



Application reference: 24/0923/DD01
SOUTH RICHMOND WARD

Date application received	Date made valid	Target report date	8 Week date
26.09.2024	26.09.2024	21.11.2024	21.11.2024

Site:

22 Old Palace Lane, Richmond, TW9 1PG,

Proposal:

Details in pursuant of condition U0187655 (Detailed Drawings - Windows) of planning permission 24/0923/HOT

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

APPLICANT NAME

Mr Woolway
22 Old Palace Lane
Richmond
Richmond Upon Thames
TW9 1PG

AGENT NAME

Mr - Panavas
129 Kew Road
Richmond
TW92PN

DC Site Notice: printed on and posted on and due to expire on

Consultations:

Internal/External:

Consultee

14D Urban D
14D Urban D

Expiry Date

10.12.2024
17.10.2024

Neighbours:

-

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

Development Management

Status: WNA
Date:10/12/2012

Application:09/1645/HOT
Demolition of the existing single storey extension and erection of a two storey full width rear extension. Siting of statellite dish on rear boundary wall.

Development Management

Status: VOID
Date:11/02/2015

Application:09/1646/VOID
Demolition of the existing single storey extension to rear of property. Existing extension extends 6,500mm from rear of house and is approximately half of the width of the house. Construction of new two storey extension. The proposed extension extends the full width of the plot on the ground and first floor. The ground floor will extend 6,500mm from the rear of the house (in line with existing extension and maximum building line of neighbouring properties). The first floor will extend 3,000mm from the rear of the house, in line with the first

floor extension on numbers 14-20 Old Palace Lane. New grey satellite dish (diameter approx 45cm) to be installed on rear wall of garden, below the top of the wall and facing towards the dwelling. It would not be visible from the railway to the rear, or the road, as it would be placed 2m above the ground and 50cm from the right hand boundary (boundary with no 21 Old Palace Lane).

Development Management

Status: GTD

Date: 27/08/2024

Application: 24/0923/HOT

Fenestration amendments within the existing openings to both front and rear elevation

Development Management

Status: PCO

Date:

Application: 24/0923/DD01

Details in pursuant of condition U0187655 (Detailed Drawings - Windows) of planning permission 24/0923/HOT

Building Control

Deposit Date: 16.05.2008

Reference: 08/1033/BN

Formation of through reception room

Building Control

Deposit Date: 23.07.2013

Reference: 13/NIC07446/NICEIC

Circuit alteration or addition in kitchen/ special location

Enforcement

Opened Date: 22.02.2007

Reference: 07/0065/EN/USD

Enforcement Enquiry

Enforcement

Opened Date: 25.02.2009

Reference: 09/0087/EN/USD

Enforcement Enquiry

Application Number	24/0923/DD01
Address	22 Old Palace Lane Richmond TW9 1PG
Proposal	Details in pursuant of condition U0187655 (Detailed Drawings - Windows) of planning permission 24/0923/HOT
Contact Officer	Benjamin Haworth
Target Determination Date	18/12/2024

1. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

An application has been made for the discharge of conditions associated with the planning permission referenced 24/0923/HOT. Specifically, details pursuant to condition U0187655 Detailed Drawings - Windows.

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

Reference	Description	Decision Date
24/0923/HOT	Fenestration amendments within the existing openings to both front and rear elevation.	27/08/2024

2. EXPLANATION OF OFFICER RECOMMENDATION

The relevant condition state:

U0187655 Detailed Drawings - Windows

Prior to the commencement of works, detailed drawings to a scale of not less than 1:20 shall be submitted to and approved in writing by the Local Planning Authority, such details to show joinery details for all new fenestration including sectional details of windows. Thereafter the works shall be carried out in accordance with the approved details.

REASON: To ensure that the proposed development is in keeping with the existing Building of Townscape Merit and does not prejudice the character and appearance of the wider Conservation Area.

The following have been submitted:

- Proposed Elevations (Revised Drawing)
- Proposed Window Elevations (Revised Drawing)
- Proposed Window Detail (Revised Drawing)

Specialist feedback has been provided and is summarised below:

Urban Design

Prior to the submission of revised drawings listed above, the following comments were provided:

- Clarity is needed thickness of unit glazing and an amendment to the design should exclude horn details.
- Further information requested about the water bars.
- Details confirmed that seals and spacer bars would be white, which is acceptable.

The above clarification and amendments were made to the revised drawings. Specifically, the plans and agent correspondence confirm that the windows will match the existing arrangement, will be of slim-line glazing between 12mm and 16mm thickness, and that the horns and water bars will no longer be a part of the design.

As such, all recommendations suggested have been actioned by the agent.

3. RECOMMENDATION

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered the requirements of condition U0187655, application ref: 24/0923/HOT have been met.

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES

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): BHA

Dated: 16/12/2024

I agree the recommendation:

South Area Team Manager:ND.....

Dated:16.12.2024.....