

2 Richmond Road
BH2025/03024

4th March 2026

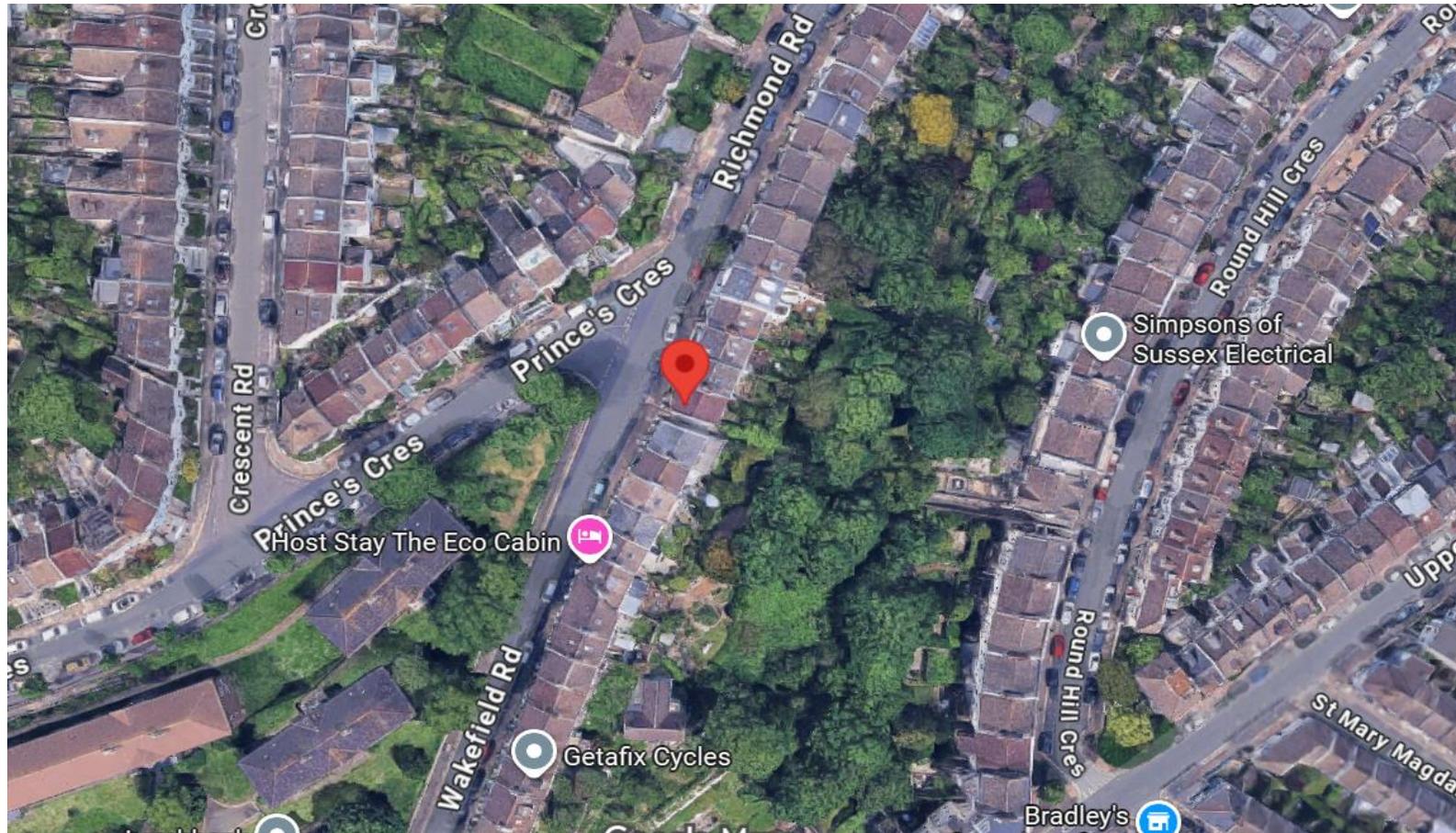


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Application Description

- ▶ Replacement of existing fenestration and fitment of a new entrance door to basement, and first floor window to the front elevation, erection of a single storey rear extension, loft conversion with 2no. rear dormers and 1no. front conservation rooflight (amended).

