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architecture + design

40 RICHMOND HILL

PLANNING | DESIGN + ACCESS STATEMENT

NOVEMBER 2024

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C O N T E N T S

This document has been prepared as part of a planning application for an infill extension to the Grade II listed property 40 Richmond Hill, Richmond TW10 6QX. The information contained in the following pages examines the local context, surrounding developments and planning history relevant to the property. Further to this a detailed dialog of all relevant planning advice received, both within approvals and refusals, has been documented here and have collectively helped inform the proposals put forward within this application, which are explained and justified within a written design statement accompanied by reference images and 3D representation in support of this application.

Accompanying this document, a set of existing, demolition and proposed drawings have been provided along with a heritage statement, schedule of works, a fire safety statement and relevant structural details and design statement.

The applicant seeks approval for a single storey, glass infill structure to be erected to the side of a previously approved rear extension which effectively extends upon a previously approved glass canopy side infill structure.

I N T R O D U C T I O N

The site is located to the south east of Richmond town centre on Richmond Hill (B321), falling within the Richmond Hill Conservation Area. The property sits at the south-eastern end of a terrace of 7 houses. The terrace cluster holds grade II listed status and can be considered to be of both architectural and historical significance with the principal elevation representing a key feature of the listed status, remaining largely unchanged since original construction c1840.

To the rear, the terrace cluster is far less uniform in nature with each property, including no.40, clearly having undergone a degree of alteration or extension over time. The main rear elevation of the cluster is relatively consistent in character, built in stock brick with mostly Georgian sash windows with a leaded dormer formed within a sloped slate-tile roof. Beyond this, each property has a closet wing of varying scale, size and design, most of which are understood to have been altered since their original construction. At ground floor several properties have extended, the largest and most recent of which can be seen at No.34 and No.36 both of which extend full width and envelop the original closet wing at ground floor. No's. 30, 32, 38 and 40 all have smaller additions extending beyond the original closet wing.

No.40 itself currently extends at ground level to create a stepped outrigger at ground floor with a glass conservatory extension beyond leading onto the rear garden. Within the terrace cluster No. 40 is the only property to have a stepped outrigger and, although there are no records of when this was altered, there is clear evidence that alterations have been carried out to change the building from its original state. Nonetheless, as has been established through previous consultation with the planning department, significant importance has been placed on maintaining the visual dominance of a half-width closet wing structure with a clear, void space opposite, often referred to as the 'solid-void relationship.'

Over time, the various ad-hoc alterations made to the rear of the property have contributed towards what can now be considered dis-jointed and cluttered rear and side facades that include an array of external drainage pipe runs, poorly constructed roof flashings and trims, an area of rendered wall as well as an external boiler room shed within the courtyard and, to the rear, a dilapidated glass conservatory extension, all of which collectively diminish the historical and architectural significance and value of the closet wing in its current state. This has now mostly been addressed within previously approved schemes, the most recent and relevant being 23/3377/LBC.

S I T E C O N T E X T



No.40 front elevation to remain unchanged



no.40 rear elevation with poor quality glass extension beyond enlarged closet wing view across rear of terrace cluster with varying sized closet wings, alterations and extensions



view towards courtyard 'void' space to be infilled with approved glass structure installed between closet wing and tall rear extension/boundary wall to adjoining No.42 shown left of picture



existing low quality rear extension (now removed) to be replaced with approved half width rear extension creating improved connection to rear garden



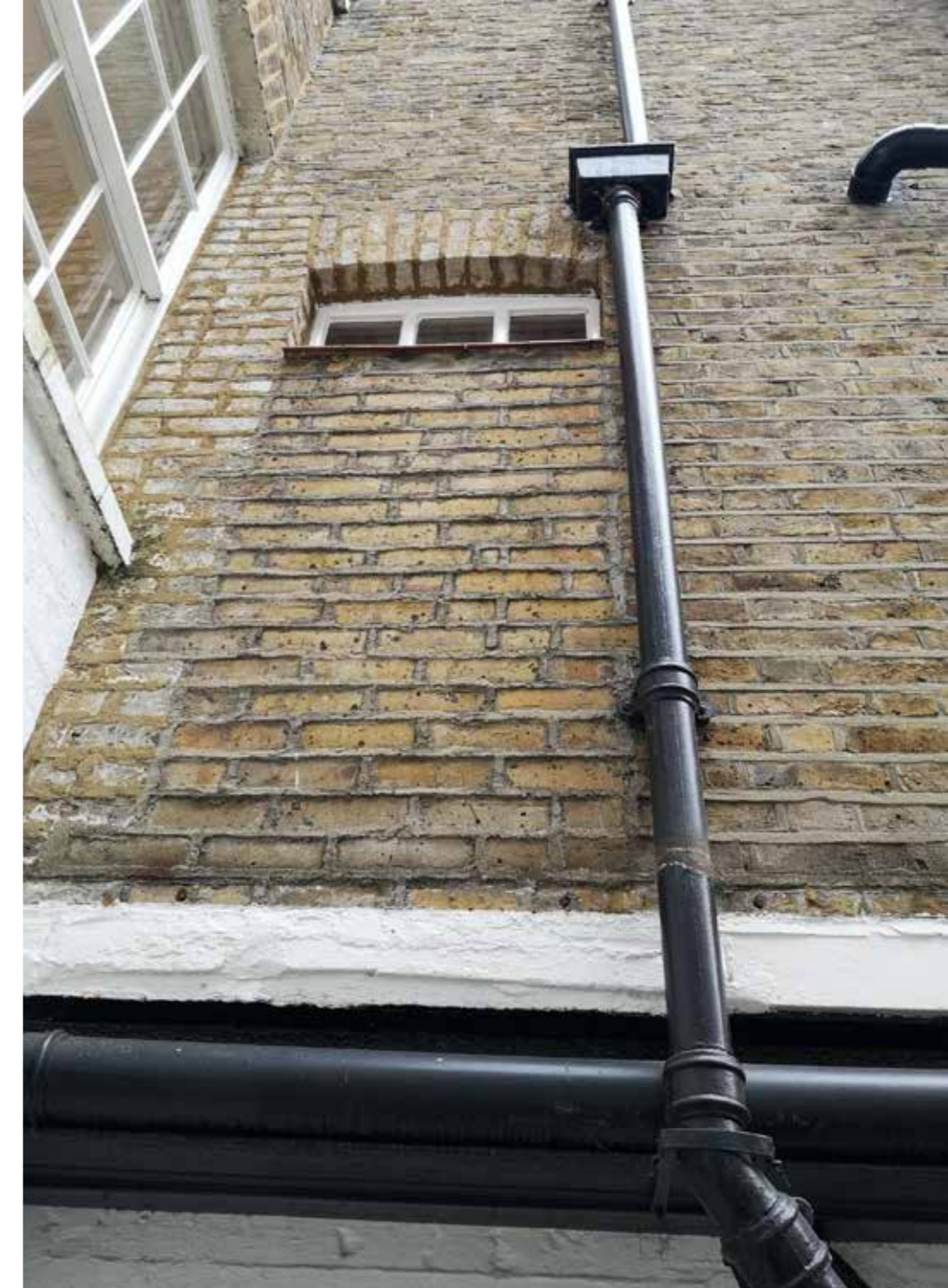
Internal view within conservatory of existing 'solid' closet wing structure behind



Current access down to courtyard via steep, slippery steps, proposed to be replaced with wider, shallower steps within internal enclosed courtyard



View within courtyard towards boiler shed enclosure (to be removed) with no.42 extension right of view above boundary wall



blocked up opening to ground floor with the addition of a steel beam under supporting widened closet wing

There have been several past applications (as listed across) for the development of the property. Firstly, from 2004, an application for the replacement of the existing garage with a separate 2 storey dwelling refused on the grounds of overbearing on neighbouring property and a lack of parking provision.

More recently since 2021, and by the current owners, a series of applications have been made for both internal and external alterations to the main house in part to facilitate vital refurbishment to the property as well as to create a comfortable, long-term family home better suited to modern-day living. Further to this, a separate application was made for the conversion of a detached garage into ancillary accommodation which was approved in 2024 under application 24/0202/LBC

Internal alterations approved upon re-submission in 2021 (21/2851/LBC + 21/2853/LBC) have now been carried out by the Applicant and complete.

At the same time in 2021, a further application (21/1281/LBC) for a single storey side + rear extension was refused permission. Appended to the refusal, it was noted within the officer's report that there was a 'lack of sufficient information (provided) to ascertain the extent of impact on the historic...fabric' with the recommendation that pre-application advice be sought to assist with the preparation of a new planning application.

In response, a revised scheme was submitted under a pre-planning application in July 2022 with additional pre-application advice subsequently sought and provided in November 2022.

From this point, based upon advice received, a decision was made to split the applications for the side infill and rear extension proposals. The side infill extension, initially refused (22/3744/LBC) was subsequently approved upon resubmission (23/0724/LBC) with the provision of further design information and detailing alongside minor design refinement. A half-width rear extension was also granted approval under application (23/3377/LBC)

Since the initial refusal in 2021, a timeline of the relevant applications has been listed on the following pages, identifying at each stage; the design proposed, reasons for refusal/approval, as well as additional key advice provided and finally a design proposal made in response. Each of these stages has collectively informed the design proposals put forward in association with this document which are a direct response to previous approvals and the planning principals established within.

List of Previous Applications

24/0202/LBC Remove garage roof and carport structures. Extend garage to the front. Convert garage to habitable space
Granted Permission 26/03/2024

23/3377/LBC Erection of new single storey half width rear extension, levelling of stepped rear garden patio surrounding rear of property
Granted Permission 04/03/2024

23/0724/LBC Demolition of rear glass extension and other external structures and features. Formation of openings into the side elevation and infill of courtyard with glass canopy structure. Altered stair access within courtyard
Granted Permission 16/05/2023

22/3744/LBC Demolition of rear glass extension and other external structures and features. Formation of openings into the side elevation and infill of courtyard with glass canopy structure. Altered stair access within courtyard
Refused Permission 14/02/2023

21/2853/LBC Internal refurbishment of lower ground floor including forming new WC and shower room, drainage alterations and removal of internal walls
Granted Permission 22/11/2021

21/2851/LBC Internal alterations to ground, first, second and third floors including the formation of two bathrooms to first and third floors; new conservation rooflights; and forming of brick parapet to rear outrigger
Granted Permission 23/11/2021

21/1281/LBC Single storey side/rear extension with raised patio to rear, raise height of parapet to the first floor outrigger, enlargement of existing rear dormer. Insulated floor to basement atrium
Refused Permission 17/06/2021

21/1272/LBC Attic: Creation of an en-suite towards the front eaves; 1st floor: conversion of the rear room into a bathroom with an enclosed dressing area, accessed from the front room. Basement: creation of an en-suite in the enlarged central store. Re-instate fireplace on the ground floor
Refused Permission 17/06/2021

04/0621/FUL Erection of a two storey dwelling house (to replace existing garage)
Refused Permission 19/07/2004

P L A N N I N G H I S T O R Y

1. Planning Application 21/1281/LBC

Single storey side/rear extension with raised patio to rear, raise height of parapet to the first floor outrigger, enlargement of existing rear dormer. Insulated floor to basement atrium

Refused Permission 17/06/2021

Reason for Refusal:

Design

The proposals 'by reason of their combined siting, design, scale and width and lack of sufficient information to ascertain the extent of impact on the historic roof fabric, would result in an overly dominant and unsympathetic form of development that would destroy the special interest of the Grade II Listed building...'

Relevant policies to the refusal:

LP1 Local Character and Design Quality

LP3 Designated Heritage Asset

NPPF para. 199, 200 + 202 Proposals Affecting Heritage Assets

Officers Report Relevant Notes:

- Formal pre-application advice was not sought with the recommendation that pre-application advice be sought to assist with the preparation of a new planning application
- At present, 'the original closet wing remains in extant and its form and character legible, despite extension'

- 'the regular rhythm of solid and void achieved from the historic closet wing has remained fully legible' within the existing property
- Each planning application is assessed against its own merits and the presence of extensions along the row does not reasonably justify departure from policy and guidance
- The proposed 'infilling of the existing gap at ground and lower floor level would appear as an overly dominant addition, which would result in the complete loss of the legibility of the closet wing'
- The full-width rear extension would form 'an overly assertive feature to the rear and (would) dilute what remains of the rhythm of solid and void to the rear facade'
- Alterations to remove pipework and introduce a parapet to the closet wing roof would offer a positive contribution but would not outweigh the harm caused by infilling the side of the closet wing and extending rearward to full width
- Concluded that the overall proposals would cause less than substantial harm but there were insufficient benefits to justify this harm

Next Step:

Based on the advice provided within the officers report, pre-application advice was then sought on a re-designed scheme that looked to address the reason for refusal, relevant policy as well as the guidance notes provided within the officers report in an attempt to find a positive route forwards ahead of the production of a new planning application

RELEVANT PLANNING ADVICE

2. Pre-Application 22/P0232/PREAPP

Single storey ground floor extension to rear of property, internal repair and refurbishment work throughout including internal alterations and reconfiguration.

Advice received 03/10/2022

**a copy of the full advice received can be seen under appendix A*

Design Response:

Given that the officers report noted within the refusal that the proposals amounted to 'less than substantial harm,' there was reason to believe that a revised scheme addressing the points raised within the report could be considered in a positive light, without the need for a significant re-design.

