



Application reference: 24/2386/FUL
HAMPTON WARD

Date application received	Date made valid	Target report date	8 Week date
23.09.2024	08.10.2024	03.12.2024	03.12.2024

Site:

Paddock Cottage, Hampton Court Road, Hampton, East Molesey

Proposal:

Removal of section of front boundary wall and replacement with new sliding gate to facilitate dropped kerb access to new parking turntable for single vehicle within front garden
(Associated application reference 24/2544/LBC)

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

APPLICANT NAME

Mr Andrew Thomas
Paddock Cottage
Hampton Court Road
Hampton
Richmond Upon Thames
KT8 9DA
United Kingdom

AGENT NAME

Mr Leigh Bowen
The Hut
187 Kew Road
Richmond
TW9 2AZ
United Kingdom

DC Site Notice: printed on 08.10.2024 and posted on 18.10.2024 and due to expire on 08.11.2024

Consultations:

Internal/External:

Consultee

21D Urban D
LBRUT Transport
LBRUT Highways

Expiry Date

29.10.2024
22.10.2024
22.10.2024

Neighbours:

Park House, Hampton Court Road, Hampton, East Molesey, KT8 9DA, - 08.10.2024
The Walls, Hampton Court Road, Hampton, East Molesey, KT8 9DA, - 08.10.2024
Hampton Court Palace, Hampton Court Road, Hampton,, - 08.10.2024

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

Development Management

Status: GTD Application: 04/0106/TCA
Date: 13/09/2004 T1 - Magnolia spp. - Cut down.

Development Management

Status: GTD Application: 07/1619/LBC
Date: 04/07/2007 Internal alterations and replacement of windows with door on front elevations.

<u>Development Management</u> Status: GTD Date:21/09/2007	Application:07/1619/DD01 Details pursuant to condition U15882 -larger scale plans-
<u>Development Management</u> Status: GTD Date:11/03/2008	Application:08/0116/HOT Construction of chimney to rear of building
<u>Development Management</u> Status: GTD Date:11/03/2008	Application:08/0117/LBC Construction of chimney to rear of building
<u>Development Management</u> Status: GTD Date:22/05/2012	Application:12/1042/HOT Increase height over single storey part of property to provide rooms within new roofspace including two lead clad dormers to rear elevation. Rooflights to front elevation
<u>Development Management</u> Status: GTD Date:22/05/2012	Application:12/1043/LBC Increase height over single storey part of property to provide rooms within new roofspace including two lead clad dormers to rear elevation. Rooflights to front elevation
<u>Development Management</u> Status: REF Date:28/10/2014	Application:14/3752/HOT Roof extension over existing single storey part of the property to include accommodation within roofspace
<u>Development Management</u> Status: REF Date:10/11/2014	Application:14/4179/LBC Roof extension over existing single storey part of the property to include accommodation within roofspace
<u>Development Management</u> Status: GTD Date:12/11/2015	Application:15/3048/HOT Proposed basement and access serving side extension.
<u>Development Management</u> Status: REF Date:29/10/2015	Application:15/3307/HOT Amendment to planning permission (ref 14/3752/HOT) for additional accommodation in roof level extension over the existing single storey part of the property at Paddock Cottage. Enlarged roof extension to provide first floor glazed sliding screen.
<u>Development Management</u> Status: GTD Date:12/11/2015	Application:15/3378/LBC Proposed basement and access serving side extension.
<u>Development Management</u> Status: REF Date:29/10/2015	Application:15/3404/LBC Amendment to listed building consent (ref 14/4179/LBC) for additional accommodation in roof level extension over the existing single storey part of the property at Paddock Cottage. Enlarged roof extension to provide first floor glazed sliding screen.
<u>Development Management</u> Status: REF Date:03/02/2016	Application:14/3752/DD01 Details pursuant to condition 4 of appeal decision re external surfaces
<u>Development Management</u> Status: VOID Date:07/01/2015	Application:14/3404/VOID Amendment to listed building consent (ref 14/4179/LBC) for additional accommodation in roof level extension over the existing single storey part of the property at Paddock Cottage. Enlarged roof extension to provide first floor glazed sliding screen.
<u>Development Management</u> Status: REF Date:03/02/2016	Application:14/4179/DD01 Details pursuant to condition 4 of appeal decision - re external surfaces
<u>Development Management</u> Status: GTD	Application:14/3752/DD02