Map of Application Site



Existing & Proposed Location Plan



Aerial Photo of Site



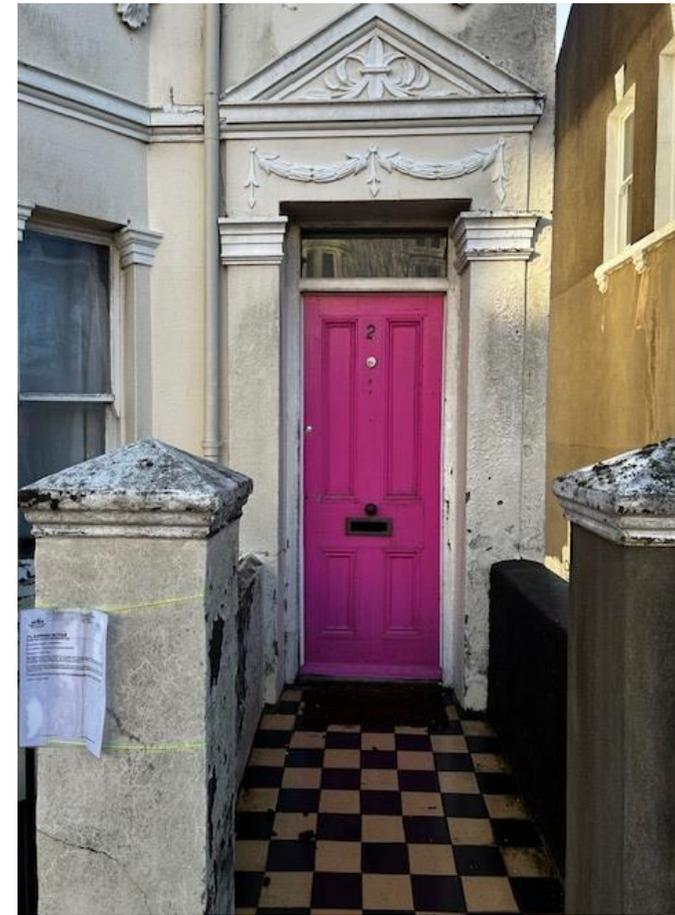
3D Aerial Photo of Site



Street Photo of Site



Photos of the front elevation & existing windows



Photos of rear elevation and rear of the site



Photos of catscreep/ boundary of site

222



Photo of catscreek/development near the site



Rear dormers and ground floor rear extensions present in the vicinity of the site



Wider view of Richmond Road rear elevation



Front dormers present on Roundhill Crescent



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Example of other windows fitted in the vicinity of the site to the 'blank window'



Example of other windows fitted above the entrance doors to the north on Richmond Road

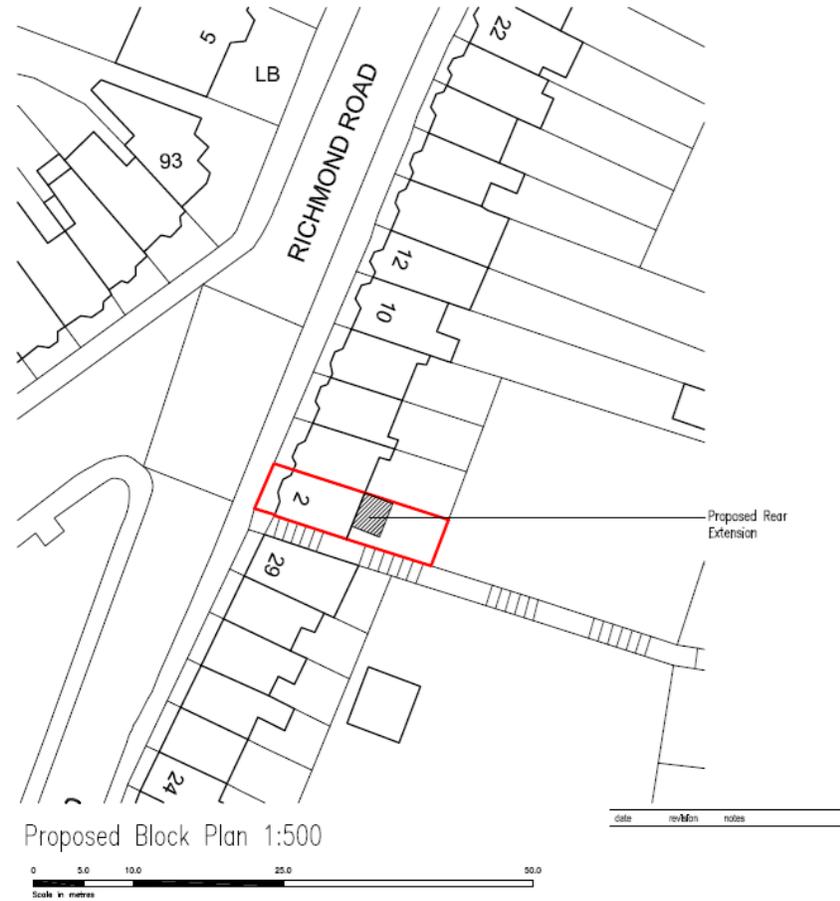


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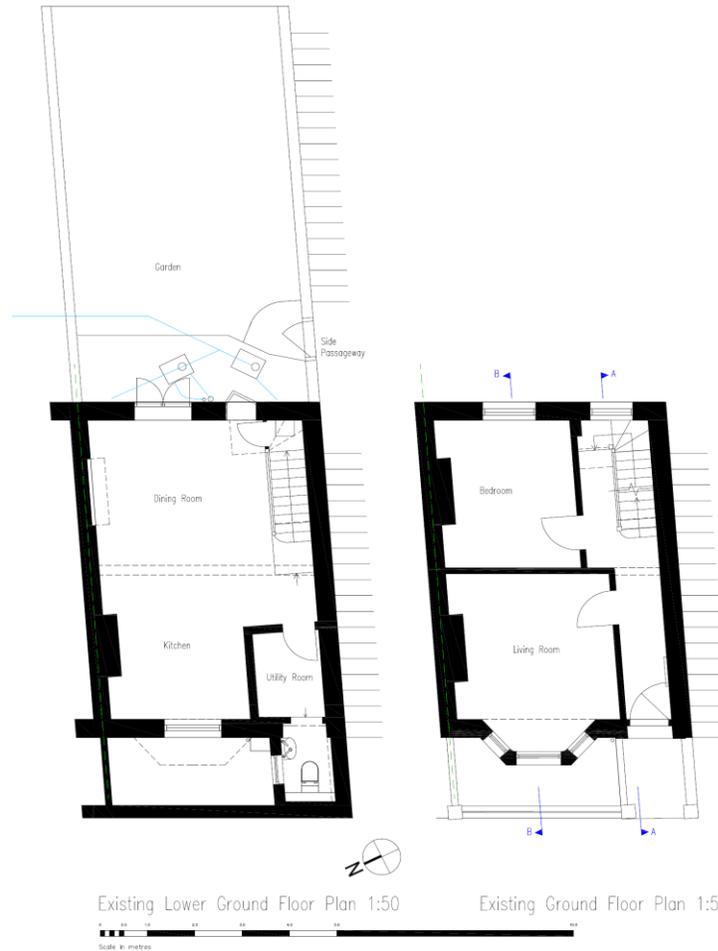
Existing Block Plan