The primary focus therefore with the pre-application submission was to emphasise and enhance the legibility of the closet wing form as was understood to be the primary factor towards maintaining the 'solid/void relationship' whilst proposing a full width rear extension. The proposals sought to achieve this by:

- Offsetting the massing of the proposed rear extension and introducing a lightweight glass link between to help maintain a visual distinction between old and new
- Reducing the size of proposed openings into the closet wing, visibly retaining the roofline and parts of both the rear and side walls at ground floor level, all to help maintain more of its solid form and retain legibility of the existing closet wing structure
- Propose low-level kitchen units to limit visual obstructions of the void behind
- Maintain the stock brick finish of the closet wing to enhance its presence
- Continue the frameless glass canopy over the courtyard to enclose the space, retained as a courtyard + circulation zone
- Propose frameless, structural glass to help minimise the visual impact of the addition and preserve the 'solid/void relationship'

Advice Given:

- The planning department continued their objection to a full width rear extension maintaining it would cause harm to the 'solid/void relationship' of the closet wing when viewed from within the rear garden
- A ground floor extension that continues the width of the closet wing could be supported, materially matching the closet wing or formed primarily of glass
- Enclosure of the courtyard area with glazing to maintain the 'solid/void relationship' could be supported by the council provided a suitable design, form and positioning can be established
- Advised against any further alteration to the interior of the property other than that previously approved, including amendments to alterations previously approved
- Recommended that revised proposals be issued in response to the advice given for further pre-application advice

3. Pre-Application Revision

Single storey ground floor half-width extension to rear of property, glass canopy infill of courtyard area.

Advice received 07/11/2022

**a copy of the full advice received can be seen under appendix B*

Design Response:

Design proposals were revised in direct response to the pre-application advice provided and the applicant sought additional pre-application advice as per the recommendation made. The revised scheme included:

- Reduction of rear extension width to match width of the ground floor closet wing, understood as previously causing harm to the 'solid/void relationship'
- Proposed rear extension formed primarily of glass
- Proposed enclosure of courtyard with frameless, structural glass, aligning with the rear of the closet wing

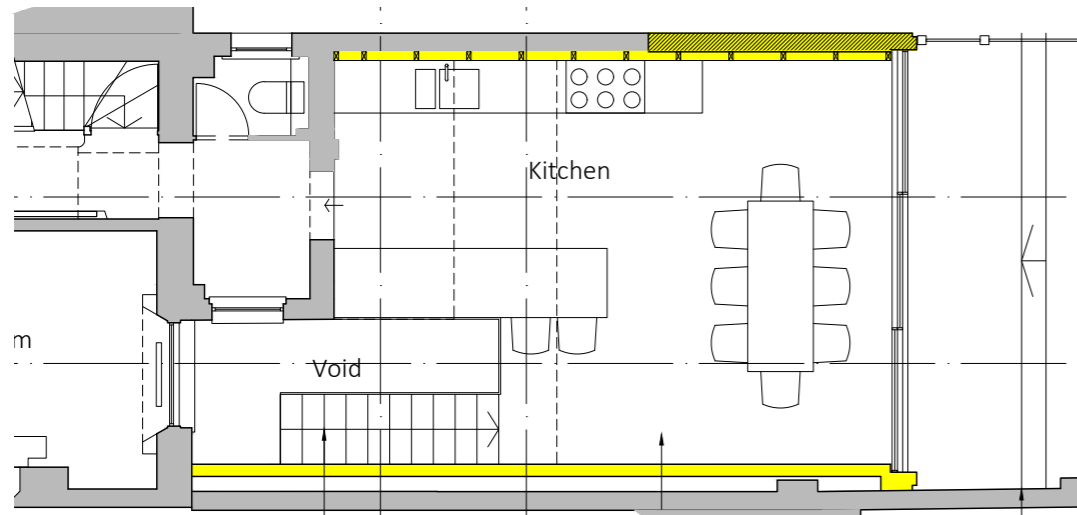
Additional Advice Given:

- The council will not support infilling the space next to the closet wing above ground floor as it would 'set a dangerous precedent for listed buildings that have retained their regular solid and void,' therefore suggesting the council are not supportive despite conflicting advice previously provided
- 'The rear extension would be supported as presented...provided it retains the width, exhibits a similar design as presented and matches the materials as presently shown...'
- Despite this statement, it was also noted that the proposed rear extension would exceed the policy height of 2.2m along the boundary and that this should either be lowered or a robust justification would be required to mitigate departure from policy guidelines.

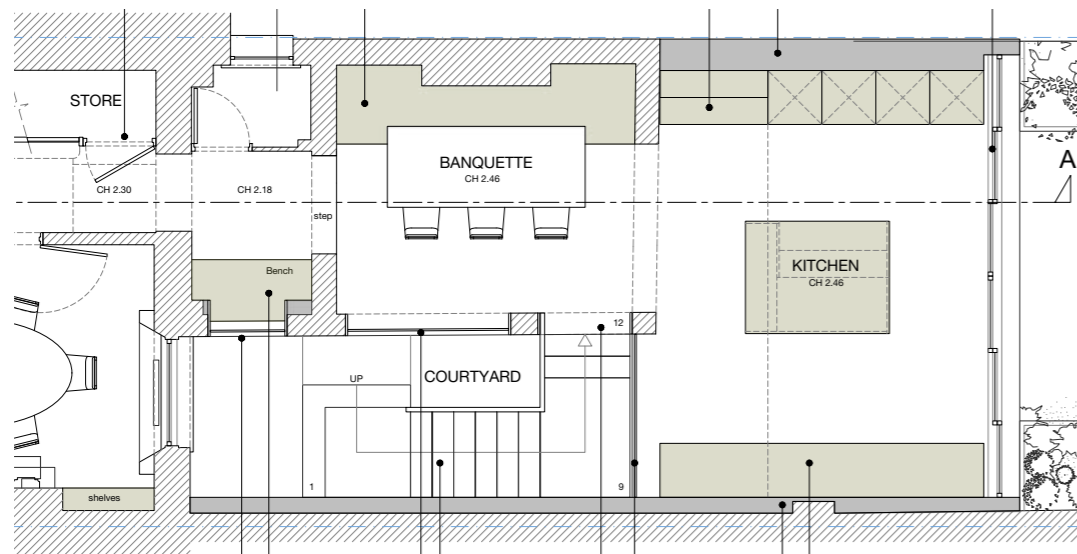
Summary:

- Conflicting and inconsistent advice has offered little clarity during the pre-application process to help inform a suitable planning application proposal
- Lack of clarity within local policy, NPPF and Historic England guidance as well as advice provided on the 'solid/void relationship' that has been heavily focused on within feedback received and previous grounds for refusal
- Significant delays caused in a process totalling 4 months
- Applicant has abandoned the pre-application process in favour of proceeding with planning applications

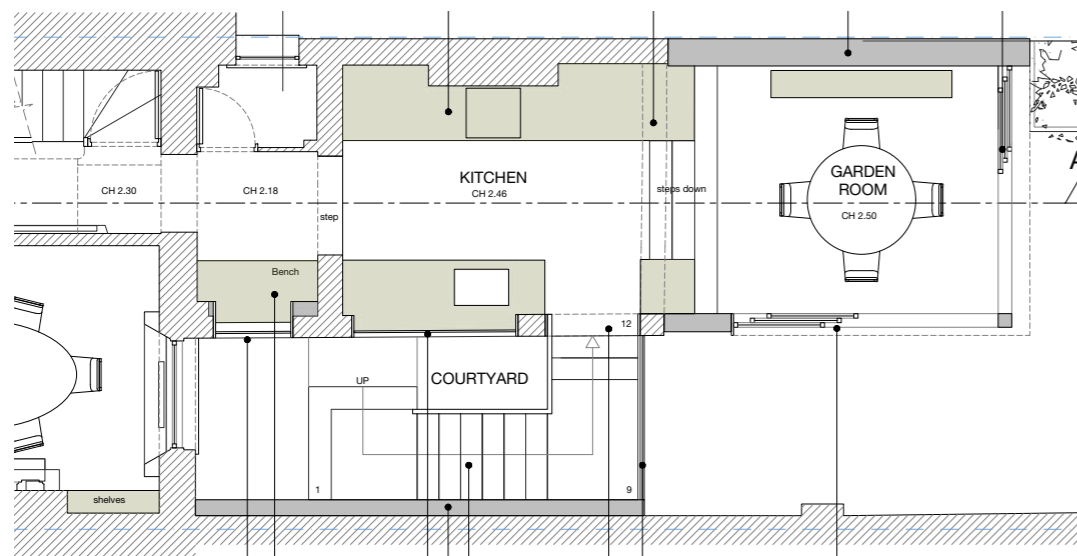
a comparison of proposed plans from the original refused application and pre-application process is shown overleaf.



1. Planning Application Refused | Ground Floor Plan - Full width rear extension, side infill, full removal of closet wing walls



2. Pre-Application Proposal | Ground Floor Plan - Full width rear extension, side infill, part retention of closet wing walls and massing



3. Pre-Application Revision | Ground Floor Plan - Half width rear extension, side infill, part retention of closet wing walls and massing. In part, no longer supported by LA

Next Steps:

Having received conflicting advice through the pre-application process for both the side infill and rear extensions, a decision was made to split the proposals into two applications and seek to resolve each individually to, where possible, avoid the potential of a significant delay to the overall project programme. Given there was greater uncertainty over support for the side infill proposals this application was prioritised first, the outcome of which would then help to inform proposals for the rear extension which followed.

4. Planning Application 23/3744/LBC (refusal) + 23/0724/LBC (approval)

Demolition of rear glass extension and other external structures attached to the rear and side of the property, infill of courtyard with fully glass structure. Improved stair access within courtyard.

Refused Permission 14/02/2023

Granted Permission 16/05/2023

Despite Pre-application advice suggesting the LA would not support an infill extension, a decision was made to proceed with a planning application which proposed a frameless glass structure designed to maintain the sense of 'void' within the existing courtyard area.

Although initially refused, upon review of comments made within the Officer's Report appended to the refusal (application 23/3744/LBC), a clearer understanding of the conservation objectives and key design requirements could be ascertained to aid a re-submission of the side infill application, which was subsequently granted approval.

Conservation Objectives:

- Maintain the clear rhythm of solid and void relationship between closet wing structure and opposite courtyard space as an original feature lost elsewhere within the listed cluster of buildings
- Officers report noted that whilst the closet wing is not the original structure, the altered massing maintains the original form and therefore continues to hold historical value
- Infilling the courtyard area is only considered acceptable on the basis of installing a frameless glazing system to maintain the clear visual sense of openness and transparency, thus preserving the sense of 'void'
- A detailed understanding of how new structural elements would be sympathetically installed is required to ensure no harm is caused to the existing built fabric
- Maintain traditional design style and proportions to fenestration within existing building, whilst extensions can be treated in a contemporary style to help clearly distinguish between old and new

Summary:

Most notably, the infill extension was ultimately granted planning approval because the frameless glazed system proposed was considered appropriate to ensure that the solid/void relationship between the existing closet wing 'solid' structure and courtyard 'void' is maintained.

Next Steps:

Having received approval for the side infill extension an application for a rear extension to the existing closet wing was subsequently submitted, the design of which remained largely unchanged from the Pre-application proposals previously submitted

5. Planning Application 23/3377/LBC (approval)

Erection of new single storey half width rear extension, levelling of stepped rear garden patio surrounding rear of property
Granted Permission 04/03/2024

As advised during pre-planning consultation, a rear extension projecting to the same width as the existing closet wing structure and formed largely of glass would be supported, forming a visual differentiation between old and new structures whilst retaining the rhythm of solid and void.

A departure from policy guidance regarding neighbouring amenity and a 2.2m eaves height limit along a neighbouring boundary was overcome with support given towards a taller flat roof structure that acted as a volumetric continuation of the solid massing of the closet wing behind.

The approved rear extension was presented alongside the previously approved side infill extension. Officers comments and conservation objectives provided opposite are therefore in relation to the combine scheme.

Conservation Objectives:

- The officers report noted that whilst the closet wing is not the original structure, the altered massing (as existing) maintains the original form and therefore continues to hold historical value as a heritage asset
- Its significance is increased as an 'original feature' that would have historically been a consistent feature across the listed cluster of buildings
- The regular rhythm of closet wing structures across the cluster of listed buildings has however been 'diluted to some extent with varying rear extensions' elsewhere that have removed clear legibility of the closet wing in several cases and thus as a consistent feature across the listed cluster
- Increased importance has been placed upon no.40 by the Local Authority to retain a historical feature that has already been somewhat lost or 'diluted' elsewhere
- Strong emphasis has been placed throughout upon ensuring external alteration to the rear of the property preserves the solid/void relationship formed by the closet wing structure and adjacent courtyard space
- The combined approved scheme is considered to 'preserve' both the special interest of the Conservation Area and character of the Listed Building and therefore is considered to do 'no harm'
- As such infilling to the side of the closet wing with a frameless glass structure and extending to the rear of the closet wing with a flat roof contemporary structure are both considered to do no harm to the Listed Building as a heritage asset.

