

Application reference: 24/2326/HOT EAST SHEEN WARD

Date application received	Date made valid	Target report date	8 Week date
16.09.2024	20.09.2024	15.11.2024	15.11.2024

Site:

252 Sheen Lane, East Sheen, London, SW14 8RL

Proposal:

Single storey side extension, basement extension, new exterior terrace in rear garden, loft conversion with velux and rear dormer and internal configuration including replacement garage door to match adjoining property.

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

APPLICANT NAME

Mr and Mrs Alison and David
Harwood
252 Sheen Lane
East Sheen
London
Richmond Upon Thames
SW14 8RL

AGENT NAME

Ms T Bryant
Bulwer Yard
27 Bulwer Street
W12 8AR
United Kingdom

DC Site Notice: printed on 20.09.2024 and posted on 27.09.2024 and due to expire on 18.10.2024

Consultations:

Internal/External:

Consultee

14D Urban D
LBRUT Transport
LBRuT Trees Preservation Officer (South)

Expiry Date

11.10.2024
04.10.2024
04.10.2024

Neighbours:

81 South Worple Way, East Sheen, London, SW14 8NG -
269 Sheen Lane, East Sheen, London, SW14 8RN, - 20.09.2024
267 Sheen Lane, East Sheen, London, SW14 8RN, - 20.09.2024
2 Hood Avenue, East Sheen, London, SW14 7LH, - 20.09.2024
2 York Avenue, East Sheen, London, SW14 7LG, - 20.09.2024
254 Sheen Lane, East Sheen, London, SW14 8RL, - 20.09.2024
250 Sheen Lane, East Sheen, London, SW14 8RL, - 20.09.2024

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

Development Management

Status: RNO

Date: 24/07/2024

Application: 24/T0474/TCA

T1-Pear. Pear medium 8/9m tall Reduce crown all round by 1-2m to suitable growth points to retain crown continuity to a height of 7/8 meters.

Development Management

Status: PCO

Date:

Application: 24/2326/HOT

Single storey side extension, basement extension, new exterior terrace in rear garden, loft conversion with velux and rear dormer and internal configuration including replacement garage door to match adjoining

property.

Building Control

Deposit Date: 26.02.2023 Install a gas-fired boiler

Reference: 24/FEN01306/GASAFE

Building Control

Deposit Date: 08.10.2024 Install replacement windows in a dwelling

Reference: 24/FEN03016/FENSA

Application Number	24/2326/HOT
Address	252 Sheen Lane, East Sheen, London, SW14 8RL
Proposal	Single storey side extension, basement extension, new exterior terrace in rear garden, loft conversion with velux and rear dormer and internal configuration including replacement garage door to match adjoining property.
Contact Officer	Grace Edwards
Agreed Determination Date	13/12/2024

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 application site comprises a two storey semi detached dwelling located on the western side of Sheen Lane. The site is located within the Sheen Lane Conservation Area, however does not constitute a Building of Townscape Merit. The site is subject to the following constraints:

- Area susceptible to groundwater flooding

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Planning permission is sought for the construction of a single storey side extension, basement extension, new exterior terrace in rear garden, loft conversion with rooflight and rear dormer as well as the replacement of the existing garage door.

There is no relevant planning history associated with the site.

4. CONSULTATIONS CARRIED OUT

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

Two letters of observation have been received and the comments can be summarised as follows:

- The planning documents state that 254 joins via a garage however this room is part of the main dwelling comprising a kitchen, utility and boot room
- The flood risk assessment is just a drawing, trial holes should have been dug
- A full flood risk assessment should be submitted

Neighbour amenity considerations are assessed under Section 6 (impact on neighbour amenity) in the report below.

