

Mr james sharp
james sharp planning limited
2 Pickering Lane
Orpington
BR5 1FA

Letter Printed 17 March 2020

FOR DECISION DATED
17 March 2020

Dear Sir/Madam

The Town and Country Planning Act 1990, (as amended)
The Town And Country Planning (General Permitted Development) (England)
Order 2015 (as Amended)
Decision Notice

Application: 20/0352/ES191
Your ref: haverfield house
Our ref: DC/SGR/20/0352/ES191
Applicant: Mr R Grigg
Agent: Mr james sharp

In pursuance of their powers under the above mentioned Act and Order, the LONDON BOROUGH OF RICHMOND UPON THAMES ("The Council") as Local Planning Authority **HEREBY REFUSE** your application received on 7 February 2020 for a Certificate of Lawful use or Development under Section 191 of the Act relating to:

Flat 5 Haverfield House 24 Kew Green Kew

for

Establish commencement of works granted under application 00/0187/FUL for a roof extension

The grounds for the Council's decision are subject to the reasons and informatives summarised and detailed in the attached schedule.

Yours faithfully



Robert Angus
Head of Development Management

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 20/0352/ES191

APPLICANT NAME

Mr R Grigg
2B Kew Green
Richmond
TW9 3BH

AGENT NAME

Mr james sharp
2 Pickering Lane
Orpington
BR5 1FA

SITE

Flat 5 Haverfield House 24 Kew Green Kew

PROPOSAL

Establish commencement of works granted under application 00/0187/FUL for a roof extension

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0078828	Reason for Refusal
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INFORMATIVES

U0041653	Decision Documents
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DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0078828 Reason for Refusal

The works set out within this application including the formation of a staircase and roof alterations are not considered to be sufficient to establish the commencement of the development and consequently it has not been demonstrated that the permission has been lawfully implemented in accordance with the 5 year time limit condition applied to the original permission under 00/0187/FUL.

DETAILED INFORMATIVES

U0041653 Decision Documents

For the avoidance of doubt, the information taken into account in the assessment of this application is:

Cover Letter dated 06.02.2020 received 07.02.2020

Drawing: 1167-01-01 showing Existing Second Floor Plan dated 07.02.2019 received 07.02.2020

Drawing: 1167-01-02 showing Existing Loft Floor Plan dated 07.02.2019 received 07.02.2020

Drawing: 1167-01-03 showing Existing Rooftop Plan dated 07.02.2019 received 07.02.2020

Drawing: 1167-01-04 showing Existing Section A-A dated 07.02.2019 received 07.02.2020

Drawing: 1167-01-05 showing Existing Section BB dated 07.02.2019 received 07.02.2020

Drawing: 1167-01-06 showing Existing Section CC dated 07.02.2019 received 07.02.2020

Drawing: 1167-01-07 showing Existing Section DD dated 07.02.2019 received 07.02.2020

Drawing: 1167-01-08 showing Existing Section EE dated 07.02.2019 received 07.02.2020

Drawing: 1167-01-09 showing Existing Front Elevation dated 07.02.2019 received 07.02.2020

Drawing: 1167-01-10 showing Existing Rear Elevation dated 07.02.2019 received 07.02.2020

Drawing: 1167-02-00 showing Location and Site Plan dated 27.03.2019 received 07.02.2020

Declaration (and associated emails) dated 31/01/2020 received 07.02.2020

Drawing: 9952/EX01 showing Lower Floor Plan (As Existing) dated Dec 99 received 07.02.2020

Permission 00/0187/FUL dated 17.08.2000 received 07.02.2020

Drawing: SK101 showing First Fix Stair Dwg dated August 2005 received 07.02.2020

Drawing: 9952/P01 showing Lower Floor Plan (As Proposed) dated Dec 99 received 07.02.2020

Drawing: 9952/EX01 showing Roof Plan (As Existing) dated Dec 99 received 07.02.2020

Drawing: 9952/P02 showing Upper Floor Plan (As Proposed) dated Dec 99 received 07.02.2020

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
20/0352/ES191

NOTES:

- 1. If you are aggrieved by the decision of the Council to refuse an application for a certificate under Sections 191 and 192 of the Town and Country Planning Act 1990 (as amended) or to refuse in part**

you may appeal to the Secretary of State under Section 195 of the Act (as amended).

- 2. Notices of appeal must be submitted online at www.planninginspectorate.gov.uk or in writing to Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol BS1 6PN or in Wales to the Secretary of State for Wales, Cathays Park, Cardiff CF1 3NQ. Copies of all relevant documents, including the application, the notice of decision and all plans, drawings and correspondence must be supplied to the Secretary of State.**
- 3. You are advised to consult the brief official guide to the applications and appeals, published by the department of the Environment and the Welsh Office from which the appeal forms may also be obtained on request.**