

Comment on a planning application

Application Details

Application: 24/3234/HOT

Address: 35 Ham Farm RoadHamRichmondTW10 5NA

Proposal: Replacement of side boundary treatment with fence and landscaping

Comments Made By

Name: Ms. Deborah Boland

Address: 6 Ham Farm Road Ham Richmond TW10 5LZ

Comments

Type of comment: Object to the proposal

Comment: 2nd part of objection. 1st part already submitted.

Detail of concerns

1. Impact on the Conservation Area:

Ham Farm Road is within a designated Conservation Area, recognized for its historic and architectural significance. The introduction of a high boundary fence, not in keeping with traditional features and materials of the area would significantly alter the visual landscape and harm the aesthetic value of this protected space. The fence would disrupt the open character of the area, its height and design are out of character with the existing boundaries and fences in the vicinity - typically low, discreet and in harmony with the surrounding environment. This was noted in Planning Appeal App/L8510/D/23/3324096 on a neighbour property 29 Ham Farm Road. It will create an excessive visually intrusive hard edge to the street.

2. Incompatibility with the Local Heritage:

The proposed fence is dominant, incongruous and not a replacement for one that previously existed on the site i.e in the same position and approximately the same height. It significantly exceeds the former height, with fence posts over 2.5m directly onto the pathway with concrete gravel boards and wire topped. This was not applied for in the main house redevelopment 21/1864/FUL which proposed predominantly hedging, with any existing fencing being replaced 'timber to match existing' ie. closeboard 1.5m high.

Where there were any fenced areas on this boundary they were hidden by landscaping/ greenery which has been removed. Whilst it may be possible to soften the appearance of the new fence it would not mitigate the overall height and sense of enclosure imparted by it.

3. Precedent for Future Developments:

Large areas of the street frontage have no fenced boundary. If permitted, this high boundary fence could set an undesirable precedent for future developments within the Parkleys Conservation Area, could encourage similar applications for high fences and barriers that further undermine the visual quality and historical integrity of the area potentially leading to a gradual erosion of its unique character.

4. Potential Environmental Impact:

The trench footings of the fence are an extreme and unusual construction. A concrete channel of 500mm deep and 400mm across is already in place, with rebar. This has been topped with 450cm of concrete gravel boards. This negatively affects the local wildlife, it prevents movement and access for species particularly badgers and foxes that need to bridge the woods to the North. The construction is not environmentally friendly and is detrimental to local badgers. It is a breach of planning condition VO1124096 Mammal Push Unders on permission 21/1864/FUL.

5. Concerns Regarding the permission granted:

The proposed fence does not appear to reflect the design principles that govern developments within a Conservation Area. The materials and style are utilitarian; Conservation Areas are protected for their overall aesthetic coherence, which this proposal fails to respect.

The overall integrity of the permission granted for redevelopment of 33 Ham Farm Road with the William Smalley design is undermined. Demolition has now started, a commencement notice must have been served for 21/1864/FUL. This

application if successful would mean 21/1864/FUL does not now comply with Ham and Petersham Neighbourhood Plan 2019 C2 and C3, and the Richmond Local Plan LP1, LP3, LP4 ,LP15. The CMS is not adhered to, with 2 large shipping containers and additional sheds (which should have a timeframe for removal) in addition to a garden studio under PD; conditions on no tree works or pruning prior to development were not met, the garden studio has significantly altered the Smalley proposal and the largely green hedging and landscaping envisaged by Smalley.

I request the planning application be rejected and work done to date to be removed.