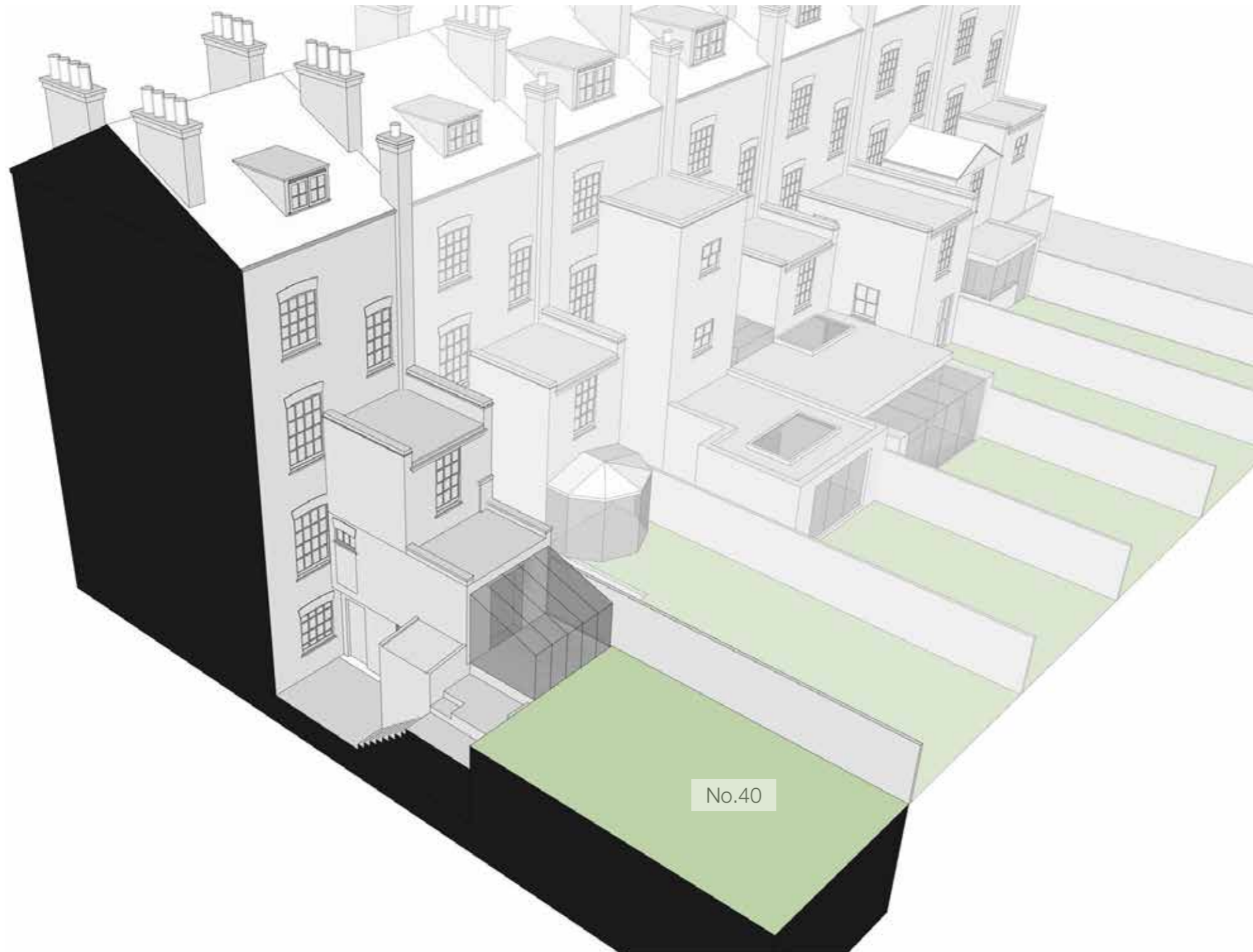
Summary:

Whilst some significance should be placed upon the solid/void relationship of the existing closet wing structure it seems obstructive to place increased importance upon a feature that has already been greatly harmed elsewhere. Indeed, within the Listing entry itself, no mention is made towards the closet wing as a significant heritage asset, instead priority and attention is given to other historical features present within the listed cluster as well as within properties individually.

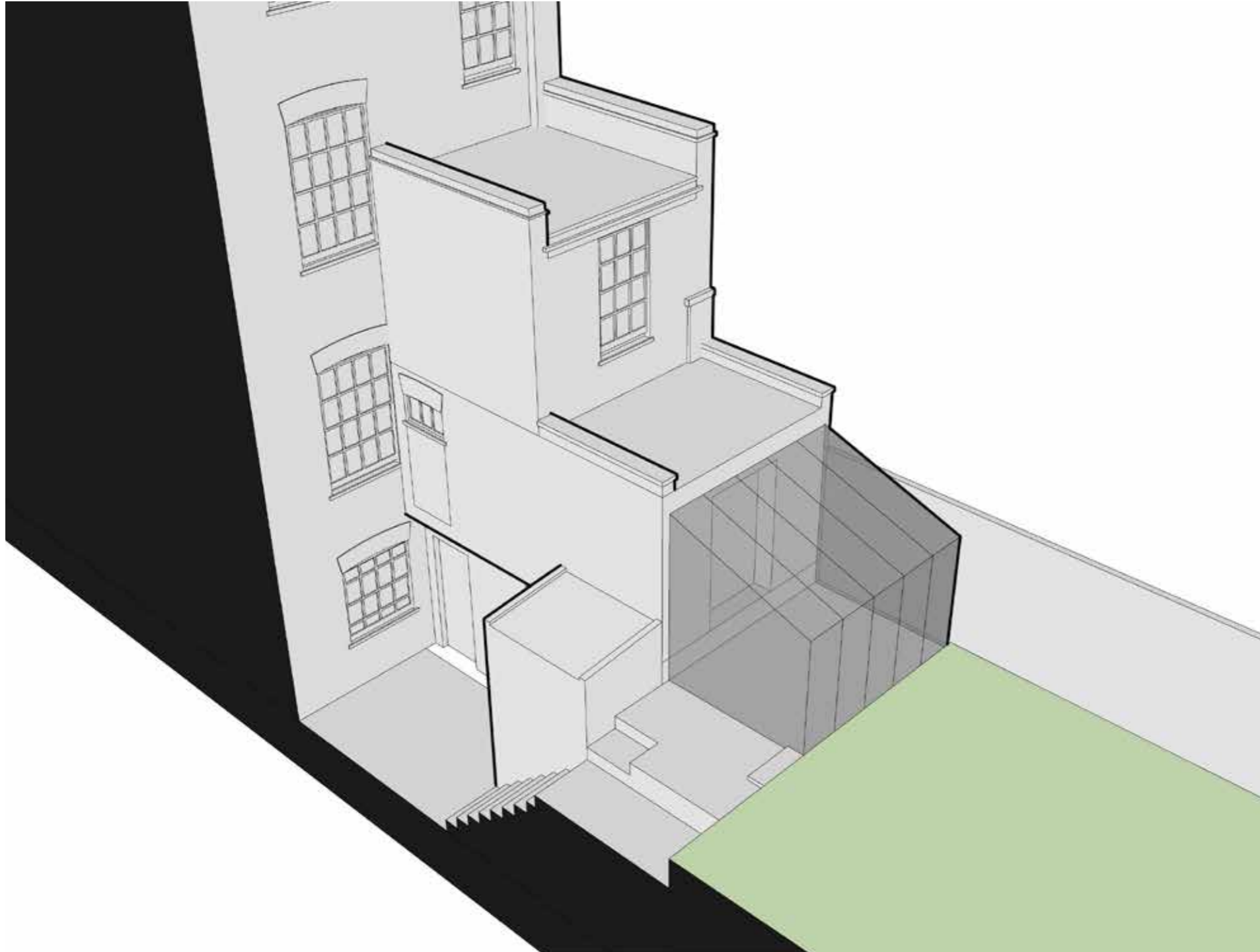
As such and, given the clearer understanding obtained through previous approved schemes as listed above, the proposals put forward within this application have been considered to respond positively to both planning and conservation objectives previously established, whilst also offering the potential to greatly enhance the use and functionality of the proposed rear extension spaces created. Further commentary and justification is provided within the following pages.

The following sequence of diagrams illustrates the existing massing of both the listed cluster and no.40 itself, design concept development reflective of each stage of the planning process as listed above, as well as lastly the proposed addition supported within this application.

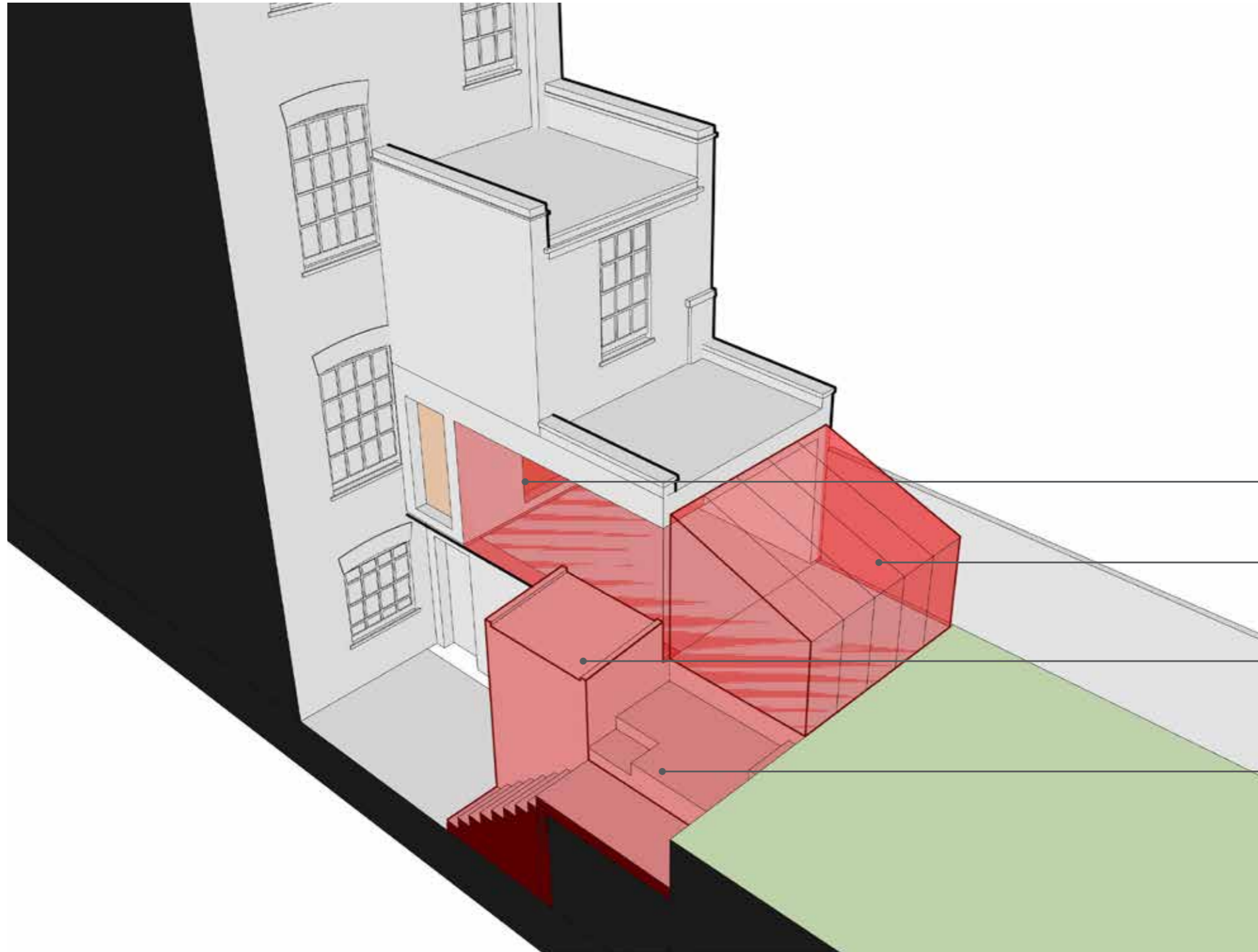
DESIGN CONCEPT DEVELOPMENT



EXISTING TERRACE CLUSTER | VIEW OF REAR ELEVATION



EXISTING CONDITION | OUTRIGGER WITH BOLT-ON ADDITIONS

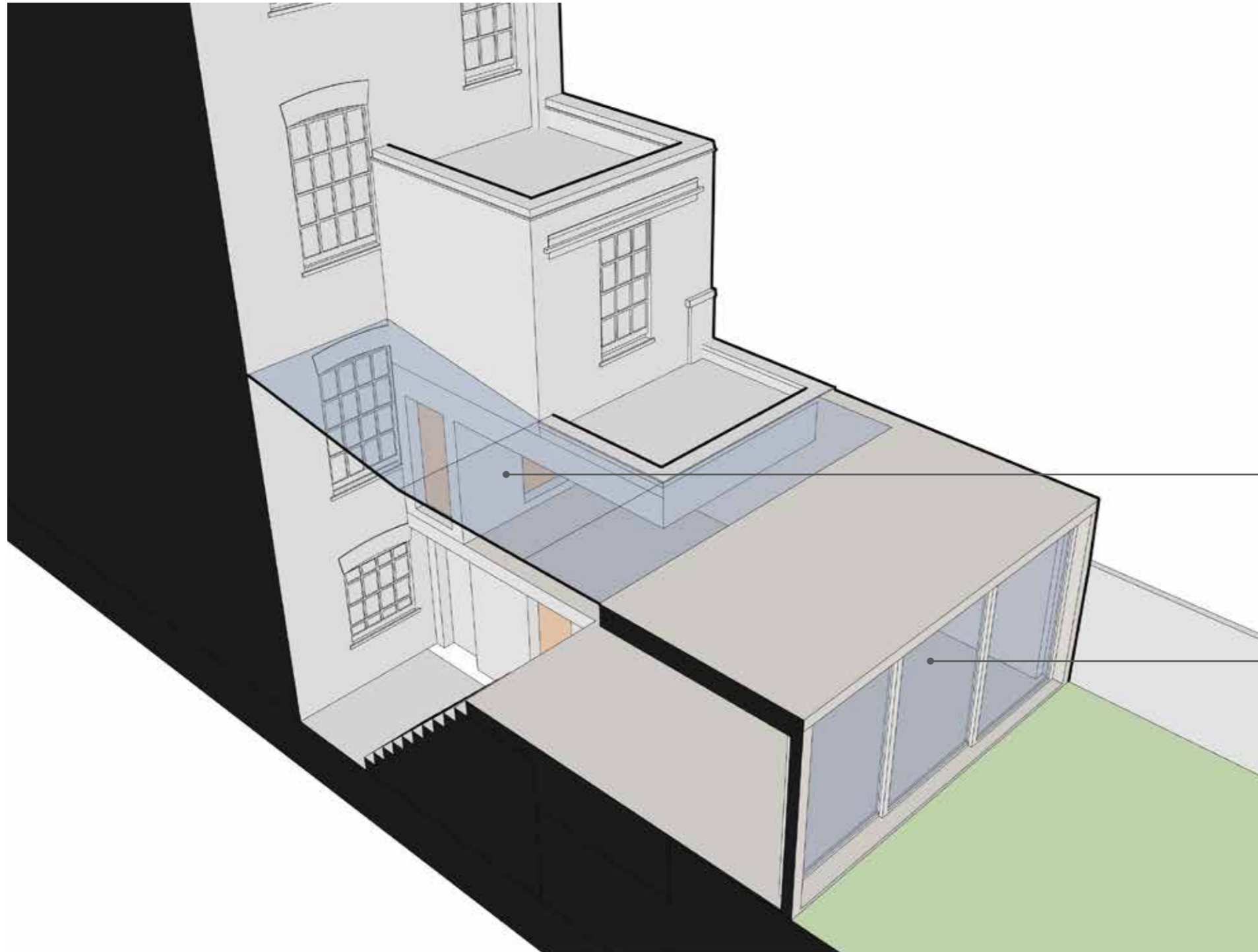


Large section of existing closet wing to be removed not supported by planning department