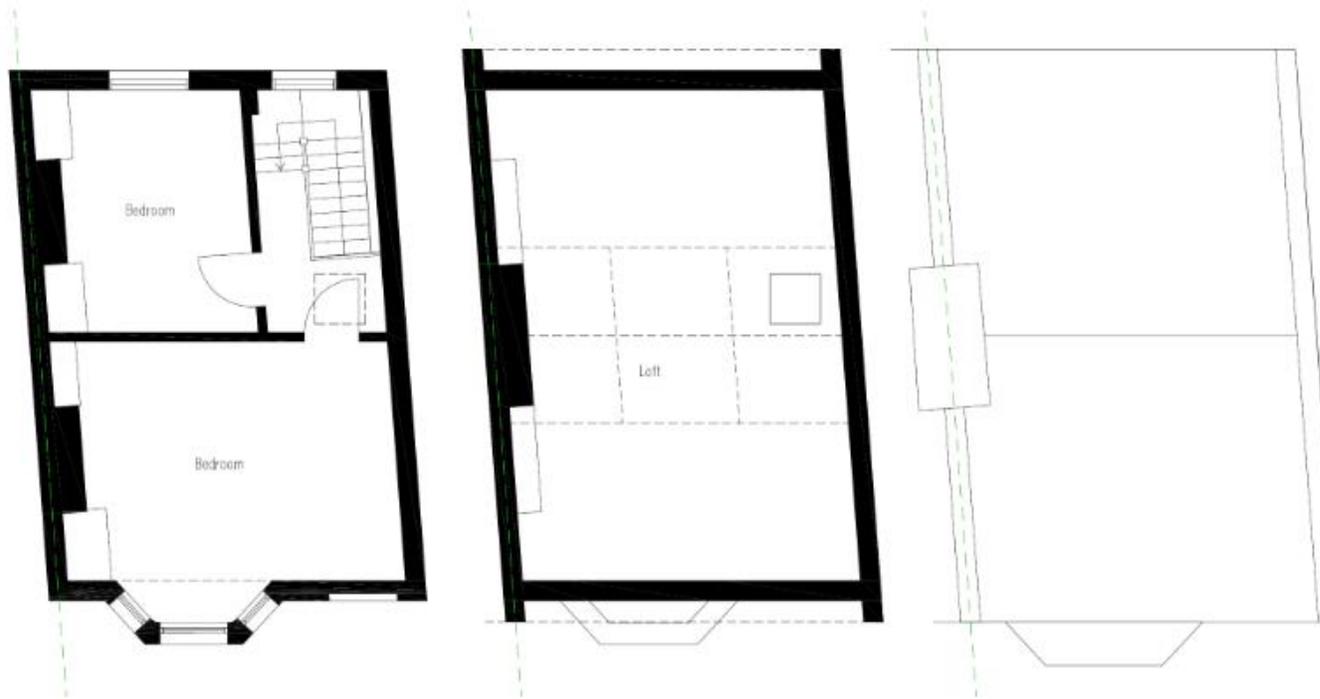
Proposed Block Plan



Existing Floor Plans



Existing Floor Plans



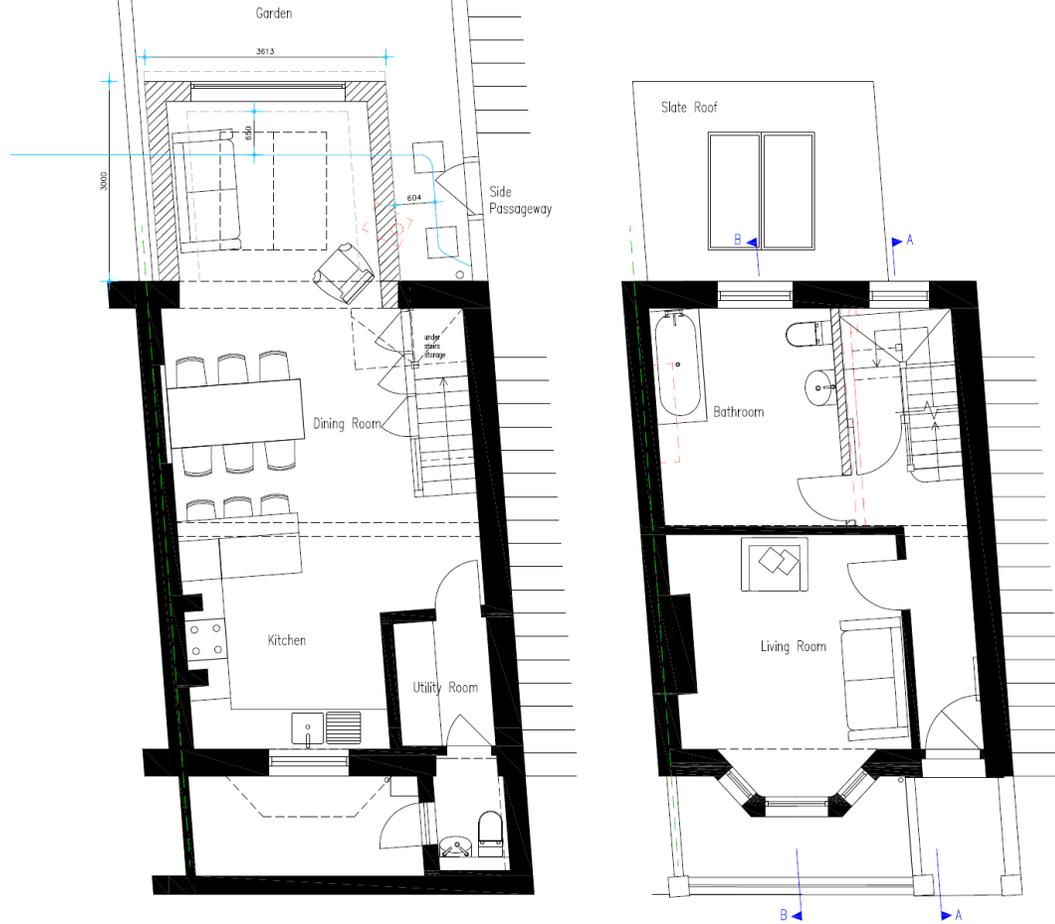
Existing First Floor Plan 1:50

Existing Loft Plan 1:50

Existing Roof Plan 1:50



Proposed Floor Plans

