2024
- 13A Vicarage Road, Hampton Wick, Kingston Upon Thames, KT1 4EB, - 30.09.2024
- 15A Vicarage Road, Hampton Wick, Kingston Upon Thames, KT1 4EB, - 30.09.2024
- 13B Vicarage Road, Hampton Wick, Kingston Upon Thames, KT1 4EB, - 30.09.2024
- 21 Vicarage Road, Hampton Wick, Kingston Upon Thames, KT1 4EB -

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

Status: REF Application:89/2305/FUL
Date:16/01/1990 Erection Of A Two Storey Side Extension.

Development Management

Status: GTD Application:95/4061/S192
Date:19/02/1996 Single Storey Side And Rear Extension

Development Management

Status: REF Application:88/0173
Date:29/03/1988 Erection of a two bedroom bungalow with garage and parking space.

Development Management

Status: GTD Application:88/0090
Date:08/03/1988 Alterations to and conversion of property to form a pair of semi-detached houses together with garage and parking facilities.

Development Management

Status: REF Application:72/1245
Date:30/08/1972 Erection of a single storey prefabricated building to provide an additional unit of living accommodation.

Development Management

Status: WDN Application:20/3095/PS192
Date:14/01/2021 A loft conversion to include hip-to-gable roof extensions and rear dormer with a rear Juliet Balcony

Development Management

Status: GTD Application:20/3428/HOT
Date:27/01/2021 The erection of a single storey side extension to include single door and 3x roof lights. Change rear elevation sliding doors to French doors.

Development Management

Status: GTD Application:21/1910/HOT
Date:08/11/2021 Roof alterations including erection of a side and rear dormer and insertino of 3no. roof lights. Construction of proposed outbuilding.

Development Management

Status: REF Application:21/4422/HOT
Date:14/02/2022 Installation of hip-to-gable and dormer to rear. glazed juliet balcony, installation of rooflights to opposing side of the roof

Development Management

Status: REF Application:22/0496/PS192
Date:28/02/2022 Hip to gable roof alteration, installation of rear dormer extension, and addition of rooflights to front elevation.

Development Management

Status: REF Application:22/3106/VRC
Date:22/12/2022 Removal of condition 47 of planning permission reference 88/0090.

Development Management

Status: GTD Application:23/2778/ES191
Date:04/12/2023 Hip to gable and rear dormer to facilitate loft conversion (works substantially complete).

Development Management

Status: PCO Application:24/2307/HOT
Date: Installation of new windows throughout, a new door and rendering of dwelling (retrospective)

Appeal

Validation Date: 08.04.2022 Installation of hip-to-gable and dormer to rear. glazed juliet balcony, installation of rooflights to opposing side of the roof

Reference: 22/0048/AP/REF

Appeal

Validation Date: 14.10.2022 Hip to gable roof alteration, installation of rear dormer extension, and addition of rooflights to front elevation.

Reference: 22/0143/AP/REF

Appeal

Validation Date: 19.06.2023 Removal of condition 47 of planning permission reference 88/0090
 Reference: 23/0040/AP/REF **Appeal Allowed**

Building Control

Deposit Date: 27.02.1992 New bungalow
 Reference: 92/0254/FP

Building Control

Deposit Date: 28.11.1995 Single storey side & rear extension
 Reference: 95/1280/1/FP

Building Control

Deposit Date: 16.01.2021 The erection of a single storey side extension to include single door and 3x roof lights. Change rear elevation sliding doors to French doors.

Reference: 21/0087/FP

Building Control

Deposit Date: 20.01.2021 Installation of a single storey extension with one window and 3 roof lights. Replacement of sliding doors with French doors. The work excludes any gas work subject to the Gas Safety (Installation and Use) Regulations 1998 and electrical work notifiable under the Building Regulation 12(6A)

Reference: 21/0106/IN

Building Control

Deposit Date: 18.05.2021 Install a gas-fired boiler
 Reference: 21/FEN02042/GASAFE

Building Control

Deposit Date: 24.02.2022 Non exempt detached building less than 15m2 with shower for use as office and occasional sleeping

Reference: 22/0325/RG

Building Control

Deposit Date: 28.02.2022 Garden outbuilding
 Reference: 22/0332/IN

Building Control

Deposit Date: 12.07.2023 Loft conversion, installation of two inset dormers, replacement of roof and interior finished with creation of new bedroom and bathroom.

Reference: 23/1088/IN

Building Control

Deposit Date: 24.02.2024 Install one or more new circuits
 Reference: 24/NIC00457/NICEIC

Enforcement

Opened Date: 21.07.2023 Enforcement Enquiry
 Reference: 23/0338/EN/UBW

Enforcement

Opened Date: 26.07.2023 Enforcement Enquiry
 Reference: 23/0350/EN/UBW

Enforcement

Opened Date: 03.09.2024 Enforcement Enquiry
 Reference: 24/0465/EN/UBW

Application Number	24/2307/HOT
Address	15 Vicarage Road, Hampton Wick
Proposal	Installation of new windows throughout, a new door and rendering of dwelling (retrospective)
Contact Officer	Brad Greening
Target Determination Date	25 October 2024

1. INTRODUCTION

This application is of a nature where the Council's Constitution delegates the authority to make the decision to Officers rather than it being determined by the Planning Committee.