Remove poor quality glass rear extension, clear and level ground

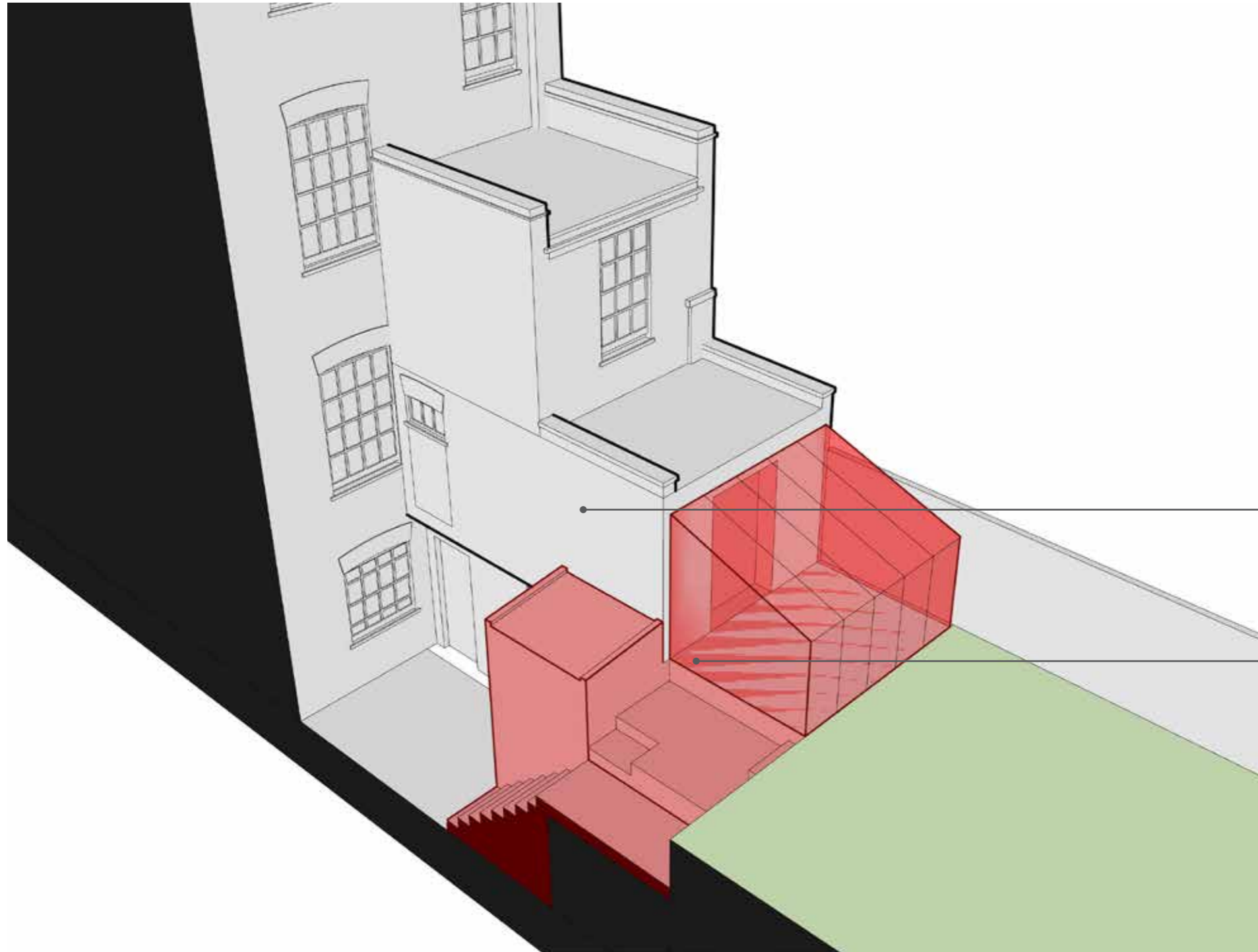
Remove timber clad boiler enclosure and clear courtyard area of redundant services

Remove external stairs and uneven ground with varying level changes



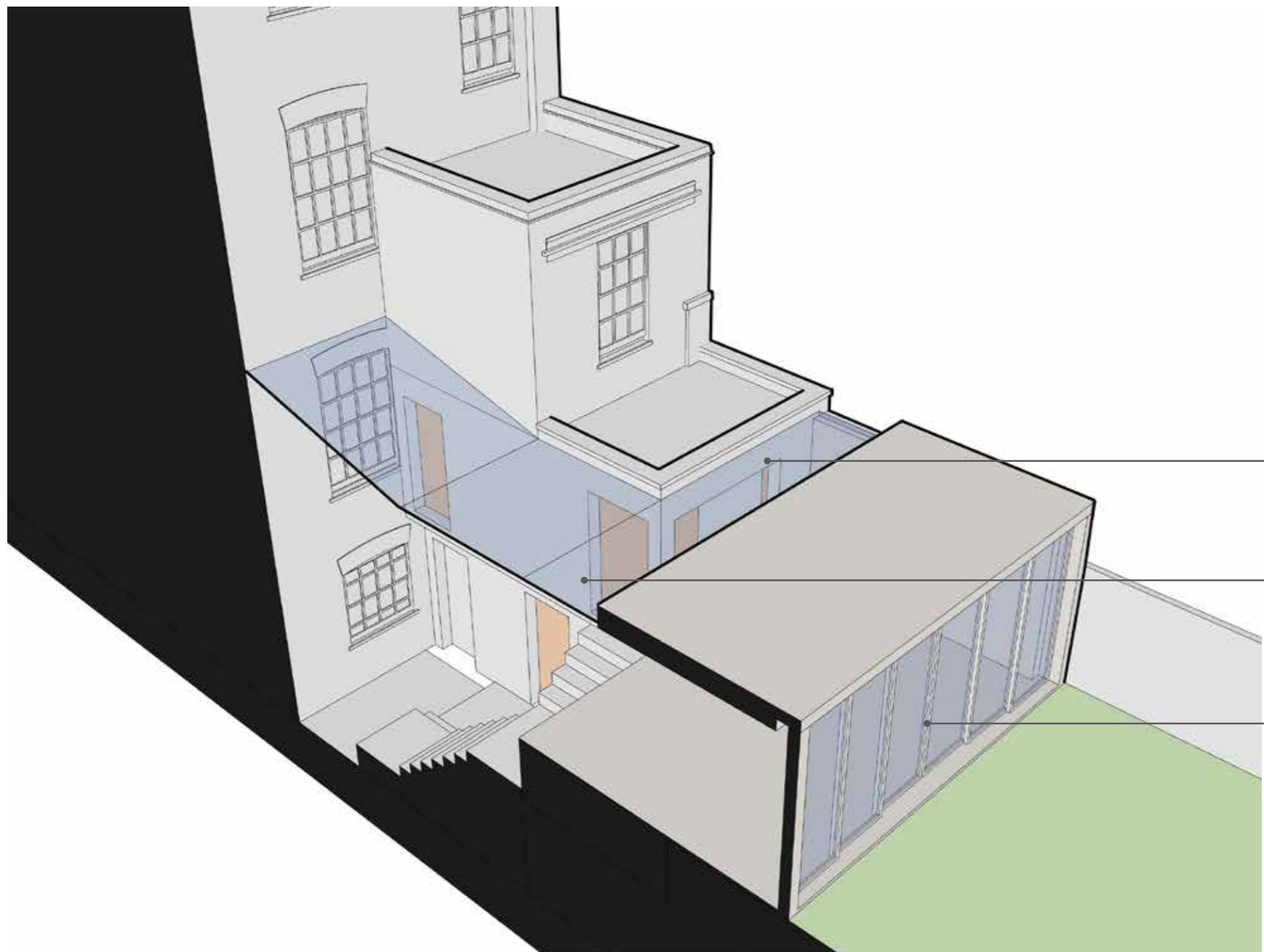
Glass canopy infill extension to courtyard

Full width rear extension considered an 'overly dominant addition, which would result in the complete loss of the legibility of the closet wing'



Focus on retaining more of the existing closet wing structure to retain its visual appearance and solid/void relationship

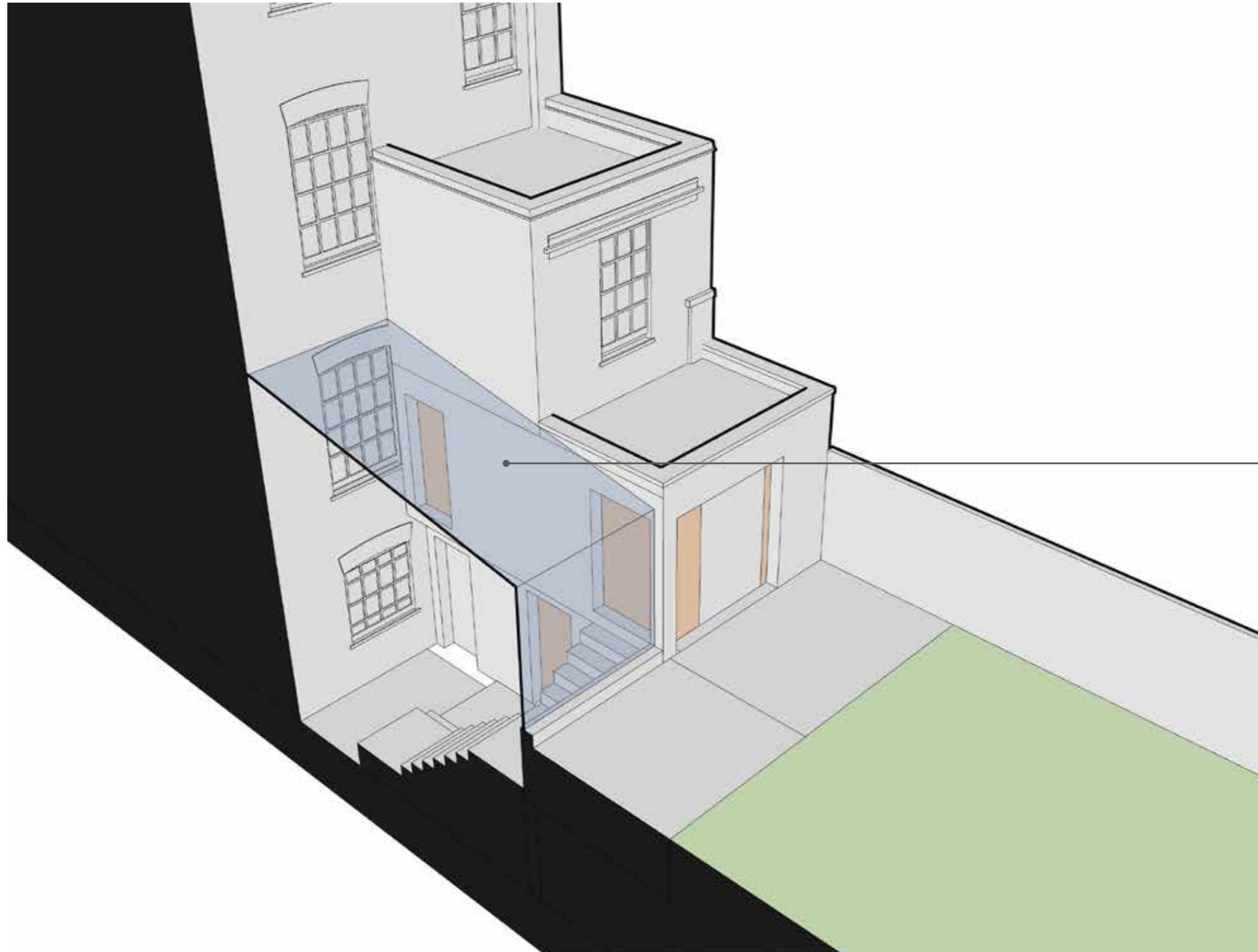
Remove of unsympathetic additions, redundant services, poor circulation and un-even ground leading to garden