Date:21/03/2016	Details pursuant to condition 4 of appeal decision re external surfaces
<u>Development Management</u> Status: GTD Date:05/05/2016	Application:16/0795/HOT Amendment to Application 14/3752/HOT approved on Appeal for - Roof extension over existing single storey part of the property to include accommodation within roofspace to allow for Installation of rooflight to first floor extension. Replace 2 rooflights with slate roof.
<u>Development Management</u> Status: GTD Date:03/05/2016	Application:16/1039/HOT Demolition of boundary wall facing Hampton Court Road and rebuild new
<u>Development Management</u> Status: GTD Date:03/05/2016	Application:16/1065/LBC Demolition of boundary wall facing Hampton Court Road and rebuild new
<u>Development Management</u> Status: GTD Date:05/05/2016	Application:16/1080/LBC Amendment to Application 14/4179/LBC approved on Appeal for - Roof extension over existing single storey part of the property to include accommodation within roofspace to allow for Installation of rooflight to first floor extension. Replace 2 rooflights with slate roof.
<u>Development Management</u> Status: GTD Date:12/06/2017	Application:16/1849/FUL Revised rear elevation to show 2no. windows in place of french doors previously approved.
<u>Development Management</u> Status: GTD Date:12/06/2017	Application:16/1850/LBC Revised rear elevation to show 2no. windows in place of french doors previously approved
<u>Development Management</u> Status: GTD Date:13/07/2017	Application:16/1065/DD01 Details pursuant to condition U04571 (Details of foundations) and U04572 (Details of brickwork , new gate required)(IN PART) of application 16/1065/LBC.
<u>Development Management</u> Status: PCO Date:	Application:24/2386/FUL Removal of section of front boundary wall and replacement with new sliding gate to facilitate dropped kerb access to new parking turntable for single vehicle within front garden
<u>Development Management</u> Status: PCO Date:	Application:24/2544/LBC Removal of section of front boundary wall and replacement with new sliding gate to facilitate dropped kerb access to new parking turntable for single vehicle within front garden.
<u>Appeal</u> Validation Date: 06.02.2015	Roof extension over existing single storey part of the property to include accommodation within roofspace
Reference: 15/0020/AP/REF	Appeal Allowed
<u>Appeal</u> Validation Date: 06.02.2015	Roof extension over existing single storey part of the property to include accommodation within roofspace
Reference: 15/0022/AP/REF	Appeal Allowed
<u>Appeal</u> Validation Date: 23.12.2015	Amendment to planning permission (ref 14/3752/HOT) for additional accommodation in roof level extension over the existing single storey part of the property at Paddock Cottage. Enlarged roof extension to provide first floor glazed sliding screen.
Reference: 15/0243/AP/REF	

Appeal

Validation Date: 23.12.2015 Amendment to listed building consent (ref 14/4179/LBC) for additional accommodation in roof level extension over the existing single storey part of the property at Paddock Cottage. Enlarged roof extension to provide first floor glazed sliding screen.

Reference: 15/0244/AP/REF

Building Control

Deposit Date: 18.09.2007 Refurbishment and internal alterations
Reference: 07/2021/BN

Building Control

Deposit Date: 05.02.2014 Installed a Gas Boiler
Reference: 14/FEN00577/GASAFE

Building Control

Deposit Date: 07.10.2015 Remove roof structure to provide first floor level over single storey Victorian extension

Reference: 15/2383/IN

Building Control

Deposit Date: 15.07.2016 Install 2 replacement window(s) in a dwelling None of work subject to a Green Deal Plan

Reference: 16/132ER00132/CERTAS

Building Control

Deposit Date: 07.11.2016 Install one or more new circuits
Reference: 16/NIC02203/NICEIC

Building Control

Deposit Date: 08.11.2016 Install a gas-fired boiler
Reference: 16/FEN03035/GASAFE

Enforcement

Opened Date: 30.12.2015 Enforcement Enquiry
Reference: 16/0020/EN/UBW

Enforcement

Opened Date: 12.09.2016 Enforcement Enquiry
Reference: 16/0553/EN/UBW

Application Number	24/2386/FUL
Address	Paddock Cottage, Hampton Court Road, Hampton East Molesey KT8 9DA
Proposal	Removal of section of front boundary wall and replacement with new sliding gate to facilitate dropped kerb access to new parking turntable for single vehicle within front garden
Contact Officer	ECO

1. INTRODUCTION

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

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

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

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

The subject site is a Grade II Listed Building which currently accommodates a family dwelling at the end of the terrace. It is located on the north side of Hampton Court Road and bounded by an existing masonry wall.