Before preparing this summary report the planning officer considered any relevant previous planning applications in relation to the development and considered any comments made by those interested in the application such as consultees with specialist knowledge and nearby residents.

By indicating that the development proposal complies with relevant Local Plan Policies, the planning officer has considered the information submitted with the application, any previous relevant applications, any comments received in connection with the application and any other case specific considerations which are material to the decision.

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

The subject site is 15 Vicarage Road, Hampton Wick, which is an irregularly shaped (diamond) site located on a prominent bend of Vicarage Road. The site is approximately 202m² in size and contains a semi-detached double-storey dwelling and outbuilding to the rear.

The application site is situated within Hampton Wick Village and is designated as:

- Area Proposed for Tree Planting Site: Vicarage Road Hampton Wick 1999
- Area Susceptible to Groundwater Flood - Environment Agency (Superficial Deposits Flooding - >= 50% <75% - SSA Pool ID: 305)
- Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
- Community Infrastructure Levy Band (Low)
- Increased Potential Elevated Groundwater: GLA Drain London
- Surface Water Flooding (Area Less Susceptible to) - Environment Agency
- Take Away Management Zone
- Hampton Wick Village
- Village Character Area: Sandy Lane and Surrounds - Area 13 Hampton Wick & Teddington Village Planning Guidance Page 49 CHARAREA11/13/01
- Hampton Wick Ward

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development comprises retrospectively:

- Change of cladding from painted brickwork to off-white silicone render;
- Change of front and side window casements from wooden to wood-effect PVC sash windows in anthracite;
- Change of front door from wooden with glass panel to wood-effect PVC with three small window panes; and
- Enlargement of rear ground floor patio doors

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

23/2778/ES191 involved a hip to gable extension and rear dormer to facilitate loft conversion. This was granted 4th of December 2023 and has been completed.

It is noted that condition 47 of planning application reference 88/0090 was removed under planning appeal APP/L5810/W/23/3314950 dated 10 October 2023 of planning application 22/3106/VRC:

LONDON BOROUGH OF RICHMOND UPON THAMES

TOWN AND COUNTRY PLANNING ACT 1971.

CONDITION NO.47

Notwithstanding the provisions of the Town and Country Planning General Development Orders 1977-81 no external alterations or extensions shall be carried out to the ~~building(s)~~ hereby approved.

~~houses~~
Reason: To safeguard the amenities of the occupiers of ~~adjoining neighbourin~~g property ~~the appearance of the road/the appearance of the street scene (to ensure permanent retention of the garage)~~

4. CONSULTATIONS CARRIED OUT

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

One letter of support has been received and the comments can be summarised as follows:

- The neighbours at 21 Vicarage Road note the windows and render finish are complementary and respectful to the street heritage and have modernised the house.

5. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2023)

The key chapters applying to the site are:

- 4. Decision-making
- 12. Achieving well-designed places

These policies can be found at:

<https://www.gov.uk/guidance/national-planning-policy-framework>

London Plan (2021)

The main policies applying to the site are:

D4 Delivering good design

These policies can be found at: <https://www.london.gov.uk/what-we-do/planning/london-plan>

Richmond Local Plan (2018)

The main planning considerations applying to the site and the associated Local Plan policies are:

Issue	Local Plan Policy	Compliance	
Local Character and Design Quality	LP1	Yes	No
Impact on Amenity and Living Conditions	LP8	Yes	No

These policies can be found at

https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf

Richmond Publication Local Plan (Regulation 19 version)

The Richmond Publication Version Local Plan (Regulation 19 version) was published on 9 June 2023 for public consultation which ended on 24 July 2023.

The Publication Version Local Plan, together with all the representations received during the representation period, the plan and its supporting documents were submitted to the Secretary of State for examination on 19 January 2024. The submission documents do not form part of the statutory development plan for the Borough, however, by publishing and submitting the Borough Local Plan for independent examination the Council has formally confirmed its intention to adopt the Publication Plan.

The Publication Version Local Plan, including its evidence base, are material considerations for decision-making. The weight to be given to each of the emerging policies and allocations will depend on an assessment against the criteria set out in paragraph 48 of the NPPF. As the Council considers the emerging Borough Local Plan to be sound and legally compliant, officers and Councillors should accord relevant policies and allocations significant weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Therefore, the weight afforded to each policy at this stage will differ depending on the level and type of representation to that policy. This is addressed in more detail in the assessment below where it is relevant to the application.

Note that it was agreed by Full Council on 27 April, when the Publication Plan was approved, that no weight will be given to Policy 4 in relation to the increased carbon offset rate, and therefore the existing rate of £95 will continue to be used; in addition, no weight will be given to Policy 39 in relation to the 20% biodiversity net gain requirement; all other aspects and requirements of these policies will apply.