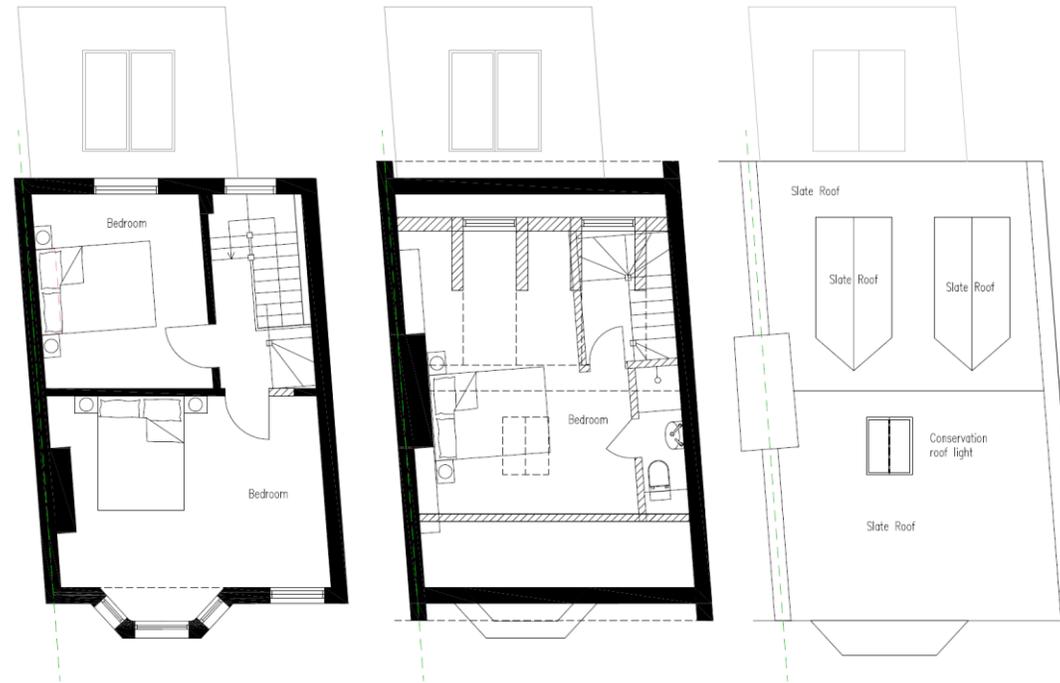


Proposed Lower Ground Floor Plan 1:50

Proposed Ground Floor Plan 1:50



Proposed Floor Plans



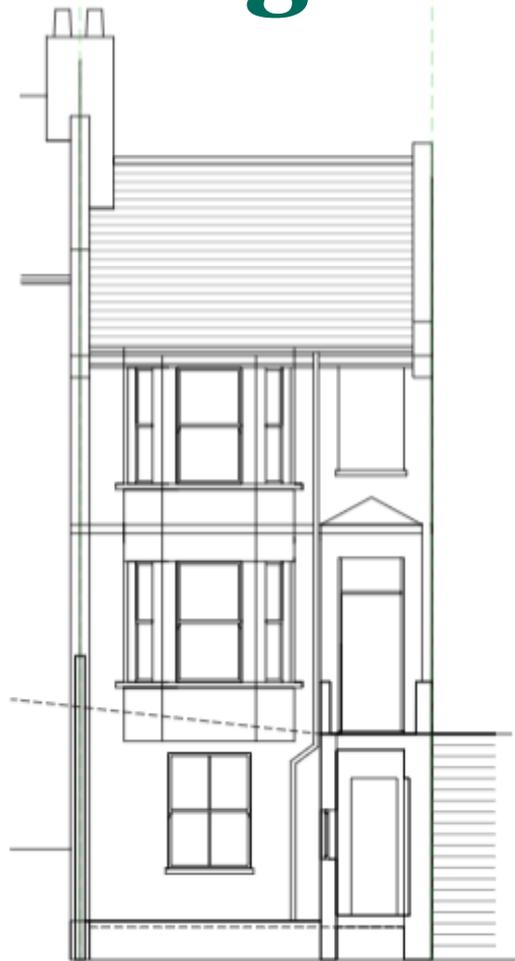
Proposed First Floor Plan 1:50

Proposed Loft Plan 1:50

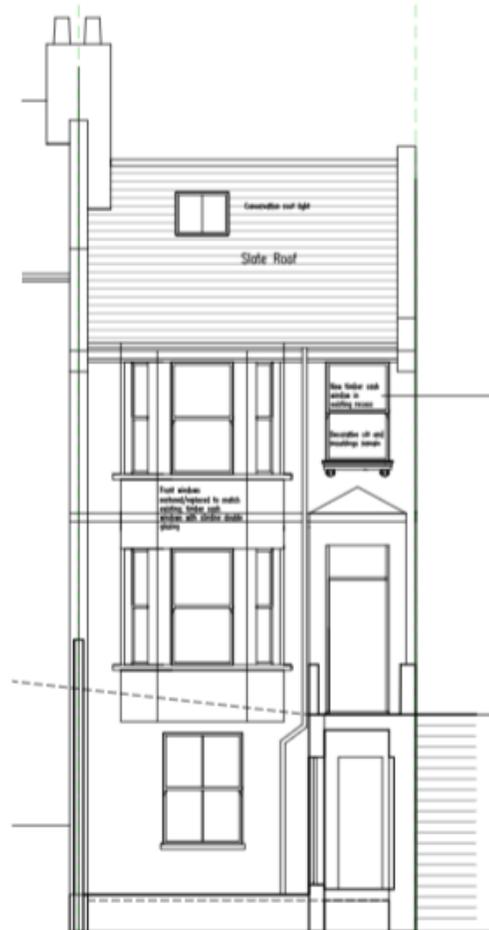
Proposed Roof Plan 1:50