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
- 14. Meeting the challenge of climate change, flooding and coastal change

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
D10 Basement Development
D12 Fire Safety
HC1 Heritage conservation and growth

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 Designated Heritage Assets	LP3	Yes	No
Impact on Amenity and Living Conditions	LP8	Yes	No
Basements and Subterranean Development	LP11	Yes	No
Impact on Biodiversity	LP15	Yes	No
Impact on Trees, Woodland and Landscape	LP16	Yes	No
Impact on Flood Risk and Sustainable Drainage	LP21	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	
Flood risk and sustainable drainage	8	Yes	No
Local character and design quality	28	Yes	No

Designated heritage assets	29	Yes	No
Views and vistas	31	Yes	No
Biodiversity and Geodiversity	39	Yes	No
Trees, Woodland and Landscape	42	Yes	No
Amenity and living conditions	46	Yes	No
Basements and subterranean developments	54	Yes	No

Supplementary Planning Documents

Design Quality
House Extension and External Alterations

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:

Community Infrastructure Levy
Sheen Lane Conservation Area Statement
Sheen Lane Conservation Area Study
Basement development – Planning Advice Note
Basement Assessment User Guide
Strategic Flood Risk Assessment 2021

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.

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

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

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.

Policy LP3 requires 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 host property is part of a semi-detached group of inter-war Arts and Crafts-style suburban development, comprising a large projecting range with central bowed bay window under a tall hipped red clay tile part hipped, part 'gabled' roof. In common with its neighbours, it occupies a large green open plot on a spacious road. It survives with a good degree of architectural and historic integrity, retaining original/historic joinery and details. It makes a strong contribution to the character, appearance and significance of the Conservation Area.

Basement

Policy LP11 resists basement development of more than one storey below the existing ground level to residential properties, and requires proposals for basement development to comply with the following criteria:

1. extend to no more than a maximum of 50% of the existing garden land or more than half of any other undeveloped garden area (this excludes the footprint of the original building);
2. Demonstrate the scheme safeguards the structural stability of the existing building, neighbouring buildings and other infrastructure, including related to the highway and transport; a Structural Impact Assessment will be required where a subterranean development or basement is added to, or adjacent to, a listed building.
3. use natural ventilation and lighting where habitable accommodation is provided;
4. include a minimum of 1 metre naturally draining permeable soil above any part of the basement beneath the garden area, together with a minimum 200mm drainage layer, and provide a satisfactory landscaping scheme;
5. demonstrate that the scheme will not increase or otherwise exacerbate flood risk on the site or beyond, in line with policy LP 21 Flood Risk and Sustainable Drainage;
6. demonstrate as part of a Construction Management Statement that the development will be designed and constructed so as to minimise the impact during construction and occupation stages (in line with the Local Environmental Impacts, Pollution and Land Contamination policy of this Plan);

The proposed basement would extend under a portion of the existing dwelling, with a staircase/lightwell extending into the rear garden. It would therefore not extend to more than 50% of the existing garden land/undeveloped garden area. A minimum of 1 metre naturally draining permeable soil above any part of the basement beneath the garden area, together with a minimum 200mm drainage layer is therefore not applicable in this instance.

The proposed basement is in accordance with Policy LP11 which requires basements to be no more than one storey, with the floor to ceiling height being no more than 2.7m in accordance with the supporting text of this policy.

In order to demonstrate the scheme safeguards structural stability of the site and its surroundings, a Structural Impact Assessment has been submitted in support of the application. The basement will be constructed using reinforced concrete, with the external retaining walls formed using L-shaped underpins cast in maximum 1m wide sections in a traditional underpinning sequence. The underpins will support vertical loads on ground bearing bases designed to spread the load to within acceptable limits.

The report concludes that should the works be completed by a competent contractor the basement can be safely constructed without any significant adverse effect on the property, neighbouring properties, groundwater, surface water or on the stability of the adjoining ground.

The proposed basement floor plan is annotated for use as a store and gym, and LP11's requirement for natural light and ventilation is not applicable. Notwithstanding this, the basement is served by a set of glazed doors which would provide light and ventilation.

The SPD relating to House Extensions states that lightwells should not be out of scale or prominent. Sufficient front garden area should be retained. Horizontal grilles should be used to minimise visual impact and sufficient front garden area should be retained.