Issue	Publication Local Plan Policy	Compliance	
		Yes	No
Local character and design quality	28	Yes	No
Amenity and living conditions	46	Yes	No

Supplementary Planning Documents

Design Quality
House Extensions and External Alterations
Village Plan - Hampton Wick & Teddington Village Planning Guidance

These policies can be found at:

https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and impact on character
- ii Impact on neighbour amenity

i Design and impact on heritage assets

Policy LP1 of the Local Plan 2018 seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area. Proposals should demonstrate an understanding of the site and its context when considering the design including layout, siting and access and the compatibility of the works to the neighbouring uses.

The SPD for Design Quality and House Extensions and External Alterations speak to the provision of design features, colour and materials in a manner that is sensitive to the dwelling and surrounding neighbourhood.

The application seeks to approve the alterations previously carried out to the dwelling during the construction associated with 23/2778/ES191. The site and surrounding area is not within a Conservation Area, however as discussed in the LP1 and the Design Quality SPD, character remains an important consideration for any alterations to buildings. The proposal does not alter the bulk of the building at all, and the changes sought are purely cosmetic. The most notable alteration is considered to be the change of cladding from painted brickwork to silicon render. While this alteration is a departure away from the original design of exposed brick and is therefore less characteristic of the surrounding area, it is noted that the neighbourhood character is quite mixed (see images below).



Image 2: Application building (right) (Source: Site visit 29 October 2024)



Image 2: Streetscape looking west along Vicarage Road (Source: Site visit 29 October 2024)



Image 3: Streetscape looking east along Vicarage Road (Source: Site visit 29 October 2024)

As can be seen from the above images, the dwellings along Vicarage Road are clad in a variety of finishes from exposed brick, painted brick, and white render.

It is noted that the window design and casements as well as the front door have also changed and are a departure from the original wooden frames. In terms of design, the windows are now uniformly sash within the front and side facades and have removed a number of glazing bars. While the removal of some design elements and change away from wooden frames moves away from the original window style of the dwelling, it is noted that there are differing styles and materials utilised along the Vicarage

Road and that the proposal creates a cohesive design across the dwelling. These elements are therefore considered to be consistent with the mixed design elements seen throughout Vicarage Road. An element of the changes that are not consistent with existing character however are the finished colouring of the window casements in dark paint. A review of the surrounding dwellings within Vicarage Road shows that all dwellings have light coloured window casements and the proposal therefore stands out as a modern incongruous design feature within the streetscape. Notwithstanding, given the subject site is not a heritage asset and does not lie within a Conservation Area, this in itself would not be a sufficient reason to warrant refusal of the application. The change in door design is also seen as an acceptable design that provides a modern aspect to the dwelling while remaining consistent with the mixed character along Vicarage Road. The application also comprises an enlargement/widening of the rear patio doors. Given the rear siting and modest nature of this element of the proposal, it is considered acceptable in terms of design.

In view of the above, the proposal complies with the aims and objectives of policy LP1 of the Local Plan and policy 28 of the Publication Local Plan subject to the above recommended condition.

ii Impact on neighbour amenity

Policy LP8 states that development must protect the amenity and living conditions of existing, adjoining and neighbouring occupants. Design must allow for good daylight standards, avoid overlooking or noise disturbance, avoid visual intrusion, overbearing impacts or harm to the reasonable enjoyment of the uses of buildings and gardens. Harm may arise from various impacts such as noise, air pollution, odours or vibration.

As above, it is noted that there are no changes to the bulk of the building and the proposal relates only to cosmetic elements. There are no changes to the proposed windows except in terms of design elements and a minor alteration to the rear ground floor patio doors. There will therefore be no impact on outlook, shading or privacy to adjacent neighbours from the proposal.

7. LOCAL FINANCE CONSIDERATIONS AND OTHER MATTERS

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. The weight to be attached to a local finance consideration remains a matter for the decision maker. The Mayor of London's CIL and Richmond CIL are therefore material considerations.

On initial assessment this development is not considered liable for the Mayoral or Richmond CIL however this is subject to confirmation by the CIL Administration Team.

8. RECOMMENDATION

This recommendation is made following careful consideration of all the issues raised through the application process.

Grant planning permission

Paragraph 11 of the Framework explains how the presumption in favour of sustainable development applies. For the reasons set out above, this application falls to be determined in accordance with the test under section 38(6) of the 2004 Act, the proposal is in general conformity with the Development Plan overall and there are no material considerations of sufficient weight to justify refusal.

Recommendation:

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

I therefore recommend the following:

- 1. REFUSAL

- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

This application is CIL liable YES* NO
 (*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement YES* NO
 (*If yes, complete Development Condition Monitoring in Uniform)

This application has representations online (which are not on the file) YES NO

This application has representations on file YES NO

Case Officer (Initials): BGR

Dated: 22 October 2024

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner - EL

Dated: ...26/11/2024.....

This application has been subject to representations that are contrary to the officer recommendation. The Head of Development Management has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Head of Development Management:

Dated:

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

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

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

INFORMATIVES