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

- Archaeological Priority (Site: Richmond APA 2.22: Bushy Park - Archaeological Priority Area - Tier II)
- Area Susceptible To Groundwater Flood - Environment Agency (Superficial Deposits Flooding - >= 75% - SSA Pool ID: 177)
- Article 4 Direction Basements (Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018)
- Community Infrastructure Levy Band (Low)
- Conservation Area (CA11 Hampton Court Green)
- Listed Building (Grade: II Site: Paddock Cottage Hampton Court Road East Molesey Middlesex KT8 9DA)
- Listed Building. (PADDOCK COTTAGE AND THE WALLS. GARDEN WALL AND RAILINGS - Grade: II - Location of listed building or structure is identified here by Historic England.
- Surface Water Flooding (Area Less Susceptible to) - Environment Agency ()
- Village (Hampton Village)
- Village Character Area (Hampton Court Green - Area 5 & Conservation Area 11 Hampton Village Planning Guidance Page 27 CHARAREA09/05/01)
- Ward (Hampton Ward)

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

It is proposed to removal a section of front boundary wall and replace it with a new sliding gate. This is to facilitate dropped kerb access to new parking turntable for a single vehicle within the front garden.

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

Development Management

Status: GTD

Application:16/1039/HOT

Date:03/05/2016	Demolition of boundary wall facing Hampton Court Road and rebuild new
<hr/>	
<u>Development Management</u>	
Status: GTD	Application:16/1065/LBC
Date:03/05/2016	Demolition of boundary wall facing Hampton Court Road and rebuild new
<hr/>	

4. CONSULTATIONS CARRIED OUT

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

No letters of representation were received.

Internal consultations:

Urban design: Following additional information provided and removal of the beam element, no objection to principle. Requests condition approval of design and material of the gate.

Traffic: Vehicles must be able to ingress and egress a site facing a classified road in forward gear to mitigate the risk of vehicular collisions and collisions between vehicles and pedestrians. No objection.

Highways: No objection.

5. REVISIONS/ADDITIONAL INFORMATION

Following Urban Design comments, the applicant provided further information regarding the design of the turntable confirming that:

- Detail / spec of proposed turntable including finish to top –
 - The turntable is proposed as a spin-it residential turntable and will be 4500mm diameter. The top will be an inlaid permeable paving (black limestone) to mimic that which exists today in the space. On those days when the table isn't in use, the garden will be unaffected by the new turntable.
 - The turntable is 200mm deep which is the same depth as the current astro and paving build up.
- The proposed beam element was removed from the design

6. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2023)

The key chapters applying to the site are:

- 4. Decision-making
- 12. Achieving well-designed places
- 16. Conserving and enhancing the historic environment

These policies can be found at:

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

London Plan (2021)

The main policies applying to the site are:

- D4 Delivering good design
- D12 Fire Safety

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	Ne
Impact on Designated Heritage Assets	LP3	Yes	Ne
Impact on Non-Designated Heritage Assets	LP4	Yes	Ne
Impact on Amenity and Living Conditions	LP8	Yes	Ne
Impact on Flood Risk and Sustainable Drainage	LP21	Yes	Ne
Parking Standards and Servicing	LP45	Yes	Ne

These policies can be found at

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

Richmond Publication Local Plan (Regulation 19 version)

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

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

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

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

Issue	Publication Local Plan Policy	Compliance	
Flood risk and sustainable drainage	8	Yes	Ne
Local character and design quality	28	Yes	Ne
Designated heritage assets	29	Yes	Ne
Non-designated heritage assets	30	Yes	Ne
Amenity and living conditions	46	Yes	Ne
Vehicular Parking	47, 48	Yes	Ne

Supplementary Planning Documents

Buildings of Townscape Merit
 Transport
 House Extension and External Alterations
 Hampton Village Plan – Area 5

These policies can be found at:

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

Other Local Strategies or Publications

Other strategies or publications material to the proposal are:

Hampton Court Green, Conservation Area Appraisal, Conservation area no.11

Determining applications in a Conservation Area

In considering whether to grant planning permission with respect to any buildings or other land in a conservation area, Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. In this context, "preserving", means doing no harm.