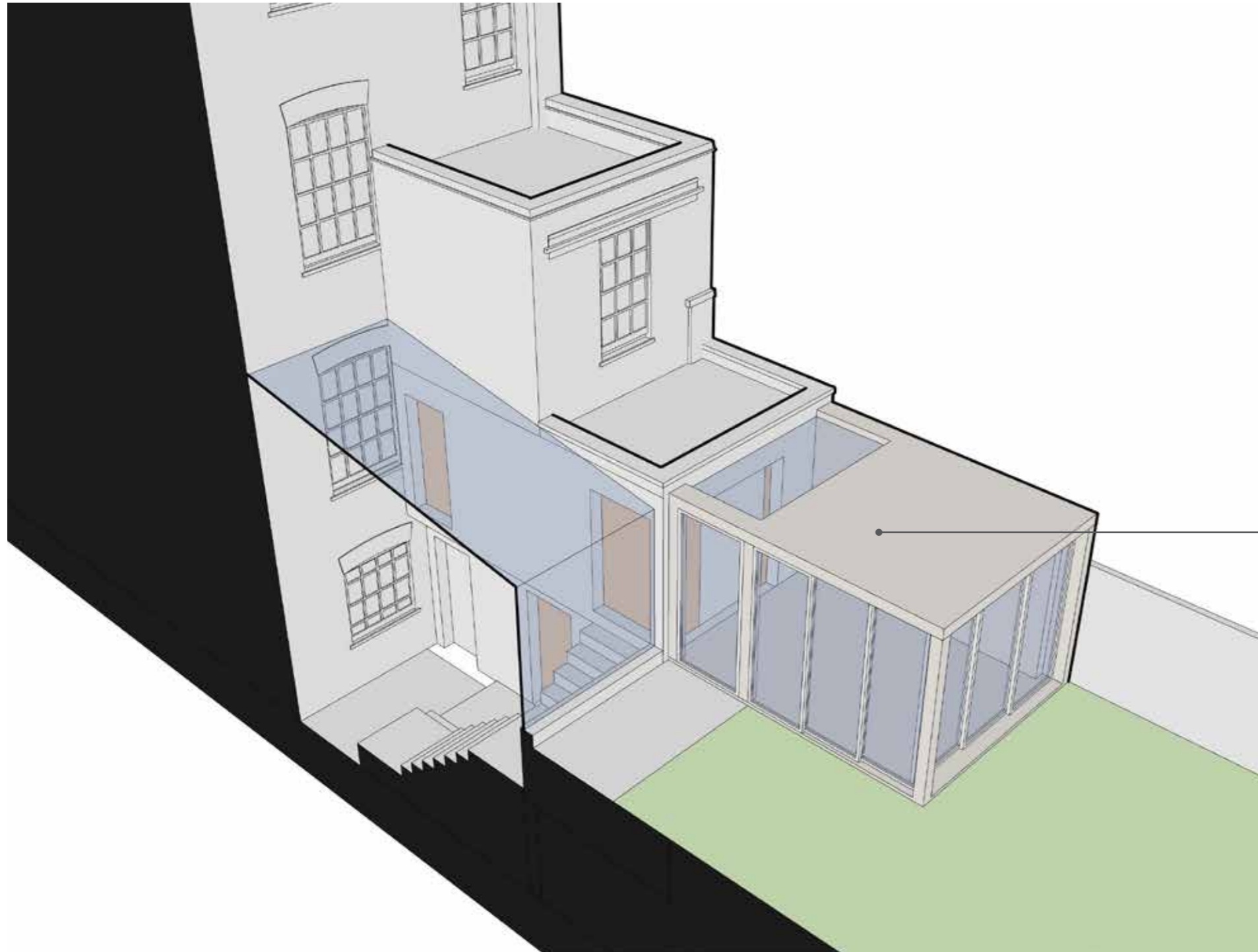
More of the existing closet wing structure retained so that the original massing remains fully legible when viewed from within the property

Glass canopy infill to courtyard extended to separate new solid rear extension from existing closet wing structure

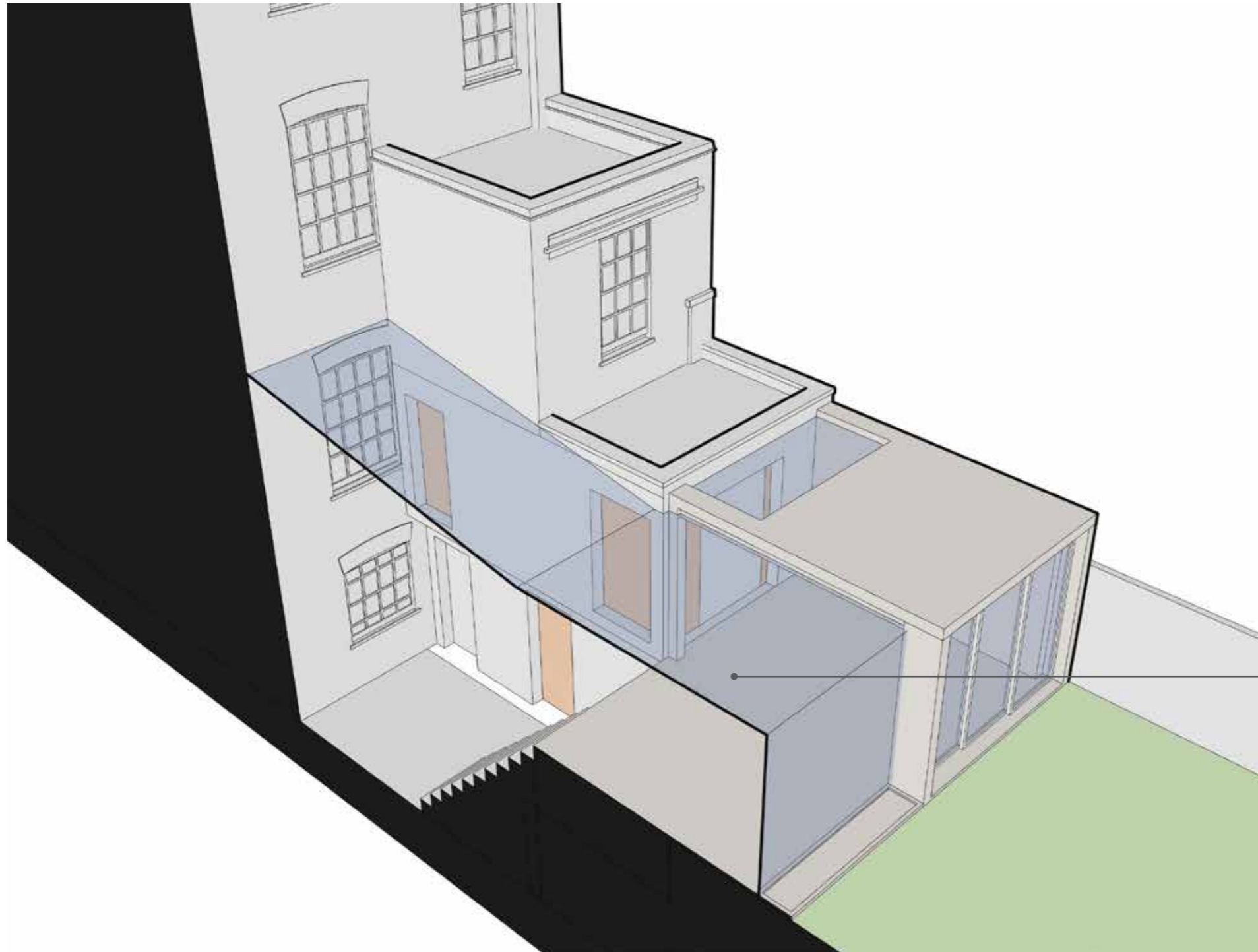
Full width rear extension considered to cause harm to the 'solid/void relationship' of the closet wing when viewed from within the rear garden



Glass infill extension approved upon resubmission with the provision of relevant detailing and specification to prove the system proposed can achieve a frameless result and thus is considered to maintain sense of void space to side of closet wing



Addition of contemporary flat roof rear extension, projecting to the same width as the closet wing structure behind was considered acceptable and combined with the glass side infill maintains the solid/void relationship



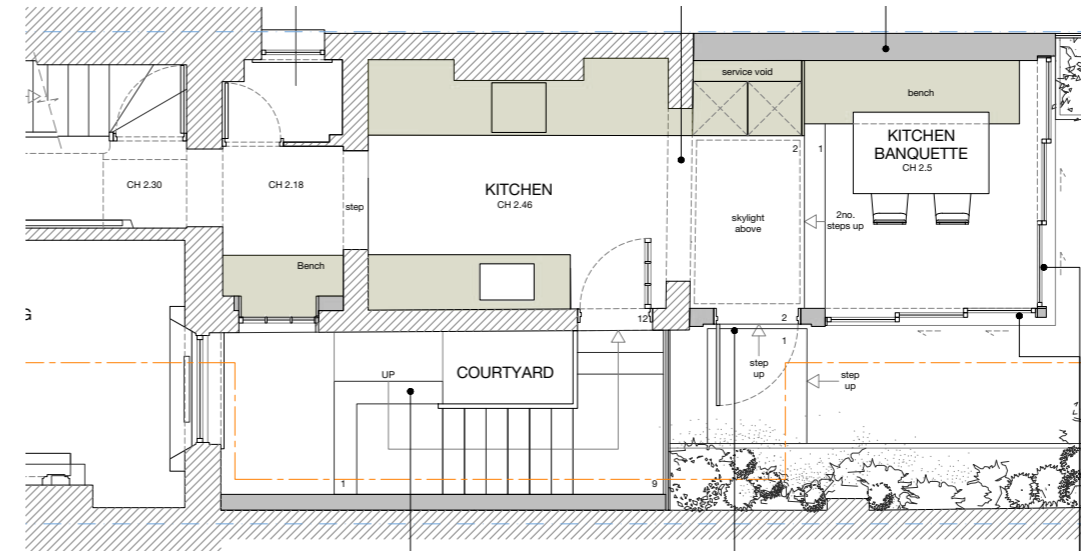
Proposed frameless glass canopy extended to infill to side of approved rear extension, maintains solid/void relationship whilst utilising what would otherwise be a 'dead-space' within the garden offering the applicants a well proportioned, full-width reception room which cannot be achieved elsewhere within the property

The applicant seeks planning approval and listed building consent for a single-storey glazed extension to infill the space between the approved glass side infill extension and approved half-width rear extension.

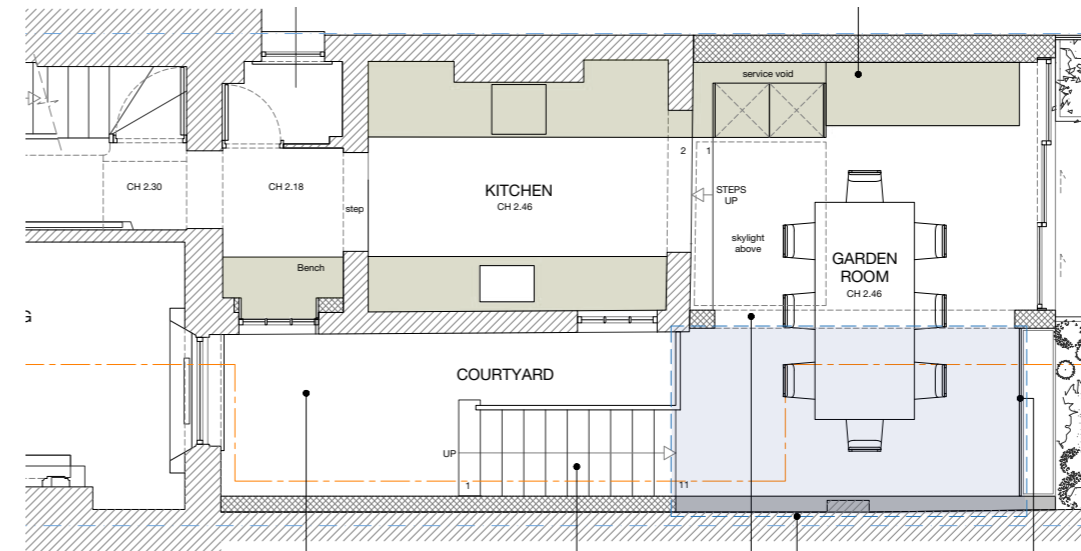
Associated with this application and included within proposed drawings, (approved under separate applications 23/0724/LBC + 23/3377/LBC) works will also include the removal of unsympathetic additions to the rear of the property, continuation of parapet walling to the existing closet wing, reorganisation of external rainwater and drainage goods, the infilling of the courtyard area with a frameless glass canopy structure and a half-width rear extension as well as landscaping alterations to level out uneven ground with the addition of a new patio area beyond.

'Full-width' rear extension applications have been submitted previously and were, on both occasions, not supported by the Local Authority. This application seeks to effectively create a full-width rear extension once again, however, through careful design built upon the successes of previously approved schemes, we believe that this application should be considered to preserve the heritage asset of the listed building, where the previous applications failed to do so, and therefore should be supported.

Overleaf, a design statement is provided in response to relevant key planning objectives in support of the proposed scheme, addressing the shortfalls of previous applications. Further to this, a brief statement of the key aspects of the design has been provided, many of which have been previously established within the approved schemes.



Approved Scheme Combined | Ground Floor Plan - Half width rear extension, side infill, part retention of closet wing walls and massing



Proposed Scheme | Ground Floor Plan - Full width rear extension, extended frameless glass canopy structure (highlighted in blue) to create well-proportioned reception room + better use of narrow external space

DESIGN STATEMENT

Planning objectives previously raised:

1. Previously Approved Schemes

- 23/0724/LBC: Infilling the courtyard area is only considered acceptable on the basis of installing a frameless glazing system to maintain the clear visual sense of openness and transparency, thus preserving the sense of 'void'
- 23/3377/LBC: A ground floor extension that continues the width of the closet wing is supported, materially matching the closet wing or formed primarily of glass. This as a massing continues the 'solid' form of the closet wing and thus the solid/void relationship

Design Response:

Given that the frameless glass system proposed within the approved side infill application was supported on the bases that it maintains the sense of openness acting as a void space, a continuation of this has been proposed within this application on the basis that, regardless of how far the glass structure projects, it will always continue to read as a void space.

The glass structure can therefore project to the extent of the approved 'solid' rear extension without causing harm to the solid/void relationship.

The approved rear extension shall remain largely unchanged and shall therefore continue to read visually as a half-width form acting as a continuation of the existing 'solid' closet wing massing behind.

2. Heritage Asset

(objectives noted consistently within each application response)

- Officers reports noted that whilst the closet wing is not the original structure, the altered massing (as existing) maintains the original form and therefore continues to hold historical value as a heritage asset
- Its significance is increased as an 'original feature' that would have historically been a consistent feature across the listed cluster of buildings
- The regular rhythm of closet wing structures across the cluster of listed buildings has however been 'diluted to some extent with varying rear extensions' elsewhere that have removed clear legibility of the closet wing in several cases and thus as a consistent feature across the listed cluster
- Increased importance has been placed upon no.40 by the Local Authority to retain a historical feature that has already been somewhat lost or 'diluted' elsewhere
- Strong emphasis has been placed throughout upon ensuring external alteration to the rear of the property preserves the solid/void relationship formed by the closet wing structure and adjacent courtyard space

Design Response:

Every effort has been made within the proposed scheme to maintain the solid/void relationship and clear visibility of the existing closet wing structure utilising the design principals as established through previous applications.

Despite this, and given that this historical feature is firstly, not included within the Historic England property listing as a key heritage asset and secondly, has been somewhat lost elsewhere along the listed cluster and its significance therefore diluted, it would seem unreasonable to prevent the proposed extension works associated within this application for this reason alone.

Furthermore and given that internal alteration to the existing property has been heavily restricted by the Local Authority, as established through previous applications, the proposed extension offers the only feasible opportunity for the applicants to achieve a well proportioned reception room within the property that can benefit from the full width of the plot.

This would accord with NPPF guidance regarding good design which should 'contribute positively to making places better for people.' Given its private, enclosed setting, the proposed extension would not cause harm to neighbouring amenity that would otherwise adversely affect NPPF guidance in this regard.

3. Full Width Rear Extension

21/1281/LBC: The proposed 'infilling of the existing gap at ground and lower floor level would appear as an overly dominant addition, which would result in the complete loss of the legibility of the closet wing'

22/P0232/PREAPP: The planning department continue their objection to a full width rear extension maintaining it would cause harm to the 'solid/void relationship' of the closet wing when viewed from within the rear garden

Design Response:

Whilst the pre-application design for a full width rear extension sought to preserve more of the closet wing structure and place added emphasis on its presence within the proposed scheme, it was not supported by the Local Authority on the basis that the original closet wing form was not clearly visible 'when viewed from within the rear garden.'

By continuing the design principals as successfully established within the approved side infill extension and approved half-width rear extension, as previously discussed, we believe that the key planning objectives listed above in relation to previous full-width rear extensions have been successfully overcome within this application.

Ultimately the 'regular rhythm of solid and void achieved from the historic closet wing' has been preserved with the 'legibility of the closet wing' maintained within the proposed scheme.



Approved Scheme Combined | Rear Elevation - Half width rear extension, side infill with low level brick wall. Internal stair returning into kitchen



Proposed Scheme | Rear Elevation - Visually maintains relationship of solid/void when viewed from within rear garden. Low level brick wall and returning stairs removed

Amount + Scale:

The proposed addition would enclose the small external space left between the side of the approved rear extension and approved side infill extension and, overall, would be slightly shallower in both depth and height, compared with the approved rear extension opposite.

The high-level boundary wall shall project higher than the extent of the proposed extension. Therefore, no harm shall be caused to the amenity of the adjoining property no.42. The extension would not be visible from neighbouring property no.38 by virtue of being obscured entirely by the approved rear extension.

Given the property benefits from a long garden and increased degree of separation between properties to the rear, the proposed addition would be visually no different to that of the combined approved schemes, when viewed from properties along the street to the rear (Lancaster Park).

Massing:

The extension would be formed using a frameless glass system to match that of the frameless glass system used within the side infill extension behind. The glazed roof would be formed of a minimal slope to allow structural fixing into both the side of the rear extension and boundary wall whilst maintaining rainwater runoff and at the same time maximising transparency and sightline through.

The design intent, as was successfully applied to the approved glass side infill application, is to create a 'non-massing' form to maintain the visual appearance of a void space. This is further strengthened by the proposed internal layout of the area created, removed of partition walls and any other tall, permanent features that would otherwise impede the clear sightline through and harm the visual link to the courtyard void behind.

Appearance

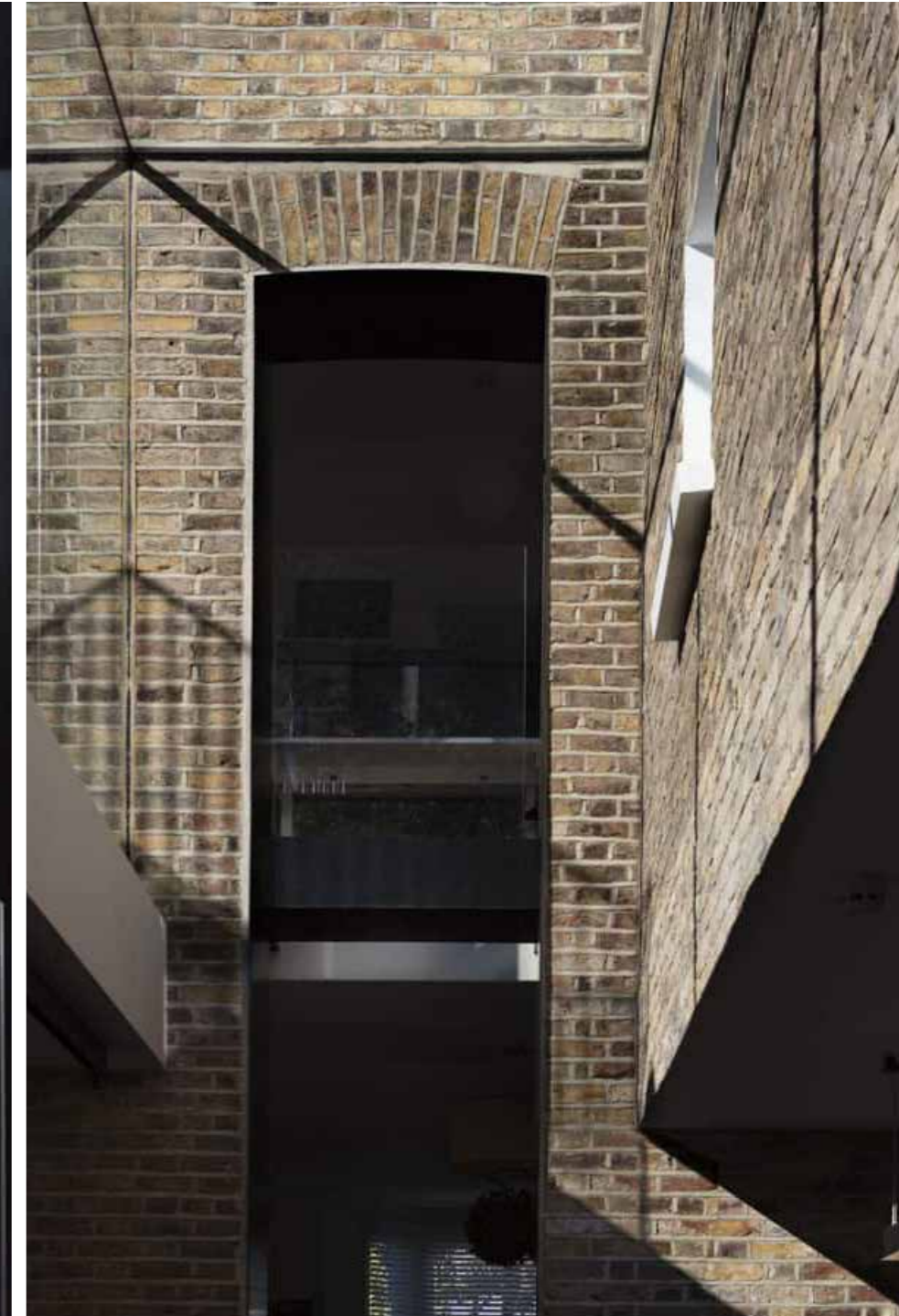
As established through previous applications, the frameless glass system used shall be detailed to minimise its visual impact. As was previously requested by the Local Authority, fixing details of the glazing system were provided and have been re-submitted within the application for completeness. The principals previously established remain unchanged and relevant to the proposed works also.

The approved rear extension was supported on the basis that it was largely formed of glass with a contemporary style and detailing to visually separate it as a new addition to the existing. This approach has been maintained through this application with the approved rear extension remaining largely unchanged in appearance.

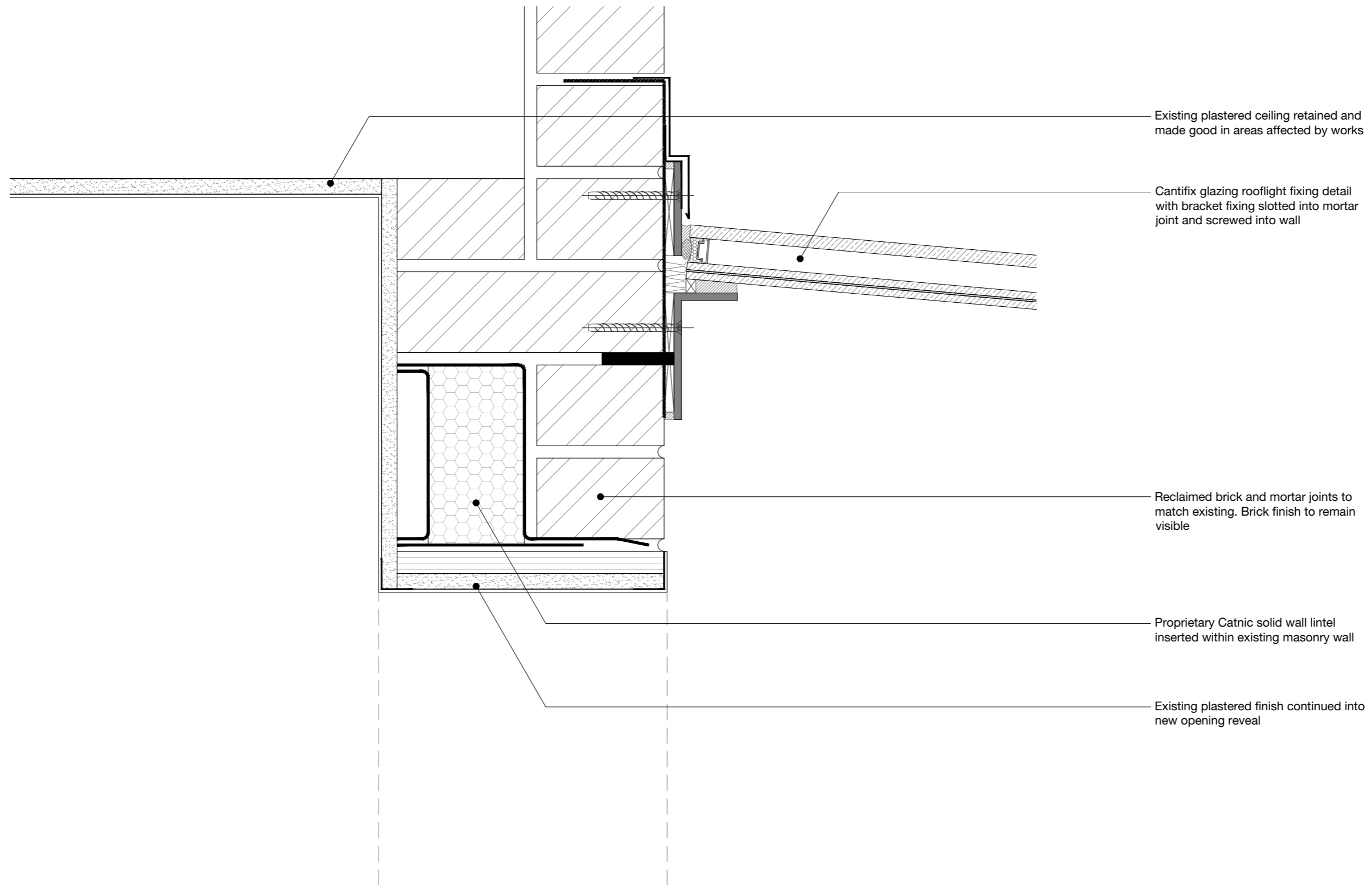
Access

Access through the existing property will remain largely as is including retaining an existing step down from the main house to closet wing. 2 internal steps leading down from existing kitchen level to proposed rear extension level will continue the stepped rhythm leading into the rear garden, as per the approved scheme. This helps to lower the height of both the approved rear extension as well as the proposed glass addition.

Works, all as per the previously approved, to include addressing uneven and varied level changes to the rear garden will allow for a level external paved area leading from the rear extension finished to match the internal floor level. The glass addition proposed, shall provide no further openings into the garden to maintain its frameless appearance.



A double height glass infill extension to a Victorian property in the Kentish Town Conservation Area by Finkernagle Ross Architects successfully incorporates a lightweight, frameless structural glass enclosure to preserve the visual distinction between solid and void spaces

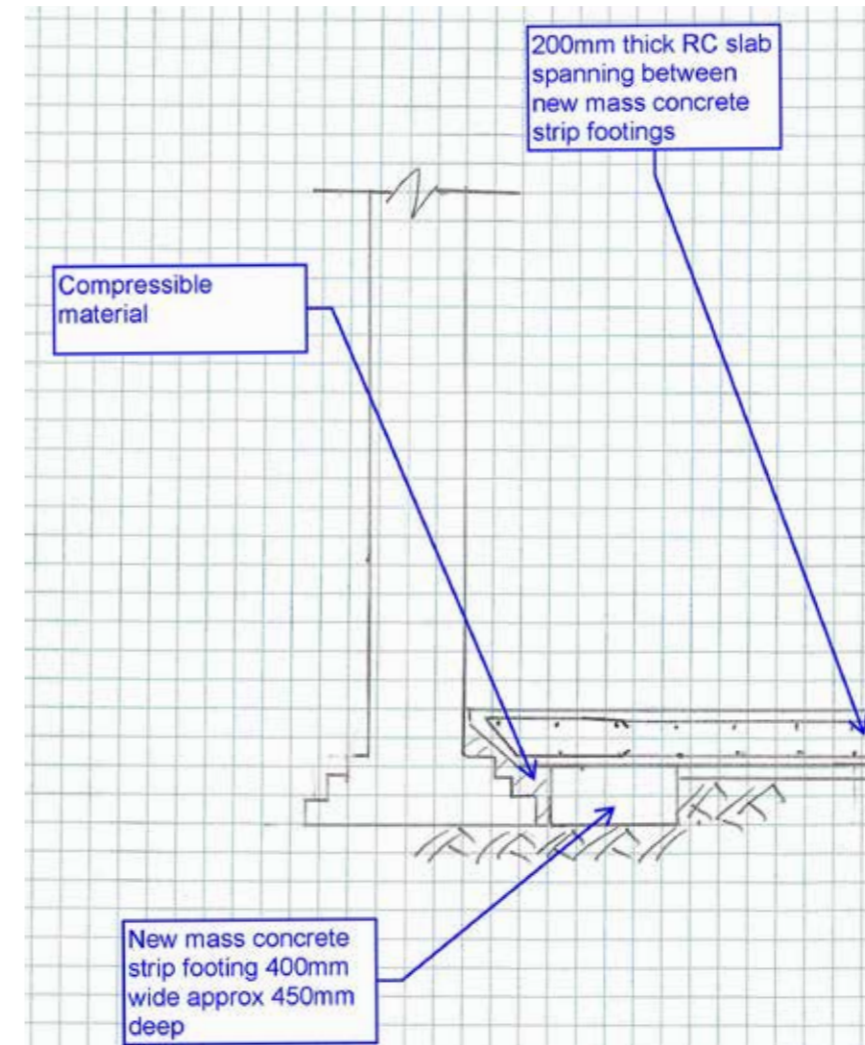


proposed lintel detail to allow for enlargement of existing opening with glass roof fixing detail to enclose new rear extension.
 Details previously established through approved schemes

Sympathetic + reversible insertion of new structural elements

As was established within the approved schemes (23/0724/LBC + 23/3377/LBC), a clear understanding of how new additions would be sympathetically added without compromising the existing structure was a key requirement of the planning department. The following considerations have been made within the design proposal to minimise its impact upon the host structure whilst also offering a strong degree of reversibility, should the extension be removed in the future:

- As with the side infill + rear extensions, structural additions would be formed independent of the host structure. This would include new strip foundations and extension of new floor structure as well as the continuation of steel framework to the boundary wall
- Generally works to the rear would be less complicated compared to the side infill extension; no alterations to retaining wall structures, minimal change to the host dwelling and minimal abutment to existing structures
- As with the side infill, sympathetic fixing details (as previously established) will offer a reversible connection to the host structure
- Proposed strip foundations and pads for steels would be formed independent to existing structures, separated by compressible material, similar to that proposed by the Structural Engineer within their Structural Impact Assessment proposal and subsequent details provided



excerpt from structural impact assessment produced by blue engineering in support of the side infill application (23/0724/FUL) detailing proposals for the installation of new independent footings abutting existing structure, designed to avoid harm to existing fabric



3D CONCEPT MODEL | REAR ELEVATION

Based on the advice provided through a previous planning application, subsequent pre-planning application consultation, as well as from both the approved side infill and approved rear extension planning applications, all outlined within this document, we believe that the proposals put forward within this application have successfully encapsulated the planning and conservation objectives previously outlined, whilst, at the same time, overcome design elements that previously were not supported by the planning department.

It is our belief that we have fully understood and responded positively to all comments and reasons for refusal/objection previously received within past applications and trust that this proposal shall be considered to do no greater harm to the listed building and heritage asset, compared to that already approved. Thus, we believe the scheme should be granted planning approval and listed building consent, to not only safeguard the long-term security of a historical asset that has fallen into a state of neglect and disrepair, but also to provide a long term family home for the current applicant and occupants.

We trust that the information provided within this planning application offers a clear and in-depth explanation of the proposals that the applicant seeks planning approval and listed building consent for. We welcome the opportunity to discuss the proposals in further detail if necessary, including any aspects that are considered not to meet policy and how these could be altered accordingly. Should further information be required in order to make a fair assessment of the scheme, we are more than happy to provide this.

Thank you for your time and consideration.

S U M M A R Y

APPENDIX A: PRE-APPLICATION
RESPONSE

**Environment Directorate
PLANNING**

Civic Centre
44 York Street
Twickenham
TW1 3BZ
website: www.richmond.gov.uk

Our ref: 22/P0232/PREAPP

Contact: Douglas Payne
Telephone: 02088911411

Email: douglas.payne
@richmondandwandsworth.gov.uk

Nigel Dakin
nigel@dknjamm.com

03 October 2022

BY EMAIL ONLY

Dear Nigel,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

LOCATION: 40 RICHMOND HILL RICHMOND AND LAND REAR OF 40 RICHMOND HILL, RICHMOND TW10 6QX
PROPOSAL: SINGLE STOREY GROUND FLOOR EXTENSION TO REAR OF PROPERTY, INTERNAL REPAIR AND REFURBISHMENT WORK THROUGHOUT INCLUDING INTERNAL ALTERATIONS AND RECONFIGURATION. EXTENSION AND CONVERSION OF EXISTING DOUBLE GARAGE INTO HOME OFFICE AND FLEXIBLY GYM SPACE WITH SHOWER ROOM FACILITY. NEW GABLE ROOF OVER GARAGE TO FORM INTERNAL MEZZANINE LEVEL.

I write in reference to your request for pre-application advice.

Site Description

The host site located at 40 Richmond Hill and Land Rear of 40 Richmond Hill, Richmond, presently supports an attached end of terrace dwellinghouse that forms part of a group of listed buildings. The listed group includes 28-40 Richmond Hill, and was listed in 1992 with an approximate construction date of 1840. The works form a good quality, representative example of an early Victorian terraced group. As described in the list entry, the three storey buildings are built of yellow stock brick with stucco dressings and surmounted with slate roofs. The buildings feature basements and attic accommodation within the roof with some featuring modest rear dormers. The principal frontages form an ornate unified composition with a continuous first floor canopied cast iron balcony, accessed from each house via long windows.

The buildings retain much of their original features including timber four panelled doors, cast iron railings to the front boundary and timber sash windows. No. 40 is particularly noted in the list entry as

1.

retaining a more elaborate interior and notes the stairs with its turned balusters and more elaborate cornices and ceilings to the ground floor. From reading the listed building assessment and reviewing the photographs it would appear in fact that the interior retains much original features. Importantly, the building also retains its original plan form with a series of two rooms to each floor, accessed via the staircase which is situated against the party wall and towards the rear. The arrangement is typical of the period and the survival of original features such as cornices also illustrates the historic uses and hierarchy of the floors. The top floor features a single attic room and would have been much less architectural elaborate as it would have been used as sleeping accommodation for servants.

It is noted that the rear elevation is largely unchanged from its original form, albeit subject to some historical alterations. In particular, the original closet wing remains in extant and its form and character fully legible, despite extension. This contrasts to the balance of the grouping, with their respective rear elevations being in some cases notably modified.

Internally, the building retains several original features including corning and skirtings, particularly at ground floor level. Additionally, the original layout and compartmentalised plan form has been maintained at all levels along with the original main staircase, the staircase leading to the top floor and the basement staircase.

The application site is subject to the following planning constraints:

- Archaeological Priority (English Heritage)
- Article 4 Direction Basements
- Conservation Area – Richmond Hill (CA5)
- Highway Maintained at Public/Private Expense
- Listed Building
- Main Centre Buffer Zone
- Protected View (Indicative Zone)

Planning History

- 21/1272/LBC - Attic: creation of an en-suite towards the front eaves; 1st floor: conversion of the rear room into a bathroom with an enclosed dressing area, accessed from the front room. Basement: creation of an en-suite in the enlarged central store. Pipework and necessary services for the bathrooms on the upper floors will be run through the floor voids with access gained from above - Re-instate fireplace on the ground floor. Refused Permission 17/06/2021
- 21/1281/LBC - Single storey side/rear extension with raised patio to rear, raise height of parapet to the first-floor outrigger, enlargement of existing rear dormer. insulated floor to basement atrium. Refused Permission - 17/06/2021
- 21/1280/HOT - Single storey side/rear extension with raised patio to rear, raise height of parapet to the first-floor outrigger, enlargement of existing rear dormer. insulated floor to basement atrium. Refused Permission - 17/06/2021
- 21/2851/LBC - Internal alterations to ground, first, second and third floors including the formation of two bathrooms to first and third floors; new conservation rooflights; and forming of brick parapet to rear outrigger - Granted Permission - 23/11/2021
- 21/2850/HOT - New conservation rooflights and forming of brick parapet to rear outrigger - Granted Permission - 22/11/2021

2.

- 21/2853/LBC - Internal refurbishment of lower ground floor including forming new WC and shower room, drainage alterations and removal of internal walls. Granted Permission - 22/11/2021

Proposed Development

It is understood that the proposed development comprises both internal and external alterations to the host site. The internal alterations are discussed in depth under the Heritage and Design section below.

The external works are understood to include a new full width rear extension, the enclosure of the void area by way of glazing and a garage extension to provide for a home office, including an additional mezzanine level, as well as a shower and bathroom at the bottom level.

Relevant Policies

All Local Plan policies and Supplementary Guidance and Documents are available to view on the Council's website www.richmond.gov.uk. Consideration must also be given to policies in the London Plan and National Planning Policy Statements. Relevant local policies are summarised below (not exhaustive):

National Planning Policy Framework (2021)

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

London Plan (2021)

- D4 Delivering good design
- D12 Fire Safety
- HC1 Heritage conservation and growth

LBRuT Local Plan

- LP1 - Local Character and Design Quality
- LP3 – Designated Heritage Assets
- LP8 - Impact on Amenity and Living Conditions
- LP45 – Parking Standards and Servicing

Supplementary Guidance

House Extensions and External Alterations
Richmond Hill (CA5) Conservation Area Statement

The main issues associated with the proposed development are:

- a) Design
- b) Residential amenity
- c) Parking

Heritage and Design

Internal works:

- The proposed internal works being notably different to that currently approved onsite are not supported in principal and the applicant is recommended to utilise existing approvals. The works are discussed in further detail below.
- Removal of the lower ground floor staircase leading to ground floor level

- This is an original feature of the building and forms part of its special interest, illustrating original plan form and the historic uses of this level;
- The removal would not be supported in principle and should not be pursued.
- Removal of the chimney breast in the rear room of the lower ground floor
 - This is an original feature of the building, and its removal would not be supported. The chimney stacks were an important feature of the building both in terms of aesthetics and function, particularly at this level which would have been used as the kitchens with the hearth/fireplace forming the central feature;
 - Removal will also have a harmful impact on the structural stability of the listed building and does not appear necessary or justified.
- Chasing services into the side wall of the central room
 - Not supported and does not appear necessary;
 - Previous plans showed this could be avoided and a bathroom introduced without the need for chasing, particularly of the extent proposed to introduce the toilet into the wall;
 - This wall is also likely structural and therefore could be destabilised with this extent of chasing;
 - Not only will the cistern of the toilet proposed to be recessed into the wall but also the plumbing which will require a large amount of brick removal which is not supported in principle;
 - Plumbing should be run under the floor as original permitted.
- The room, frame, and architrave to the plant under the pavement should not be removed but instead retained but permanently locked shut so that the original function and appearance of this space remains appreciated;
- Removal of the original opening to the ground floor rear room and replacing with a double door opening is not supported as it will impact on the original layout of this room. The door and architrave are original and contribute to the special architectural interest of the listed building and thus their removal will cause less than substantial harm which is not justified. The plan form has already been affected by the large opening between the front and rear rooms and the new opening would result in further harm and dilution of the original compartmentalised plan form;
- Any enlargement of the approved opening between the front and rear rooms at first floor should not be pursued. The council have been consistent on this concern as addressed in comments in the refused application. The opening was only permitted as it was modest in size and form and would involve minimal loss of fabric;
- It is noted that the layout of the ensuite is proposed to be changed. This is noted to include the bath being located in front of the chimney breast and the shower cubicle enlarged to partially obscure the chimney breast.
 - As set out in previous comments, the chimney stack is an important feature of the rooms both in terms of historic function and aesthetics, providing a strong symmetry to the rooms;
 - Any new bathroom should not cover the chimney stack and its original function as a central feature of the room should be fully maintained;
 - The proposed layout of the bathroom fails to achieve this and is not supported. It will also result in the loss of an original fireplace in this room which was consented to be retained in the most recent application.