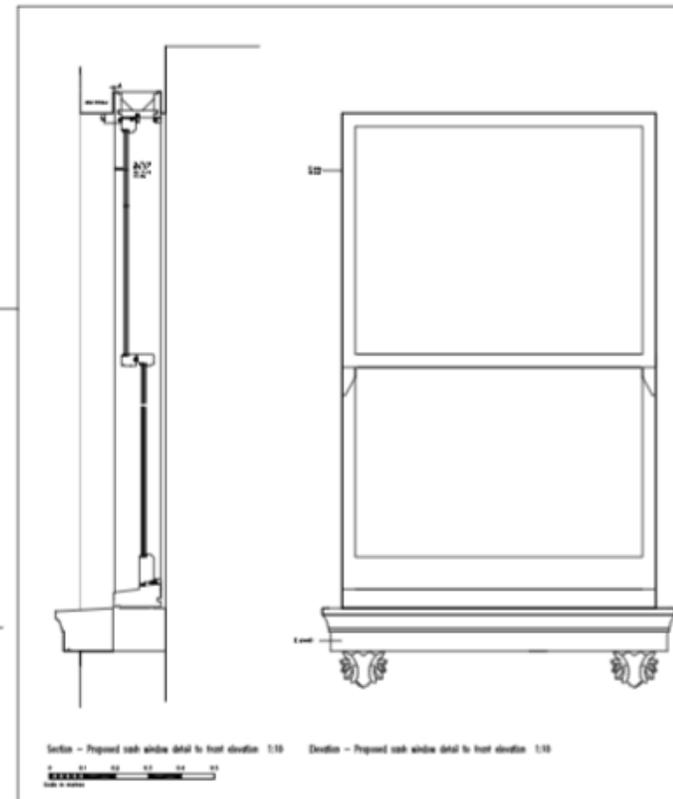
Existing & Proposed Front Elevation



Existing Front Elevation 1:50



Proposed Front Elevation 1:50



Section - Proposed sash window detail to front elevation 1:10 Elevation - Proposed sash window detail to front elevation 1:10