The proposals would have no external manifestations to the front, however would have a large open lightwell/staircase to the rear, providing an entrance to the garden from ground level. The external staircase adjacent to the southern boundary is not excessive in depth and would not appear visually obtrusive by virtue of its size and scale in relation to the host dwelling and neighbouring properties.

Having regard to its siting, the proposed basement would have a neutral impact on the character of the area and the proposed lightwell is considered to be in accordance with the SPD.

Other requirements of policy LP11 relating to flood risk and construction management are addressed later in this report.

Single storey extension

The Council's SPD relating to House Extensions and External Alterations states that the overall shape, size and position of side and rear extensions should not dominate the existing house or its neighbours. It should harmonise with the original appearance, either by integrating with the house or being made to appear as an obvious addition.

The proposed single storey side extension would infill the area to the rear of the existing garage and would not extend beyond the existing rear elevation. It has been designed with a flat roof incorporating rooflights and would be constructed in materials to match the existing dwelling.

The height of the proposed extension would match that of the extension to the neighbouring dwelling and as such is considered to integrate satisfactorily and would not appear out of keeping with surrounding development.

Rear dormer

The Council's SPD states that roof extensions should be kept in scale with the existing structure and must not project above the ridge of the main dwelling. Roof extensions should not dominate the original roof. Normally a significant area of the existing roof should be left beneath a new dormer and on either side of the dormer, thus setting the extension well in from either side of the roof. Dormer windows should be smaller than that of windows of the floor below.

The proposed rear dormer would be set down from the main ridge, up from the eaves and in from the sides and would therefore comply with the guidance set out within the SPD. Whilst it is acknowledged that the proposed dormer would be slightly larger than the one at the adjoining property, it is of a similar scale to other rear dormers within this stretch of Sheen Lane and is therefore considered acceptable. The windows within the dormer would maintain an appropriate window hierarchy.

Rooflights

Three rooflights are proposed within the front roofslope, with another two proposed in the side roofslope along with 8 solar panels.

The proposed rooflights would be conservation style and are appropriately sized and spaced. As such, these are considered acceptable.

It is acknowledged that the proposed solar panels would be readily visible from the road, owing to their siting on the side roof slope, and would therefore have a visible effect on the conservation area. However, it is noted that the front elevation, which is the most visible, has been left free of panels, and the benefits of the scheme would provide public benefits in the form of making the existing building more energy and thermally efficient, which in turn would result in a reduction in carbon dioxide emissions. There is policy support for retrofitting existing properties. The public benefits of the proposal must be given significant weight. The planning officer ascribes significant weight to this small but valuable public benefit to tackling climate change.

Removal of chimney

The Sheen Lane Conservation Area statement outlines that one of the problems and pressures faced by the Conservation Area is the 'Loss of traditional architectural features and materials due to unsympathetic alterations'. Additionally, it notes 'Red brick chimney stacks provide punctuating features in the rows of semi-detached houses.' The scheme proposes the loss of both the chimneys on the property which is regrettable. However, it is noted that a number of the properties along this stretch of Sheen Lane have removed their chimneys such that they no longer appear as a consistent feature within the streetscape. Furthermore it is acknowledged that the removal of the chimneys would likely be permitted development. As such, it is not considered that a refusal could be justified on this basis.

Removal of garage door

It is proposed to replace the non-original garage door with a timber-framed hinged door to reflect that adjoining. This alteration is acceptable.

Slight alterations to fenestration are also proposed, however it is noted that the replacement windows would give a similar visual appearance to those in the existing house, in terms of their overall shape and the colour and size of the frames. These works would therefore be permitted development.

Paragraph 205 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.

Paragraph 208 of the NPPF states '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'. In this instance, whilst the proposal would lead to less than substantial harm to the setting, character and appearance of the conservation area, the public benefits in terms of energy efficiency and reduced carbon dioxide emissions would outweigh the limited harm in this instance.

In view of the above, the proposal is considered to comply with the aims and objectives of policies LP1 and LP3 of the Local Plan and policies 28 and 29 of the Publication Local Plan as supported by the Sheen Lane Conservation Area Statement/Study.