- Any full height wardrobes are not supported if the rooms retain original features such as cornicing.
- Removal of the wall separating the third floor and the staircase is not supported.
 - This is an original partition which forms part of the significance of the building and the replacement balustrade will greatly alter the appreciation of the original plan form of this level;
 - The rear for the separate staircase leading to this level was due to the original use of this floor for servants or children's bedroom and the decorative treatment and form of the staircase illustrates this original function. Opening up the space will greatly affect the appreciation of this original function;
 - The layout should remain as permitted in the most recent application.
- It is noted that the wall separating the bedroom and the attic space was permitted to be removed but its removal and relocation was considered to cause harm. However, the revised proposals in this pre-app show most of the wall removed, and the space more open, causing further harm due to the loss of the layout of this level and any appreciation of its historic function.

The DAS refers to the additional internal alterations to be minor and only refer to the first-floor changes to the central wall. It is clear from the list above that in fact the proposed changes are significant and not acceptable in principle, resulting in significant loss of original fabric and plan form. The proposed removal of the lower ground floor staircase is a particular concern, along with the removal of the partition to the third-floor staircase, important original features as seen at a site visit last year (a full review of the photographic survey was undertaken to assist in this assessment).

None of the additional internal changes proposed are acceptable apart from full height cupboards if the rooms in question do not feature cornicing. Significant harm would result from these changes through loss of original fabric and features which contribute to the buildings special interest, as well as loss of appreciation of plan form and impact on structural integrity of the building.

Rear Extension/alterations

- The rear elevation of the host site is relatively unaltered when compared to some of the properties within the group listing. The closet wing of the host property is of particular merit;
- No objection to removal of existing conservatory;
- No in principal objection to a replacement conservatory, subject to design, form and positioning;
- Officers raise objection to full width conservatory that would project further than the existing rear building line of the closet room. The resulting built form of a full width rear extension would impact upon the existing void between the side boundary and the closet room and would cause harm to the heritage value of the host dwellinghouse;
- Council may be amenable to enclosing the void area with glazing so that the relationship between the void and the closet room is retained and can be appreciated. This would be subject to suitable design, form and positioning;
- Council may be supportive of a rear extension that retains the width of the closet wing, though note this will be subject to achieving a suitable level of amenity;
- Materials should either match the existing closet wing or exhibit a high degree of glazing. Timber framing is preferred as a fenestration material

Garage Extension

- No in principle objection to replacement garage as this is a later addition, but must maintain the footprint.

5.

- The Land rear of 40 Richmond Hill Road proposed to receive the garage extension is not included within the listing that encapsulates the host dwellinghouse, though it remains in the Richmond Hill Conservation Area (CA5);
- Materials expected to be sympathetic to surrounding area, though aluminium framed single paned glass doors and windows per the design and access statement could be supported due to its discreet positioning at ground level;
- A consistent design style to that of the outbuilding shown at 38 Richmond Hill could be considered;
- A statement of use will be required to confirm that the proposed garage extension is not intended to provide habitable accommodation.

Amenity

Rear Extension:

- It is noted that the neighbouring site at 42 Richmond Hill is benefited by a noticeably higher ground level than the host site, thereby reducing the potential amenity impact of the proposed development. This aids in avoiding a sense of visual enclosure and sense of intrusion;
- It is noted that the neighbouring site at 38 Richmond Hill is similarly established to the host site, with an outdoor level change providing access to the basement levels of the dwellinghouse. Similar to the host site, this leaves a void between the historic closet room and the south-eastern side boundary. It is thereby noted that the existing outlook of 38 Richmond Hill toward the host site is largely to a blank wall, incurring an existing sense of enclosure;
- The House Extensions and External Alterations SPD states: *The effect of a single storey extension is usually acceptable if the projection is no further than 3m for a terraced property... where the depth exceeds that outlined above, the eaves height should be limited to 2.2m to mitigate the sense of enclosure.*
- The extension as presented in the proposal plans would incur a greater sense of enclosure to the neighbour at 38 Richmond Hill and would not comply with the referenced part of the House Extensions and External Alterations SPD above.
- It is appreciated however, that the rear interface between 38 and 40 Richmond Hill is unique in its characteristics and that due to the basement level courtyard of 38 Richmond Hill, the host dwelling will always present as a sense of enclosure. When seeking an additional extension beyond the established rearward building line, an approximate eaves height of 2.2m above ground level should be sought and the rearward projection limited in depth.

Garage:

- It is noted that the garage extension is not supported by elevation views which would provide details on height. It is therefore not possible to accurately ascertain the potential impact to the neighbouring properties;
- It is appreciated that there is a ground level change that results both in high abutting boundary walls to this area of the host site (to 9 and 10 Ellerker Gardens and 44 and 45 Lancaster Park) and lessens potential opportunities for visual obstruction and a sense of enclosure to these neighbouring properties;
- The pitched roof results in only some of the garage structure protruding above the neighbouring walls. It is noted that in the instance of an application, that the applicant

6.

- provide fully detailed and dimensioned plans, including providing the maximum height of the garage structure above the ground level of adjoining properties;
- Side or rear facing windows would not be supported, though the proposed fenestration directed toward the host dwellinghouse is suitable given the existing level of mutual overlooking in the immediate surrounding area;

Parking and Access:

- The host dwellinghouse should be able to provide for two offsite car parking spaces. As such, any future application should be supported by plans that detail dimensions for vehicle parking spaces, noting the requirements of Council's Transport SPD;

Summary:

- Officers raise objection to proposed internal works. It is suggested that the applicant limit the internal workings to that previously approved;
- A full width rear extension would be resisted;
- Recommend that in the instance a rear extension is sought, that it match the width of the existing outrigger extension and that the eaves height to 38 Richmond Hill is limited to 2.2m;
- Council are amenable to receiving additional proposal designs subject to an hourly charge to be calculated on a pro-rata basis;
- Additional detail and identification of heights needed to determine amenity impact of proposed garage extension;
- FUL and LBC applications will be required to lawfully enact an approval

Fire Safety Strategy

London Plan policy D12 requires the submission of a Fire Safety Statement on all planning applications. The Fire Safety Statement should be presented as a standalone document with a clear structure that addresses the criteria set out in London Plan Policy D12 part A. The submitted drawings should address the requirements set out at paragraphs 3.12.3 and 3.12.4 of the London Plan. Where the applicant considers parts of or the whole policy do not apply, this should be justified in a **Reasonable Exception Statement (RES)**.

Draft guidance on Fire Safety Statements is available at:

<https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance-and-spgs/draft-fire-safety-guidance-pre-consultation-information>

As a local planning authority, we have a duty to apply this policy as part of our decision-making processes and so sufficient information will now need to be provided with the application to demonstrate compliance with London Plan Policy D12 at formal planning stage.

A Fire Safety Strategy will be required to satisfy the requirements set out in London Plan Policy D12

Validation Checklist

Should you proceed to submit an application against Council advice, you are advised to refer to the national list of requirements and the Council's Local Validation Checklist before submitting a full application –

https://www.richmond.gov.uk/media/18491/local_validation_checklist_for_all_applications.pdf

As a minimum, you will need to submit a copy of the following:

7.

- Completed application form along with certificate B if required
- Completed CIL form 1
- Site Location Plan
- Appropriately dimensioned existing and proposed plans and elevations with scale bar and direction of North
- Street elevations where applicable
- Demolition plans
- Heritage Statement
- Fire Safety Strategy
- Concurrently lodged LBC application
- Statutory planning fee £206

Other matters

This pre-application advice has given advice solely on the proposed householder alterations and extensions and does not cover all matters which may be considered relevant if the application is for a replacement dwelling.

As advised on the Council's website, with the issuing of this letter, this pre-application case is now deemed closed. Any further advice sought from officers will either be charged at the hourly rates as outlined on the Council's website or the full pre-application fee, as deemed appropriate by the Local Planning Authority. [Pre-application advice for householders, developers and businesses - London Borough of Richmond upon Thames](#)

Without prejudice

Any given advice by Council Officers from pre-application enquiries does not constitute a formal response or decision of the Council with regard to future planning consents. Any views or opinions expressed are given in good faith and to the best of ability without prejudice to formal consideration of any planning application, which was subject to public consultation and ultimately decided by the Council. You should therefore be aware that officers cannot give guarantees about the final form or decision that will be made on your planning or related applications.

Although the advice note will be brought to the attention of the Planning Committee or an officer acting under delegated powers, it cannot be guaranteed that it will be followed in the determination of future related planning applications and in any event circumstances may change or come to light that could alter the position. It should be noted that if there has been a material change in circumstances or new information has come to light after the date of the advice being issued then less weight may be given to the content of the Council's pre-application advice of schemes. You are also advised to refer to local and national validation checklist on the Council's website.

In the interim should you have any further concerns or enquiries please do not hesitate in contacting me.

Yours sincerely


P.P.

Nicki Dale
Team Manager – South Area
Development Management
London Borough of Richmond Upon Thames

8.

APPENDIX B: PRE-APPLICATION
ADDITIONAL RESPONSE

From: Payne, Douglas <Douglas.Payne@richmondandwandsworth.gov.uk>
Sent: 07 November 2022 12:21
To: Nigel Dakin
Subject: RE: Final Advice Letter: 40 Richmond Hill, Richmond - Council ref: 22/P0232/PREAPP

Official

Good afternoon Nigel,

In response to your recent request for additional PREAP advice to discuss an alternative atrium design and rear extension design, I can provide the following comments:

1. Design and Heritage

Heritage would not be supporting of infilling the space next to the closet wing above the ground floor, however is open to enclosing it to the ground floor. They maintain that it sets a dangerous precedent for listed buildings that have retained their regular solid and void. Additionally, a contributing factor that the host dwellinghouse forms part of a group furthers the need for the solid and void to be retained.

The rear extension is supported as presented, as it would form a replacement conservatory. Provided it retains the width, exhibits a similar design as presented and matches the materials as presently shown, there are no in principle objections.

2. Amenity

The proposed rear extension is noted to exhibit a height of 2.7m and project 4m from the existing closet wing. Though it is noted that there is an existing conservatory that is to be replaced by the extension, the policy application would view the extension as a 4m extension and the extension would thereby be 0.5m above policy height and exceed 3m in length. Whilst it is established that there are site specific circumstances applying to the scheme's interface with neighbouring site 38 Richmond Hill, such as a side setback between , including a separation to the existing conservatory, and a set of stairs leading to a basement level. Notwithstanding this, as shown in the picture below, the scheme would impact on an existing habitable window in that a sense of visual enclosure would be incurred. In this respect, this preapp advice recommends that the eaves along the boundary is lowered to 2.2m, and that robust justification would need to be provided within an application describing any mitigating circumstances to justify departure.

3. Openings within the closet wing

Council's previous comments noted a replacement door and window at lower ground level may be supported subject to sufficient justification. The openings at ground level per the proposal plans would result in less than substantial damage and are not supported. It is highly unlikely that Council would support any additional openings at the side aspect of the ground level closet wing. If you are proposing any change there however it will need strong justification, however again, I note that this is unlikely to be supported.

4. Garage roof height and footprint

Consistent with the previous advice, the ground levels of the adjoining properties are known to be somewhat higher than that of the host site, potentially reducing a sense of enclosure consequential of a roof height raise of the garage structure onsite. As this is not known, no detailed advice can be given, though it is identified that gable roof presents little impact due to its pitch. It is recommended that the applicant does not pursue a raise in height beyond that presented, though a full amenity assessment will not be provided until application stage. In particular, the applicant will need to demonstrate the height of the ground of adjoining properties and the height of the garage where it meets the side rear boundaries.

The small footprint increase identified in the site visit that was to occur underneath the existing fibreglass roof structure can be accepted.

Other Matters:

Basement development – any subsurface excavation will require assessment under LP11 of the Local Plan and may require both a screening and basement assessment. This process would potentially necessitate borehole testing per the Council SFRA over a period of twelve months which would need to be conducted prior to submitting an application.

Kind Regards

Douglas Payne

Planning Officer

Serving Richmond and Wandsworth Councils

Tel: 0208 891 1411

Email: douglas.payne@richmondandwandsworth.gov.uk

www.richmond.gov.uk / www.wandsworth.gov.uk

The views expressed in this email are informal only and do not prejudice any decision the Council may make on any future application which may be submitted in respect of the above property. The information in this email together with any attachments is confidential. If you have received this message in error you must not print off, copy, use or disclose the contents but must delete it from your system and inform the sender of the error. You should be aware that all emails received and sent by the London Borough of Richmond upon Thames may be stored or monitored, or disclosed to authorised third parties, in accordance with relevant legislation.

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