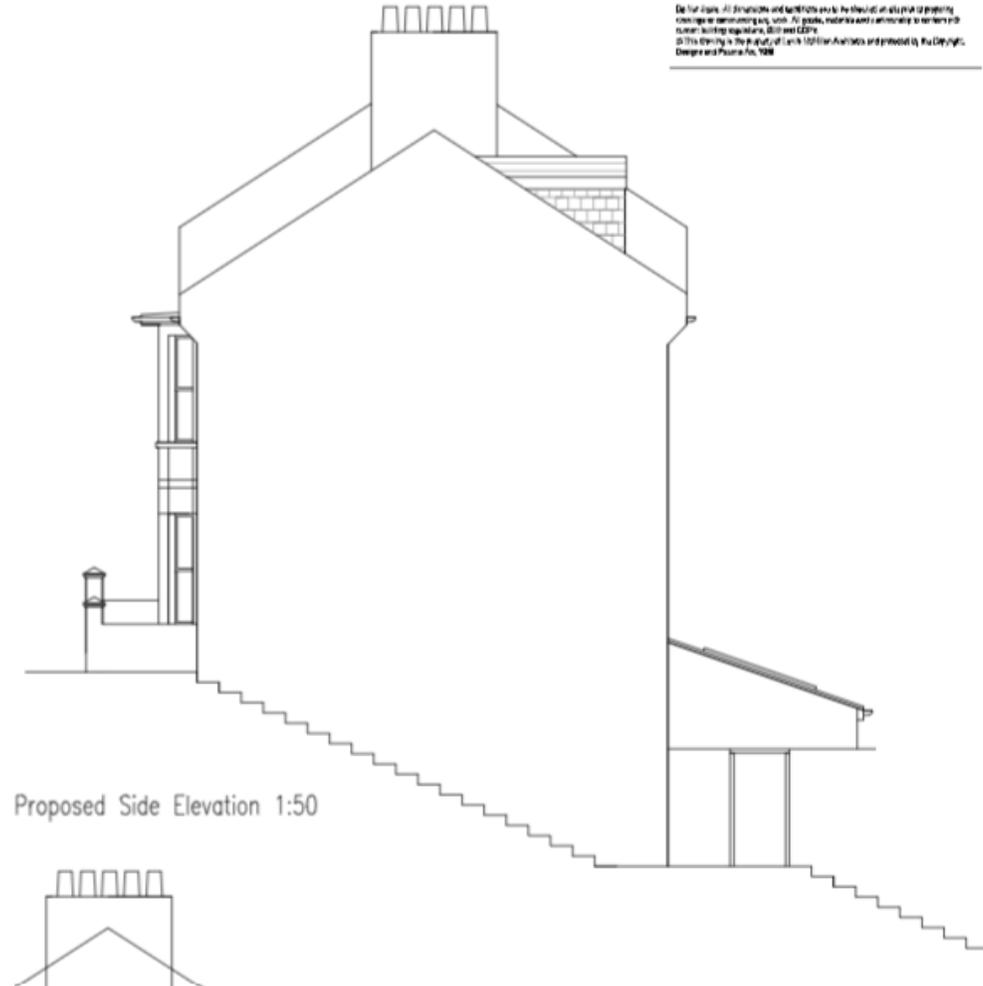
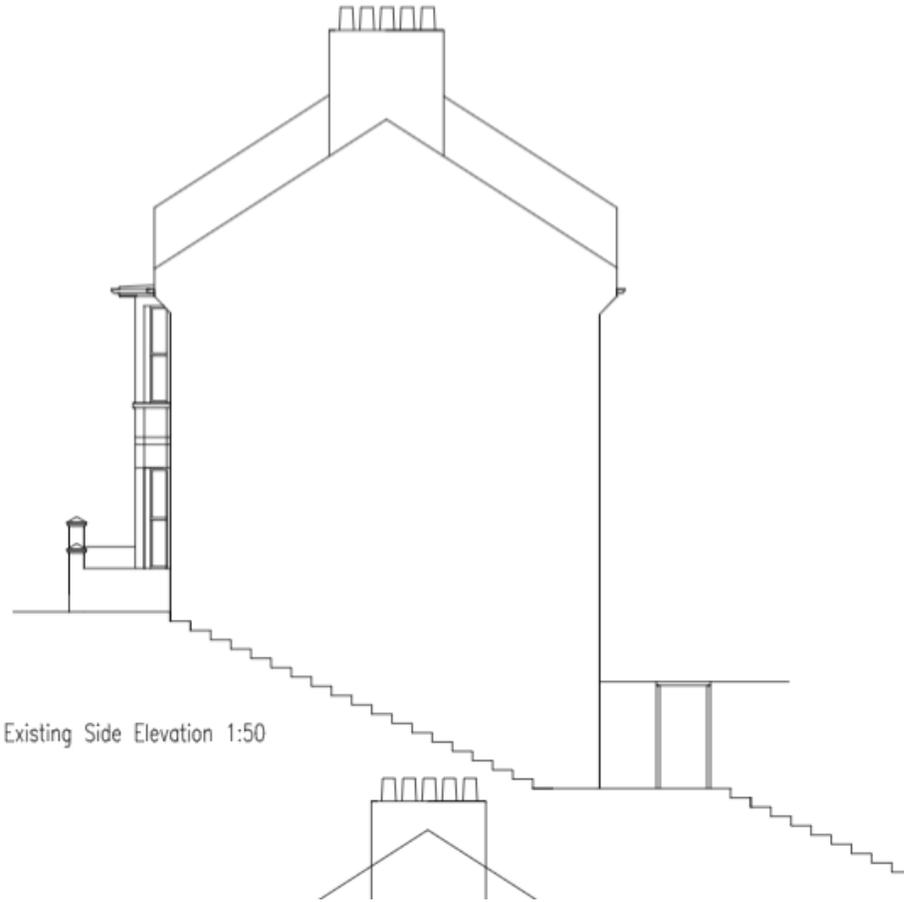


