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PLANNING

REFUSED

TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE

Mr P Narraway
C/o Joe Tynan
Abbey Architectural And Design Ltd
56 Cheviot Road
London
SE27 0LG

Your ref: Please contact: Planning Support
Our ref: DC/ANR/06/1799/HOT Please telephone: 020 8891 7300

Letter Printed: 9 August 2006

FOR DECISION DATED
09.08.2006

Dear Sir/Madam

Applicant:Mr P Narraway

Agent: Joe Tynan

WHEREAS in accordance with the provisions of the Town and Country Planning Act 1990 and the orders made thereunder, you have made an application received on **23 May 2006** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

28 Castelnau,Barnes,London,SW13 9RU

for

Loft conversion with rear dormer, proposed basement with lightwells and side conservatory.

NOW THEREFORE WE THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF RICHMOND UPON THAMES acting by the Council of the said Borough, the Local Planning Authority HEREBY GIVE YOU NOTICE pursuant to the said Act and the Orders made thereunder that permission to develop the said land in accordance with the said application is hereby **REFUSED** subject to the reasons and informatives summarised below and listed on the attached schedule:-

SUMMARY OF REASONS AND INFORMATIVES

CONDITIONS:

U10812 Reason for refusal

INFORMATIVES:

U18414 Decision drawing numbers

Yours faithfully



Robert Angus
Development Control Manager

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 06/1799/HOT

APPLICANT NAME Mr P Narraway 28 CastelnauBarnesLondonSW13 9RU	AGENT NAME Joe Tynan Abbey Architectural And Design Ltd56 Cheviot RoadLondonSE27 0LG
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SITE:

28 Castelnau, Barnes, London, SW13 9RU.

PROPOSAL:

Loft conversion with rear dormer, proposed basement with lightwells and side conservatory.

DETAILED REASONS

U10812 Reason for refusal

The proposed lightwell railings by reason of their design, and the proposed roof extension, by reason of its design, mass and prominent position would be detrimental to the character of the Building of Townscape Merit of which they form a part and the appearance of the conservation area. The proposed lightwell railings and dormer would thereby be contrary to policies BLT 2, 4 & 11 of the emerging Richmond Upon Thames Unitary Development Plan First Review 2005.

DETAILED INFORMATIVES

U18414 Decision drawing numbers

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- OS extract 67854- front elevations, 67854 - side and rear elevations, 67854 - existing floor plans, 67854 - basement plans _ 67854 - proposed floor plans; received on 13 June 2006.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 06/1799/HOT