To give effect to that duty, decisions of the court have confirmed that for development proposed to be carried out in a conservation area, a decision-maker should accord "considerable importance and weight" to the desirability of preserving or enhancing the character or appearance of the conservation area, when weighing this factor in the balance with other material considerations which have not been given this special statutory status. This creates a strong presumption against granting planning permission where harm to the character or appearance of a conservation area is identified. The presumption can be rebutted by material considerations powerful enough to do so.

In applications where the decision-maker is satisfied that there will be no harm to the character or appearance of a conservation area, the statutory presumption against granting planning permission described above falls away. In such cases the development should be permitted or refused in accordance with the policies of the development plan and other material considerations.

Determining applications affecting a Listed Building

Sections 16(1) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require that, when considering whether to grant listed building consent for any works, or whether to grant planning permission for development which affects a listed building or its setting, the local planning authority 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. In this context, "preserving", means doing no harm.

To give effect to this duty decisions of the court have confirmed that a decision-maker should accord "considerable importance and weight" to the desirability of preserving the listed building or its setting when weighing this factor in the balance with other material considerations which have not been given this special statutory status. However, this does not mean that the weight that the decision-maker must give to the desirability of preserving the building or its setting is uniform. It will depend on, among other things, the extent of the assessed harm and the heritage value of the asset in question. This creates a strong presumption against granting planning permission where harm to a listed building or its setting is identified. The presumption can be rebutted by material considerations powerful enough to do so.

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and impact on heritage assets
- ii Impact on neighbour amenity
- iii Parking and traffic
- iv Fire Safety
- v Flood Risk
- vi Archaeology

Issue ii- Design and impact on heritage assets

Policy context

Local Plan Policy LP1 states: *'The Council will require all development to be of high architectural and urban design quality. The high-quality character and heritage of the borough and its villages will need to be maintained and enhanced where opportunities arise. Development proposals will have to demonstrate a thorough understanding of the site and how it relates to its existing context, including character and appearance, and take opportunities to improve the quality and character of buildings, spaces and the local area'*.

Paragraph 199 of the NPPF states *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

Analysis

1. Removal of boundary wall & new gate

It is proposed to remove a section of the boundary wall to incorporate a new sliding gate. The sliding gate would provide access to an off-street car parking space in the front garden. To create access, the kerb would be dropped and a new crossover on Hampton Court Road would be created.

The site is within a Conservation Area (CA) and therefore any new development should consider how it complements and respects the CA. Specifically, the site is a Grade II listed building, identified as 'Paddock Cottage and The Walls. Garden wall and railings'. The boundary masonry wall proposed to be altered is a consistent feature along Hampton Court Road, consisting of a brick material.

Within the sites immediate context, there are several properties along Hampton Court Road which have dropped kerbs and a gate to accommodate crossovers and off-street car parking. Therefore, the proposal is not considered out of character.

There is no objection to the partial demolition of the boundary wall to accommodate the gate. However, to ensure that the gate remains sympathetic to the CA and listed building, a condition will be included which requires the applicant to submit the final design and materials of the gate to be approved by the local authority.

2. Proposed turntable

Within the front garden, a residential turntable is proposed and would be 4500mm in diameter. Given the current spacing on site, the turntable is required to ensure that the vehicle can egress in a forward direction. The top of the turntable would be an inlaid permeable paving (black limestone) to mimic the material currently provided in the front garden.

In terms of character, the proposed turntable would be screened behind the existing boundary wall and proposed new gate. The off-street car parking would therefore not be visible from the streetscape and have no detrimental impact on local character.

The front garden would retain a separate pedestrian access way. A condition will be included to ensure that the turntable comprises of a permeable material, to limit the area of hard surfaces within the front garden.

It is noted that Council's Conservation Officer has no objections to the application, subject to the final design and material of the gate being subsequently submitted and approved by the local authority.

Summary

In view of the above, the proposal complies with the aims and objectives of policies LP1, LP3 and LP4 of the Local Plan and policies 28, 29 and 30 of the Publication Local Plan.

Issue ii - Impact on Neighbour Amenity

Policy context

Policy LP8 requires all development to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties. This includes ensuring adequate light is achieved, preserving privacy and ensuring proposals are not visually intrusive.

Analysis

Given the nature of works proposed, it is not considered that there would be detrimental impacts on neighbour amenity. The proposed turntable would be screened via the 2-metre boundary fencing and would therefore not be visible from neighbouring property at Park House, Hampton Court Road.