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.

The SPD on House Extensions and External Alterations notes that generally an extension of 3m in depth for a terrace property will be acceptable. Where the proposed extension seeks a larger depth, the eaves should be reduced to 2.2m at the shared boundary to mitigate detrimental impact on neighbours such as sense of enclosure or overbearing. However, the final test of acceptability is dependent on the specific circumstances of the site which may justify greater rear projection.

Basement

Having regard to the subterranean nature of the proposed basement extension, it is not considered to result in amenity impacts to neighbouring properties.

Single storey extension

The proposed single storey side extension would project no further to the rear than the extension at the neighbouring property No. 244 Sheen Lane, and the proposed roof extension would not extend above the existing parapet separating the two properties. As such, it is not considered that the proposals would have a detrimental impact on the amenities of this neighbouring property.

As originally submitted, a raised terrace was proposed which was sited up to the shared boundary with No. 250 Sheen Lane and its height of 0.5m would afford elevated views into the rear garden of this neighbouring property, resulting in an unacceptable loss of privacy. As such, during the course of the application, amended plans were submitted which lowered the proposed terrace to be in line with the existing ground level, such that the views afforded from it would be no different to the existing.

Rear dormer

The proposed dormer will have rear facing fenestration; and would not offer any significantly advantageous views in comparison to those afforded from existing rear facing windows. Therefore, no loss of privacy or overlooking is anticipated. Given the modest size, location within the roof and distance from neighbouring boundaries, the dormer is not considered to appear overbearing or visually intrusive.

Other alterations

The proposed PV panels would be contained within the existing roofscape and set away from neighbouring properties. As such, it is not considered that they would appear overbearing or intrusive to neighbouring properties.

Two side facing rooflights have been proposed. It is therefore considered reasonable and necessary to include a condition to ensure that these, along with the first floor side facing windows proposed, are obscure glazed and non opening below 1.7m to prevent loss of privacy through overlooking.

Given the nature of the proposed alterations to the existing garage door, no concerns are raised in regard to neighbour amenity.

As such, the proposal complies with the aims and objectives of the Local Plan policies LP8 and policy 46 of the Publication Local Plan.

iii Trees

Policy LP16 requires all development to take into consideration the impact upon the health and longevity of on and off-site trees.

The location of this proposal is sited within the "CA64 Sheen Lane East Sheen" Conservation Area, which affords trees both within and adjacent to the site of the proposal, statutory protection. However, there are currently no recorded Tree Preservation Orders (TPO) within or adjacent to the site of the proposal. As such, an Arboricultural Report has been submitted in support of the application.

The Councils Tree Officer has reviewed the submitted arboricultural report, and notes that it illustrates that there are no trees within and adjacent to the property that would be impacted by the proposal.

The Councils Tree Officer therefore raises no objections and the proposal is considered to be in accordance with policy LP16 of the Local Plan.

iv Food Risk

Policy LP11 sets out that basement development shall demonstrate the scheme will not increase or otherwise exacerbate flood risk on the site or beyond in line with Policy LP21.

Policy LP21 sets out that all developments should avoid or minimise contribution to all sources of flooding.

The application site is located within flood zone 1, however is also located within an area susceptible to groundwater flooding. As such, a completed EA flood risk form has been submitted which confirms that floor levels will be above known and modelled flood levels.

The latest Strategic Flood Risk Assessment [SFRA] [September 2020] defines 'Throughflow Catchment Areas' and areas susceptible to groundwater flooding in the Borough where it needs to be demonstrated that basements can be safely developed without increasing throughflow and groundwater related flood risk. The application site is located within an area susceptible to groundwater flooding.

As such, a screening assessment is required to address the impacts of the proposed subsurface development on the area's subterranean characteristics, land stability and flood risk and drainage. If the screening assessment determines that the proposed subsurface development may have an impact on the local environment, or if it determines that further investigation work is required, then a basement/cellar impact assessment is required. This is set out in the Council's Basement Assessment User Guide.

