

29th November 2024

Planning Department
London Borough of Richmond,
Civic Centre,
44 York Street,
Twickenham,
TW1 3BZ

Dear Sir/Madam,

PLANNING, DESIGN & ACCESS STATEMENT

Householder Application - 23 Gloucester Road, Richmond, TW9 3BS

Proposed alterations to existing house

On behalf of our client, SF Planning Limited have been instructed to submit an application for planning permission for alterations to no.23 Gloucester Road, Richmond.

This application comprises:

- Completed Application Forms and Certificates
- This Planning, Design & Access Statement Cover Letter
- Full Architectural Drawing Package
- Application Fee

In support of this application, this letter provides a description of the application site and its context. It also demonstrates how the proposed development aligns with the policies contained within the London Plan 2023, Richmond Local Plan 2018 the National Planning Policy Framework (NPPF) (2023) and the Planning (Listed Building and Conservation Areas) Act 1990.

Site Context

The site comprises of a two storey brick built mid terraced building used as a single family dwelling to the north side of Gloucester Road within the London Borough of Richmond.

The property is situated in Kew Green Conservation Area. There are not statutory listed buildings within the immediate setting of the site. Both adjoining properties are shown as buildings of townscape merit on the Council's proposals map, but the application site is not.

CHELTENHAM 12 ROYAL CRESCENT GL50 3DA T: 01242 231575

GLOUCESTER 9 COLLEGE GREEN GL1 2LX T: 01452 527997

LONDON 19 EASTBOURNE TERRACE W2 6LG T: 020 3763 8005



Application site - No.23 Gloucester Road, Richmond



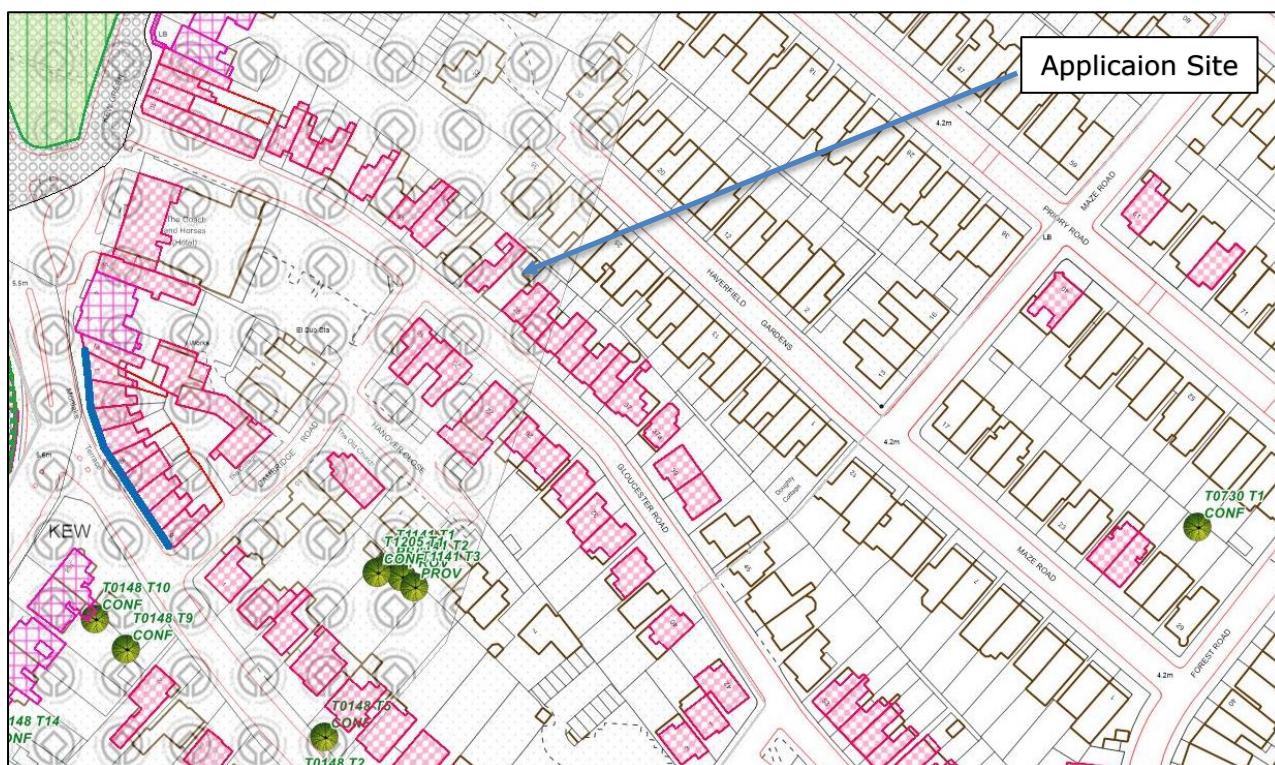
Adjacent property - No.17 Gloucester Road, Richmond

The property has been altered in the past with some traditional features lost. As the above photograph indicates, features the proposals seek to replicate are present on adjacent properties such as the scalloped roof tile, timber dentil trim fascia profile to

the bay window, larger window to the 1st floor window located above the entrance door.

Planning Designations

In terms of planning designations, the property is situated in Kew Green Conservation Area and many of the adjacent buildings are classified as buildings of townscape merit (pink hatching below). The application site is not. The site is also within a World Heritage Site Buffer Zone and the Kew Residential Roads Village Character Area.



Extract from local plan proposals map

The Proposed Development

The proposed development involves the following works;

- Replace front door
- Install entrance door canopy
- Replace roof tile located above the existing front bay window with a grey scalloped roof tile
- Instal timber dentil trim profile detail to entrance canopy and bay window
- Install new double glazed timber framed casement windows throughout.
- Increase the window opening the front 1st floor window located above the entrance door.
- Replace and enlarge the existing rear patio doors to banquet seating area with double glazed aluminium framed sliding doors
- Replace window with double glazed aluminium framed sliding doors to rear seating area.
- Replace and enlarge the existing rear patio doors to the formal dining room with double glazed aluminium framed sliding doors
- Install x2no. double glazed roof lights to kitchen

Planning Justification

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the development plan, unless material considerations indicate otherwise.

Section 72 of the same Act requires the LPA, when considering whether to grant planning permission with respect to any building or land in a conservation area, to pay special attention “to the desirability of preserving or enhancing the character or appearance of that area”.

The adopted development plan is the Richmond Local Plan 2018. The House Extensions and External Alterations SPG (2015) and Kew Village SPG (2014) are also material considerations. The National Planning Policy Framework (NPPF) also provides the national planning policy perspective and is a significant material consideration.

The NPPF at paragraph 205 requires LPAs, when considering the impact of a proposed development on the significance of a designated heritage asset, to give great weight to the conservation of the asset.

Paragraph 207 of the NPPF states that 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.

Paragraph 208 of the NPPF further states that 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.