Issue iii – Parking and Traffic

Policy context

Policy LP45 notes the following regarding front garden parking:

2. *Resisting the provision of front garden car parking unless it can be demonstrated that:*

- a. *there would be no material impact on road or pedestrian safety;*
- b. *there would be no harmful impact on the character of the area, including the streetscape or setting of the property, in line with the policies on Local Character and Design; and*
- c. *the existing on-street demand is less than available capacity.*

Hampton Village Planning Guidance – Area 5 identifies a ‘threat’ within the area to be ‘Loss of front boundary treatments and front gardens for car parking’

Paragraph 5.5 of the Highway Authority Requirements (London Borough of Richmond, 2024), states that:

‘For red routes and for classified roads with a speed limit of greater than 20mph , a vehicle crossover will only be approved if it can be demonstrated that a vehicle can enter and leave the site in forward gear. Turning on site will avoid vehicles being reversed onto these busy roads, avoiding a road safety hazard. While each application will be looked at on its own merits, a garden turning area of 8.0 x 10.0m is the minimum size for single dwellings and it will be expected that as much landscaping as practically possible will be retained. The use of turntables within front gardens to enable a vehicle to turn on site may be acceptable and planning permission is required prior to construction, both for the turntable, the boundary access opening and vehicular crossover to a classified highway.’

Analysis

The site lies north of the A308 Hampton Court Road, which is part of the strategic road network although is not red-route and is maintained by the Council as Local Highway Authority. This road has a speed limit of 30 mph and is a two-way road. It has a footway width of 2.8m on its northern side and a carriageway width of 9.8m. The carriageway accommodates a cycle lane on its northern and southern sides and has single yellow lines on both sides. This road also accommodates numerous bus routes in both a westerly and easterly direction.

The applicant cannot provide a turning area within the ground site of 8m x 10m, so has provided a vehicular turntable to allow vehicles to ingress and egress the site in forward gear. Vehicles must be able to ingress and egress a site facing a classified road in forward gear to mitigate the risk of vehicular collisions and collisions between vehicles and pedestrians. This aligns with the Highway Authority requirements within the Transport SPD.

It is considered that the proposal complies with LP45 for the following reasons:

- There is no objection from Council’s Traffic or Highway department in terms of traffic, road or pedestrian safety

- The proposed turntable would be screened from the street and therefore have no material impact on the streetscape
- The proposed turntable would incorporate a permeable black limestone paving which would match the existing material on site
- The site currently has no designated parking area.

The applicant will need to make a separate application to the Local Highway Authority to enable the crossover to be built. Please see the link below for instructions on how to do this: [Dropped kerbs - London Borough of Richmond upon Thames](#)

Summary

The proposal has been reviewed by Council's Transport and Highways Department and have no objection to the proposed design.

In view of the above, the proposal complies with the aims and objectives of policies LP45 of the Local Plan and policies 47 and 48 of the Publication Local Plan.

Issue iv – Fire Safety

London Plan policy D12 requires the submission of a Fire Safety Statement on all planning applications.

A Fire Safety Statement was submitted and assessed the criteria of policy D12.

The applicant is advised that alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made. Overall, the scheme can therefore be considered consistent with this Policy D12 of the London Plan.

Issue v - Flood Risk

Policy LP 21 of the Local Plan states 'All developments should avoid or minimise, contributing to all sources of flooding, including fluvial, tidal, surface water, groundwater and flooding from sewers, taking account of climate change and without increasing flood risk elsewhere.

The site is not located within a Flood Zone. It is identified to be in an 'Area Susceptible To Groundwater Flood - Environment Agency (Superficial Deposits Flooding - >= 75% - SSA Pool ID: 177).

Given the nature of the works proposed, there are no changes to floor levels. The scheme is considered to be consistent with LP21 of the Local Plan.

Issue vi – Archaeology

The site is located in an Archaeological Priority Area.

The proposed turntable would be approximately 200mm deep which is the same depth as the current astro and paving build up. Therefore, there is minimal excavation required to construct and install the turntable. This is considered acceptable.

7. LOCAL FINANCE CONSIDERATIONS AND OTHER MATTERS

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

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

8. RECOMMENDATION

This recommendation is made following careful consideration of all the issues raised through the application process. In making this recommendation consideration has been had to the statutory duties imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the requirements set out in Chapter 16 of the NPPF.

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

Grant planning permission with conditions

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): ECO

Dated: 27/11/2024

I agree the recommendation:

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

Dated: 03.12.2024.....

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: