

Heritage Statement

We have been requested to submit a heritage statement in order to have the application validated.

The existing carport changes are minimal, not structural, no changes can be viewed from outside the property.

6 Ham Farm Road may be in a conservation area however this change to amend the carport to a garage cannot detract from it. There are examples of new garages and doors directly onto the road e.g 29 Ham Farm Road. The end of Ham Farm Road has been a mess for over 3 and a half years since April 2021. Site hoardings such as those at 31 Ham Farm Road have been in place since May 2021, with no work on the property taking place for over 3 years.

This proposal is to Convert the existing carport to a garage.

The carport currently has 3 open sides.

One side will be infilled to the NW elevation, the front SW elevation will have 2 sectional garage doors and sliding glazing to the third side.

There is no change of usage. There is no change of access. The carport location is completely within the curtilage of the property. There is no impact on existing trees or fences. There is no change to materials or elevations of the carport. There are no groundworks.

All works are below the roofline. The site is surrounded by a 2m high fence. There is no impact on the external streetscene.





The change is needed to improve security and avoid stored items being damaged from the elements (wind & rain) and reduce the consistent weekly fox damage that is dangerous e.g chewed through vehicle brake cables.

Relevant planning history

15/4878/FUL Granted May 2016

15/4878/FUL Refused January 2017 NMA to move carport location

18/3766/NMA Approved December 2018, Non-material amendment carport siting.

15/4878/NMA2 Refused August 2019 to infill one side, add internal wall and garage door.

Reason for refusal; Absence of sufficient information and in the absence of accurate scaled drawings to determine otherwise; the submitted application fails to demonstrate that the proposals would not be non-material under the provisions of Section 96A of the Town and Country Planning Act 1990 (as amended). As such, additional information is required from the Local Planning Authority

Additional Statement on why this cannot impact the conservation area

The above is the view from 6 Ham Farm Road, clearly putting 2 garage doors on an existing carport is not going to impact on the Townscape merit building at 33/35 or the conservation area.

I strongly object to the requirement to submit this statement to validate planning. The changes have no impact on the street scene, unlike, as three examples below all of which are our immediate neighbours across the street from us.

33/35 Ham Farm Road, permitted development not requiring a heritage statement or planning application.

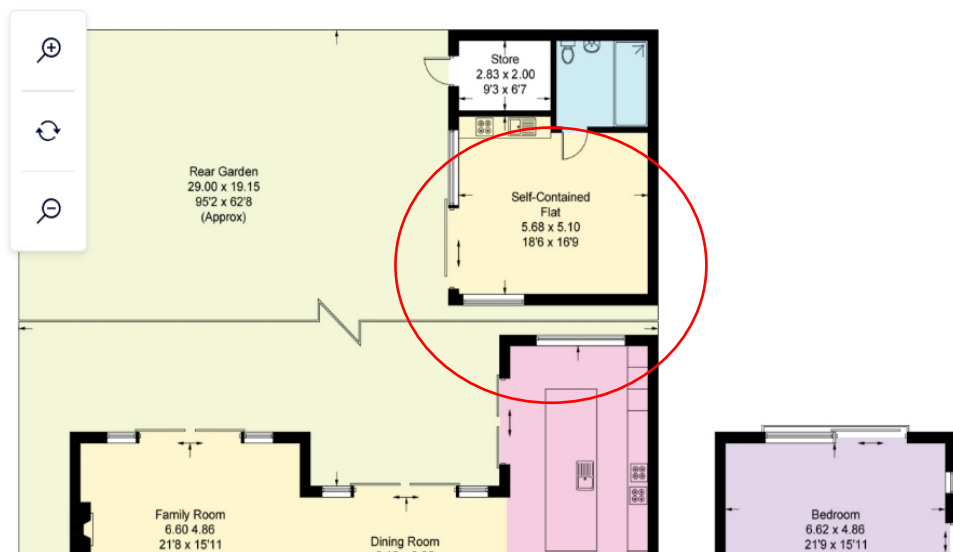


Permitted development of a larger structure at **29 Ham Farm Road**, required no planning or design/ heritage statement and this is currently advertised for rent with Knight Frank Richmond and described as a self contained flat, something that would require planning.



Ham Farm Road, TW10

Approximate Gross Internal Area = 409 sq m / 4403 sq ft
(Including Garage / Eaves Storage / Self-Contained Flat)



31 Ham Farm Road. Lack of development since stripping the building and boarding it up for >3 years with 3 metre high site hoarding seemingly allowed indefinitely without a planning application to retain this.