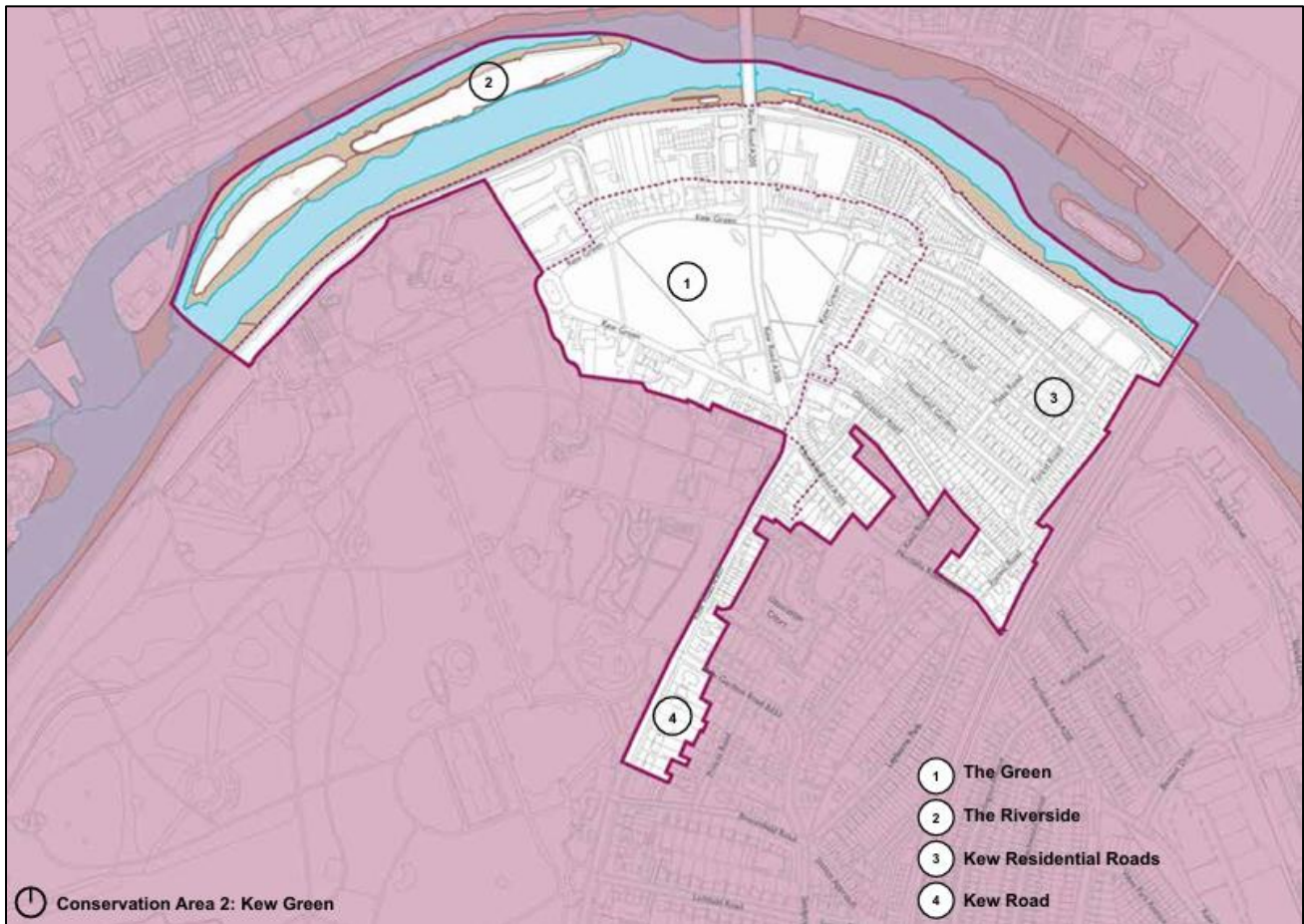
Local Plan Policy LP 1 relates to Local Character and Design Quality. This requires all development to be of high architectural and urban design quality.

Policy LP 3 relates to Designated Heritage Assets and requires development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough, re-iterating the requirements of the NPPF and s72.

Policy LP 22 relates to Sustainable Design and Construction. Part e) in relation to retrofitting states that high standards of energy and water efficiency in existing developments will be supported wherever possible through retrofitting. Part 6.3.22 of the policy also notes retrofitting existing properties, particularly residential buildings, presents a significant opportunity to help meet the carbon emission reduction target. Adapting and retrofitting existing homes provides the opportunity to make them more comfortable, marketable, resource efficient, and fit for purpose in the present and the future.

The House Extensions and External Alterations SPG (2015) is also relevant and recommends retain any decorative and ornamental architectural details, in stone, cut, rubbed or glazed brick, terracotta, ceramic, stucco and wood, which give your home its own distinct character. The proposals would assist in re-instating some of the decorative details which have been lost.

The Kew Village SPG (2014) notes the site is within the 'Kew Residential Roads' area.



This area is described as comprising roads of good-quality nineteenth and early twentieth-century with generally well-preserved houses and groups that retain their historic character. The Conservation Area Study notes that much of the joinery on Gloucester Road has been changed but that some of these houses have subsequently been restored as the window joinery is now reasonably consistent. These proposals would assist in returning the decorative bargeboards and roof tiles to the front bay window of the application site.

These proposals seek positive enhancements to the front elevation of the existing property, re-instating decorative features to ensure the scheme enhances the conservation area in this regard. The works to the rear involve replacing some more modern features to the house. These areas have been altered in the past or are later additions to the original building and given the position of the works, would also preserve the conservation area since they would be imperceptible from the public realm.

Combined with the high-quality materials proposed, the works create a scheme that respects the original building while allowing for its sensitive evolution of the building to the rear of the building, to meet modern family needs.

The works will ensure the property is enhanced in terms of its living accommodation and energy efficiency, whilst preserving the character of the building, given it is situated within a conservation area. The works would be in accordance with the

development plan polices such as LP1, LP3 and LP22 as well as relevant SPGs and the NPPF.

Access

Access to the property will be retained unchanged.

Conclusion

The submission is supported by a comprehensive package of drawings and supporting information that demonstrates the schemes compliance with relevant planning policies and guidance.

We would welcome the opportunity to work constructively with officers during the course of the application to reach a positive outcome.

Yours faithfully,

P. Jenkins

Paul Jenkins MRTPI
SF Planning Limited