Existing & Proposed Rear Elevation



Existing & Proposed Side Elevations

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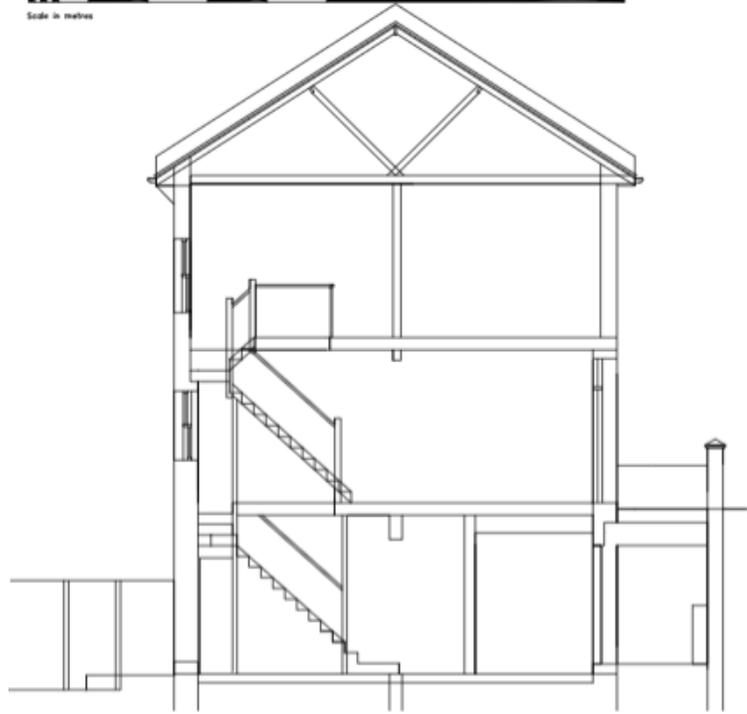


