



PLANNING, HERITAGE AND FIRE SAFETY STATEMENT

HOUSEHOLDER PLANNING APPLICATION

SITE

22 LIVERPOOL ROAD
KINGSTON UPON THAMES
KT2 7SZ

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Introduction

- The Plan Hub is the planning agent managing this planning application.
- They have been instructed by Ola Eriksson to submit a householder planning application for alterations to the front boundary wall/railing to include widening of the accesses. Only two of the four pillars will be affected and no works to the driveway is proposed.

Site Context

- The application site is 22 Liverpool Road, Kingston Upon Thames, KT2 7SZ.
- The property is a detached dwellinghouse that is located within Liverpool Road Conservation Area, Kingston Hill/ Coombe Hill Strategic Area of Special Character and tier 2 archaeological priority area. It is not a listed building.
- Photographs below shows the front of the property.



- Planning history for this property includes the follow applications:
 - 21/02505/TCA – tree work – no objection
 - 21/02626/HOU – replacement and increase in height of flat roof to existing gym at rear with installation of 2no rooflights and associated changes to fenestration – approved
 - 23/00930/TPO – tree work – refused
 - 22185 – erect garage and garden room – approved
 - 3419 – internal alterations, garage and window in roof - approved
 - 93/0677/TPO – tree work – no objection
 - 18/14307/TPO – tree work – no objection
 - 18/14235/HOU – alterations to front boundary wall/railings to include widening of accesses from 2.7m wide to 3.5m wide by demolishing existing gateposts and erecting two new gateposts - approved
 - 13/14932/TPO – tree work – approved

- 1014022/TCA - – tree work – approved
- 03/14441/FUL – demolition of existing garage and erection of single storey side extension. Formation of dormer window to front elevation - approved
- 00/06369/TPO – tree work - withdrawn

Proposed Works

- The property has 2x access points. The access on the left from front measure 2703mm wide and the access on the right from front measures 2676mm wide. It is proposed to widen each driveway to a maximum width of 3200mm. The work will involve moving the existing brick piers and part of the boundary wall/ railings as indicated on the plans. The piliars nearest the tree will not be affected.

Local Planning Policy

- Policy CS8 of the Core Strategy is with regards to character, heritage and design. The council will seek to ensure that new development recognizes the distinctive local features and characters. They require a high standard of design.

- Policy DM10 of the Development Management Policy states that development is required to incorporate principles of good design in terms of contributing to the character and local characteristic such as respecting the scale, height, layout, form, massing etc. The development should have regards to the amenities of occupants and neighbours in terms of privacy, outlook, sunlight and daylight.

- Policy DM12 of the Development Management Policy is regards to development in conservation areas and affecting heritage assets. The council will:
 - Continue to identify, record and designate assets, and periodically review existing designated assets that are considered to be of special historic significance in order to ensure that future development will preserve or enhance locally distinctive heritage assets.
 - Preserve or enhance the existing heritage assets of the borough through the promotion of high quality design and a focus on heritage-led regeneration
 - Allow alterations which preserve or enhance the established character and architectural interest of a heritage asset, its fabric or its setting
 - Ensure that development proposals will use high quality materials and design features which incorporate or compliment those of the host building or the immediate area
 - Respect features of local importance and special interest through the consideration of form, scale, layout and details designs of a site, area or street scape
 - Seek the conservation and improvement of the natural and built historic environment

Heritage

- The site is located within Liverpool Road Conservation Area which was designated in November 1980 and later extended in October 1990. The special architectural and historic interest of this area is summarized as an area of individually designed detached and semi-detached houses dating from the 1850s set in a mature landscape on the edge of Richmond Park.
- 22 Liverpool is identified as a locally listed building.
- This application is for the alterations to the front boundary wall/railing to include widening of the accesses. The proposed work would involve removing the brick piers and amending the boundary wall/railing to accommodate the new brick piers. Materials from the removal of the brick piers will be re-used for the new ones. The proposal will not significantly alter the appearance of the street scene and will not impact the appearance and character of the conservation area or locally listed building.

Considerations have been made to ensure that the large Yew tree to the front of the property is not affected by the proposal. The pillar nearest the tree will not be moved and there are no plans to widen or resurface the drive towards the tree.

Fire Safety

– The London Plan Policy D12 requires development proposals to achieve the highest standards of fire safety.

– To demonstrate the proposal have met the highest standards of fire safety, proportionate to the development, the following information have been addressed

- Compliance with paragraph 3.1.1 of the Fire Safety D12 (A) London Plan Guidance

Applicants should demonstrate on a site plan that space has been identified for the appropriate positioning of fire appliances. These spaces should be kept clear of obstructions and conflicting uses which could result in the space not being available for its intended use in the future.

Applicants should also show on a site plan appropriate evacuation assembly points. These spaces should be positioned to ensure the safety of people using them in an evacuation situation

– The proposal is for alterations to the front boundary wall/railing to include widening of the accesses. A Fire Safety Statement has been submitted with the application.

Conclusion

- The householder planning application is for the alterations to the front boundary wall/railing to include widening of the accesses.
- There was previous approval for a wider driveway (18/14235/HOU). This application is of a lesser width than that previously approved.
- The proposed work will not have significant impact on the street scene or the appearance and character of the conservation area and the locally listed building. Materials will be re-used, and the same brick pier design will be used for the new piers.
The Yew tree will not be affected by the proposed works and the proposal does not include any works to the drive.