The screening questions have been answered and those where the answer was unknown or yes have been taken forward to a Basement Impact Assessment.

The submitted Basement Impact Assessment includes site investigation which included the drilling of 2No. Windowless Sampler Boreholes to depths of between 2.00 – 4.40mbgl. Drilling was ceased at this depth due to encountering difficult ground conditions preventing further drilling. Dynamic probing was therefore undertaken through the base of boreholes to final depths of between 2.0 – 8.0mbgl.

The site investigation also comprised 3no. hand dug foundation exposures and 1no. hand dug trial pit to 1.20m bgl.

The findings show that the application site is underlain by made ground consisting of sandy gravelly clay/ clayey gravelly sand. The made ground was underlain by clayey gravelly sand/ sandy gravel.

A groundwater strike was encountered within WS2 at 3.25m bgl. Groundwater was not encountered within the remaining exploratory holes.

Changes in groundwater level occur for a number of reasons including seasonal effects and variations in drainage. The investigation was undertaken in July 2024 when groundwater levels are likely to be approaching their annual minimum (lowest elevation).

Groundwater monitoring was undertaken on two occasions in August with the water level at 2.8mbgl.

Given that the proposed foundation depth of the basement is understood to be 3.50m bgl, the basement is likely to extend below the groundwater table, particularly during wetter parts of the year.

The Basement Impact Assessment concludes that due to the relatively low permeability rates of the soils, groundwater is more likely to flow through the more granular deposits of the Taplow Gravel Member. The proposed basement is not expected to extend into the cohesive London Clay Formation, so when groundwater is elevated to above basement level, it can flow beneath the basement as well as around; therefore, groundwater flow direction is not expected to be affected.

It concludes that given the relatively small size of the structure it was unlikely to form a significant barrier to cause an increased risk to flooding of neighbouring properties.

The BIA recommends the following mitigation measures:

- The connection of the development to the sewerage network should be installed with a positively pumped non-return valve device.
- Dewatering if necessary
- Tanking of lower ground floor
- Waterproofing of below ground structures in accordance with British Standard

The Basement Impact Assessment has been prepared and submitted by suitably qualified engineers. The contents of the report outline various mitigation measures and it is understood that if followed the risk of the potential impacts outlined within the report can be mitigated. A condition will accompany a successful application which requires the basement to be constructed in accordance with the submitted BIA.

In regard to sustainable drainage, the scheme proposes that permeable paving will be utilised, and the drainage network will convey the surface water into a discharge chamber which will restrict the flow to 2.0l/s through the use of an orifice plate. This chamber will subsequently discharge into the surface water public network in Sheen Lane. Furthermore, it is proposed that water butts will be incorporated around the dwelling to provide rainwater harvesting for the associated garden and terraced areas.

In view of the above, subject to conditions, the scheme is considered to satisfy the requirements of Local Plan Policy LP11 and LP21 and Publication Local Plan policies 8 and 54.

v Fire Safety

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

A Planning Fire Safety Strategy has been provided which provides details on space for fire appliances; evacuation assembly points; passive and active safety measures; construction and materials; means of escape and evacuation; as well as information on access and equipment for firefighting. The submission of this document is considered to satisfy the requirements of policy D12.

The applicant is advised that additions and 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 proposal can therefore be considered consistent with Policy D12 of the London Plan.

vi Biodiversity

Biodiversity net gain became mandatory for minor developments on applications made from 2nd April 2024. This application is exempt from mandatory biodiversity net gain on the grounds that it is a householder application.

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 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

Recommendation:

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

I therefore recommend the following:

- | | |
|-------------------------|-------------------------------------|
| 1. REFUSAL | <input type="checkbox"/> |
| 2. PERMISSION | <input checked="" type="checkbox"/> |
| 3. FORWARD TO COMMITTEE | <input type="checkbox"/> |

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):GE.....

Dated:09/12/2024.....

I agree the recommendation:

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

South Area Team Manager:ND.....

Dated:12.12.2024.....