Existing Sections

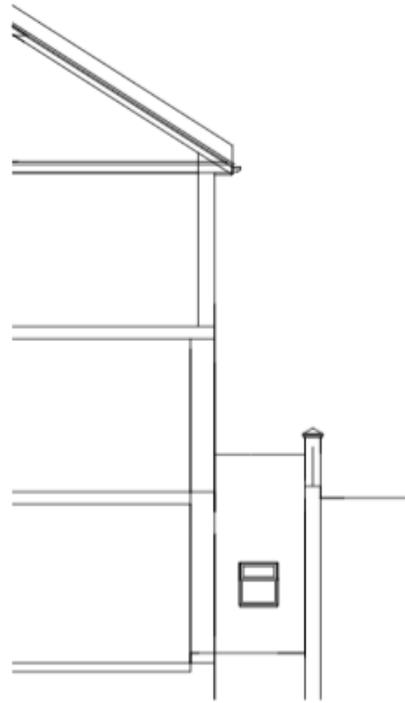
Existing Front Elevation 1:50



Existing Rear Elevation 1:50



Existing Section AA 1:50



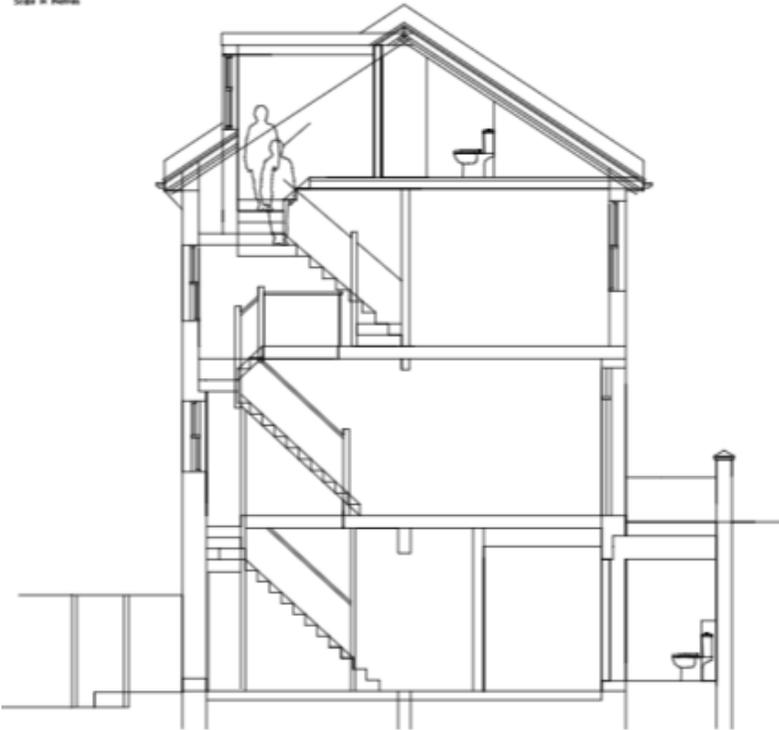
Existing Section/Side Elevation 1:50



Existing Section BB 1:50

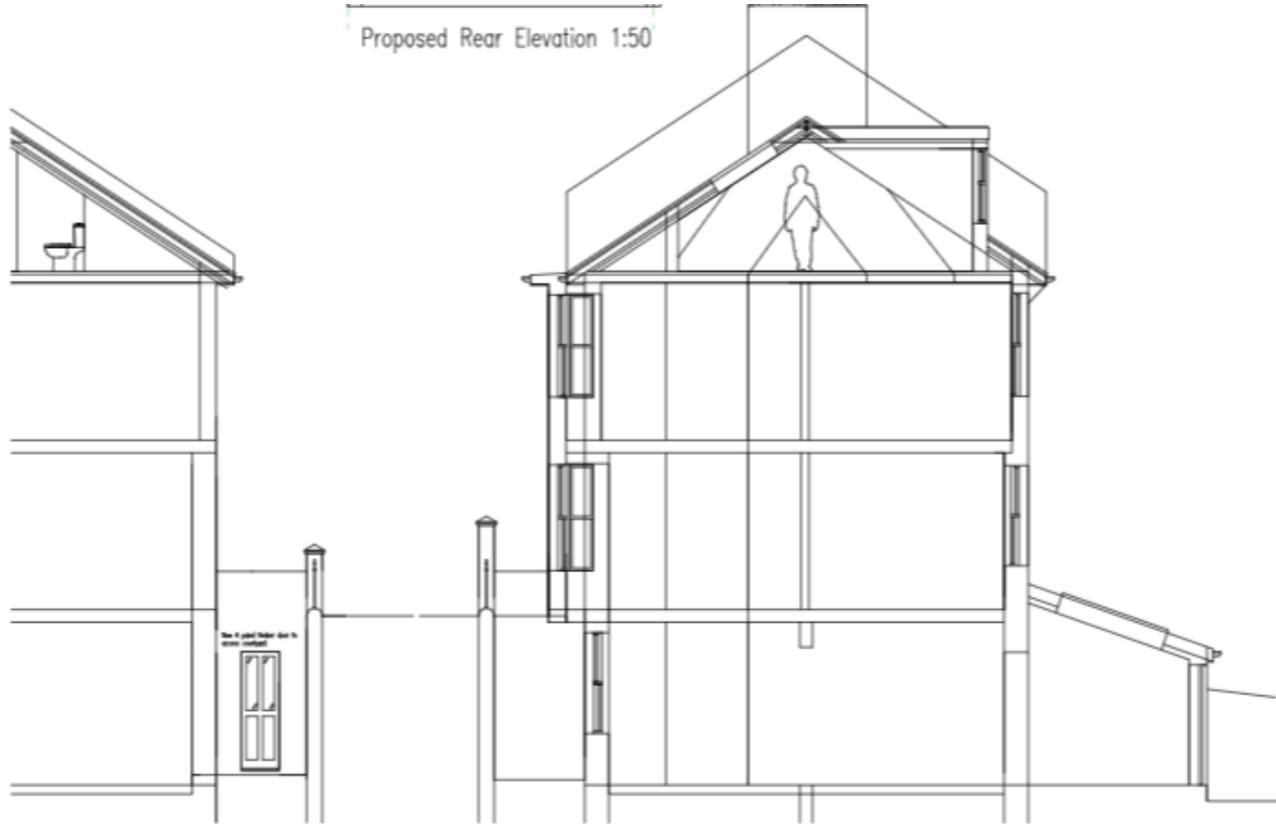
Proposed Sections

Proposed Front Elevation 1:50



Proposed Section AA 1:50

Proposed Rear Elevation 1:50



Proposed Section/Side Elevation 1:50

Proposed Section BB 1:50

Representations

- ▶ In response to publicity, responses were received from **11** individuals and the Round Hill Society, **objecting** to the application and raising the following issues:
- ▶ Cause visual harm to the appearance of the building and the terrace of 4 houses that it sits within (2-8 Richmond Road).
- ▶ Adversely harm the character and appearance of the Conservation Area, Catscreek and green corridor.
- ▶ Inappropriate height of development.
- ▶ Overdevelopment of the site.
- ▶ Inadequate detailing has been included on the plans omitting the detail above the front door and windows on the front elevation and that amendments were sought by the case officer prior to consultation ending
- ▶ The alterations would cause harm to the neighbouring amenity and result in overshadowing, overlooking and an overbearing form of development
- ▶ Result in a detrimental loss of biodiversity.
- ▶ Concerns on the use of the building

Representations continued

- ▶ Councillor Raphael Hill has objected to the application, a copy of their representation is attached as an appendix to this report.
- ▶ In addition, responses were received from **1** individual in **support** of the application, raising the following issues:
- ▶ Good Design

Key Considerations

- ▶ The effect of the proposed development to the appearance of the building, terrace that is sits within and the affect on the Round Hill Conservation Area.
- ▶ The effect of the development on neighbouring amenity.
- ▶ The effect of the development on biodiversity

Conclusion and Planning Balance

- ▶ The front elevation of the building and windows are currently in a poor condition, detracting from the character of the terrace and Conservation Area.
- ▶ The new windows proposed to the front elevation are timber framed like for like double glazed sash windows.
- ▶ The number of rooflights proposed has been reduced to the front elevation.
- ▶ The 2no. Rear dormers proposed are traditional design and material finish for the setting of the conservation area. Whilst visible they are not considered to detract from the Conservation Area or cause harm to the terrace at the rear.
- ▶ The single storey rear extension would be constructed in matching materials to the host building, adequately set away from catscreeep. It is not considered to be a dominant addition to the rear or detrimentally impact the neighbours amenity to warrant refusal.
- ▶ **Recommend: Approval**

